



## TOWN OF ROCKLAND

Board of Selectmen  
Town Hall  
242 Union Street  
Rockland, Massachusetts 02370

*Chairman:*  
Michael P. O'Loughlin  
*Vice Chairman:*  
Kara L. Nyman

*Selectmen:*  
Larry J. Ryan  
Rich Penney  
Tiffanie Needham

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BOS Open Session Minutes of  
February 15, 2022

Board of Selectmen's Meeting  
Remote Video Teleconference

In attendance: Chairman Mike O'Loughlin, Vice Chairman Kara Nyman, Members Larry Ryan, Rich Penney, Tiffanie Needham, Town Administrator Doug Lapp, Assistant Town Administrator Jennifer Constable, and Highway Superintendent Dave Taylor.

1. Pledge of Allegiance
2. Community Announcements-COVID Test Kits available at Town Hall, Senior Center and Community Center
3. Minutes-Open Session Minutes of February 1, 2022

MOTION to approve the Minutes of February 1, 2022, by Mr. Penney, 2<sup>nd</sup> by Ms. Nyman. Roll Call Vote

4. New Business –  
-Appointments – Open Space Committee-Karl Ryan and Historical Committee-Tom Regan

MOTION to approve re-appointment of Tom Regan to Historical Committee, by Mr. Ryan, 2<sup>nd</sup> by Ms. Nyman. Roll Call Vote

MOTION to approve appointment of Karl Ryan to the Open Space Committee, by Mr. Ryan, 2<sup>nd</sup> by Ms. Nyman. Roll Call Vote

Karl Ryan thanked the Board for the appointment approval and looks forward to participating.

-Marijuana Dispensary Host Community Agreement-Robert Lally, Old Exit 14 Corp., 1015 Hingham Street-Mr. Lapp reminded the Board of previous Marijuana Dispensary applicant Cresco Labs, who pulled out of location, and was happy to say a new applicant, Robert Lally of Old Exit 14 LLC, has requested approval for a Host Community Agreement at 1015 Hingham Street. Mr. Lally, with his team Greg Donahue and Yasue Forester of Forester Consulting, went through his background and expressed their interest in Rockland. The Board commented and thanked Mr. Lally for the presentation.

MOTION to enter into a Marijuana Dispensary Host Community Agreement with Robert Lally of Old Exit 14 LLC, by Mr. Ryan, 2<sup>nd</sup> by Mr. Penney. Roll Call Vote

- Other New Business Not Reasonably Anticipated – none

## 5. Old Business-

-Union Point Update Southfield Redevelopment Authority – Board of Director Chairman Tom Henderson, Rockland Representative Kelli O’Brien McKinnon and Vice Chairman, Joint Representative, David Rubin-Mr. Henderson provided the Board with an update on the progress of Union Point. The Board briefly commented and thanked the SRA members for their commitment. Mr. Rubin said Rockland is well represented with Mr. Henderson and Ms. O’Brien McKinnon.

-Sewer Department - Interim Superintendent Taylor & Commissioner Chuck Heshion-Mr. Taylor updated the Board on several items: I & I capacity improvements, Status of new development projects in town vis-a-vis sewer capacity, Sewer hookup moratorium status update, and Overview of the recent Sewer rate increase voted by the Sewer Commissioners. Mr. Heshion provided the Board a status of Sewer Commissioners search process for new Superintendent saying they have 3 applicants for the position. He then spoke about the Sewer needs and his intention to go to Capital Planning with Warrant Articles. Mr. O’Loughlin asked if funds were available. Mr. Lapp said the Sewer Department has always operated as an enterprise, same as the Water Department, and Sewer revenues pay for Sewer expenses, such as Articles. He, with the Account and Assistant Accountant, said Sewer does not have the funds to pay for large Articles. The Board thanked Mr. Taylor and Mr. Heshion for the update.

-Skipped to: Other Old Business Not Reasonably Anticipated- Mr. Taylor wanted to thank the great crew he has working, especially with the recent 40 inches of precipitation. Mr. O’Loughlin said Rockland has the best roads around thanks Dave and his department.

-Billboard Host Community Agreement- W.N. Realty LLC-State and Local Permit Extension-Mr. Lapp is requesting the Board’s approval on a 45 day extension for W.N. Realty LLC to apply for permits.

MOTION to approve the request on a 45 day extension for W.N. Realty LLC to apply for permits, by Mr. Penney, 2<sup>nd</sup> by Ms. Nyman. Roll Call Vote

-FY23 Budget-Mr. Lapp worked with the outgoing Accountant on the numbers and wanted to thank Assistant Accountant Sirena Amaral for stepping up. He provided an updated Power Point FY23 Budget Presentation including financial dashboard, budget objectives, revenues/state assessments, budget overview, general highlights, and recommendation use of free cash. The Board thanked Mr. Lapp for the thorough report and thanked the Finance Team, Accounting, Capital Planning, and Finance Committee.

-Other Old Business Not Reasonably Anticipated – none

## 6. Town Administrator’s Report & Correspondence

-Again, thanked Sirena Amaral during this transition period

-Thank you to Ms. Constable for drafting the BOS Town Report, approved by the Chairman

- McCarthy Farm process is right on track– a lot of steps to follow

-Thanks to Peter Ewell and the Parks Department for helping out the School Building Project when needed

-Also, re: the School Building Project – we are exploring “potential” rooftop solar panels, which are not part of the MSBA project

-Completed MCPPO course – Certified Public Procurement Officer – re-certified for 3 years

-Town Accountant job has been posted extensively

- COVID Test Kit drive thru distribution on February 12<sup>th</sup> was a success; COVID Test Kits are available free to Rockland residents at Town Hall, Senior Center and Community Center

7. Selectmen's Comments

Mr. Penney- no comments

Ms. Needham-Thank you to the Recreation Department for the "Nerf Wars" event – great job.

Mr. Ryan-Condolences to the family of Robert Lewis.

Ms. Nyman-no comments

Mr. O'Loughlin– Reminded residents the last day to pick up nomination papers is Thursday, 2/17 until 5pm and the last day to turn papers in is Tuesday, 2/22 until 5pm.

MOTION to adjourn by Mr. Ryan, 2<sup>nd</sup> by Mr. Penney, Roll Call Vote. Unanimous approval.



Minutes by Susan Ide, Executive Assistant

The listings of matters are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

Open Session Minutes approved by the BOS on 3/1/22