



TOWN OF ROCKLAND

Planning Board

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TOWN CLERK, ROCKLAND
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**THE TOWN OF ROCKLAND NOTICE OF PUBLIC HEARING AMENDMENTS
TO THE ZONING BY-LAWS - PLANNING BOARD**

In accordance with Mass. Gen. L. c. 40A §5, the Town of Rockland Planning Board will hold a public hearing at 7:00 pm on Wednesday, March 31, 2021, via Remote Teleconferencing to consider proposed changes and amendments to the Rockland General Code Zoning By-Laws and Zoning Map: **Proposed Zoning Amendment(s) Related To Adding New District Entitled Gateway Mixed-Use Overlay District: ARTICLE# TBD** - Will the Town vote to amend Article II, Definitions, § 415-2, Definitions and Word Usage, of the Rockland General Code Zoning By-laws, by inserting the following additional definitions in appropriate alphabetical order in the existing Zoning By-laws, the proposed amendment seeks to add new definitions to the existing Zoning By-laws that define certain terms in the existing By-laws and adds additional definitions that relate to certain terms projected for the proposed Gateway Mixed-Use Overlay District; **ARTICLE# TBD** - Will the Town vote to amend Article III, Establishment of Districts, §415-3 of the Rockland General Code Zoning By-laws, by adding a new district entitled the Gateway Mixed-Use Overlay District to the existing list of zoning districts; **ARTICLE# TBD** - Will the Town vote to amend Article III, Establishment of Districts, §415-4, Zoning Map of the Rockland General Code Zoning By-laws, that depicts the boundary lines of the existing zoning districts by adding to the map a new zoning overlay district entitled the Gateway Mixed-Use Overlay District to include all areas on the map entitled "Gateway Mixed-Use Overlay District, dated February 2021, as adopted by the Town of Rockland", which said map is on file with the Town Clerk; **ARTICLE# TBD** - Will the Town vote to amend Article IV, Permitted Uses, of the Rockland General Code Zoning By-laws, by inserting a proposed new zoning overlay district known as the Gateway Mixed-Use Overlay District; **ARTICLE# TBD** - Will the Town vote to amend Article XI, Enforcement, § 415-89.B(1), Special Permits, of the Rockland General Code Zoning By-laws, by amending the existing language to delete the words that are stricken and inserting the following language, the proposed amendment seeks to designate the Zoning Board of Appeals and the special permit granting authority for proposed development in the proposed Gateway Mixed-Use Overlay District; **ARTICLE# TBD** - Will the Town vote to amend Article V, Building, Lot and General District Regulations, § 415-29, Number of buildings on single lot, of the Rockland General Code Zoning By-laws by amending the existing language to delete the word(s) that are stricken and inserting the following underlined language (to include reference to § 415-21.5, Gateway Mixed-Use Overlay District). At the same time and place, pursuant to the provisions of Mass. Gen. L. Ch. 40A §5, the Rockland Planning Board will for purpose of accepting public comments on the following proposed amendment submitted by Board of Selectmen to the Town of Rockland Zoning By-laws: **Proposed Zoning Amendments to Add Flood Plain Overlay District: ARTICLE# TBD** - Will the Town vote to amend Article III, Establishment of Districts, §415-3 of the Rockland General Code Zoning By-laws by adding a new district entitled the Floodplain Overlay District to the existing list of zoning districts; **ARTICLE# TBD** - Will the Town vote to amend Article III, Establishment of Districts, §415-4, Zoning Map of the Rockland General Code Zoning By-laws that depicts the boundary lines of the enumerated zoning districts by adding the zoning district entitled the Floodplain Overlay District to include includes all special flood hazard areas within the Town of Rockland designated as Zone A, AE, AH, AO, A99, V, or VE on the Plymouth County Flood Insurance Rate Map (FIRM) dated July 6, 2021. The exact boundaries of the District shall be defined by the 1%-chance base flood elevations shown on the FIRM and further defined by the Plymouth County Flood Insurance Study (FIS) report dated of July 6, 2021. The FIRM and FIS report are incorporated herein by reference and are on file with the Town Clerk, Planning Board, Building Department, Conservation Commission and Board of Selectmen; **ARTICLE# TBD** - Will the Town vote to amend Article IV, Permitted Uses, by inserting a proposed new Zoning Overlay District.

The Zoom information is available at: <https://us02web.zoom.us/j/83816656374?pwd=N1RWeUtCV28xExXzdHEzRTVjcDU2QT09>, Meeting ID: 838 1665 6374, Passcode: 115824, One tap mobile+13017158592,83816656374# US (Washington DC), Dial by your location +1 929 205 6099 US (New York) Meeting ID: 838 1665 6374, Find your local number: <https://us02web.zoom.us/j/83816656374?pwd=N1RWeUtCV28xExXzdHEzRTVjcDU2QT09>

Any interested person(s) shall be given the opportunity to be heard. The full texts of the amendments and maps of these articles are available by requesting a copy from the Board of Selectmen's and/or the Town Clerk's office. The Rockland Planning Board will make recommendations and have a report relative to the adoption of the preceding articles at the Monday, May 3, 2021 Annual Town Meeting.

Mike Corbett, Chairman, Rockland Planning Board
Dated: March 10, 2021

3/15/2021 PL