TOWN CLERK, ROCKLAND
MAR 19 '25 PM3:29

TOWN OF ROCKLAND

Select Board
Town Hall
242 Union Street
Rockland, Massachusetts 02370

Telephone: 781-871-1874

Chair:
Tiffanie Needham
Vice Chair:
Lori Childs

Members:
Michael P. O'Loughlin
Donna Shortall
John J. Ellard, Jr.

Select Board Open Session Minutes of
March 4, 2025

Select Board Meeting
H. Bernard Monahan Memorial Room
Town Hall, 242 Union Street, Rockland

In attendance: Chair Tiffanie Needham, Vice Chair Lori Childs, Members Michael O'Loughlin, John Ellard, Assistant Town Administrator Courtney Bjorgaard, and Town Administrator Doug Lapp. Not in attendance: Member Donna Shortall

1.Pledge of Allegiance

2. Community Announcements
-Rockland Fire Station Building Project ($26 million)-Annual Town Election Debt Exclusion Ballot Vote on 4/12/2025-Annual Town Meeting Vote on 5/5/2025

3.Minutes-2/4/25

MOTION to approve the minutes of 2/4/25, by Ms. Childs, 2nd by Mr. O'Loughlin. Unanimous approval

4.New Business
-Building Department Recommended Fee Increase (continued)– Building Commissioner Tom Ruble

MOTION to approve the Building Department Recommended fee increases, by Mr. O'Loughlin, 2nd by Ms. Childs. Unanimous approval

-Charter Review Committee Update-Karen Ripley provided a brief update on the Charter Review Committee's recommended changes.

-Pleasant Street Landfill Fill & Cap Project- Dan Manning & Jay Cincotti, Clean Fields, LLC. Mr. Lapp explained the DEP will require the town to cap the unused landfill eventually and he is looking to the Board to decide whether to continue to explore options or go with the traditional debt exclusion process. Town Planner Alyson Quinn and Ms. Bjorgaard worked on an alternative way to engage in an outside firm to take on the project rather than increasing taxes. Clean Fields provided a presentation outlining their proposal for Pleasant Street Landfill. The Board discussed and made the decision to go through the RFP process.

-Open Space Committee Appointment – Melanie Ritson-Monks

MOTION to approve Melanie Ritson-Monks to the Open Space Committee, by Mr. O'Loughlin, 2nd by Ms. Childs. Unanimous approval

-7:30pm-Public Hearing Pursuant to Gen. L c.138 sec.64 on potential modification, suspension, revocation, or cancellation of Innholder's License to sell alcoholic beverages, to wit: 167 Union Street, LLC d/b/a The Banner, William T. Barry, Manager.

MOTION to open Public Hearing Pursuant to Gen. L c.138 sec.64 on potential modification, suspension, revocation, or cancellation of Innholder's License to sell alcoholic beverages, to wit: 167 Union Street, LLC d/b/a The Banner.
Roll Call Vote, Unanimous approval

Ms. Bjorgaard gave a brief introduction to the background that led to the public hearing and Attorney Bob Galvin provided the details to suspend and/or revoke the liquor license. The hearing notice is the result of reports by the Town Departments & Officials that have inspected the premises and the many health codes/building codes/fire code issues that were outstanding at the time of the liquor license annual renewal. William Barry's attorney Walter Sullivan responded to the allegations and outlined the plans in place to move forward. The Board expressed their concerns and Mr. Barry talked about the steps he is taking. The Fire Department, Board of Health, Building Commissioner/Inspector, and Electrical Inspector identified the procedures that were not followed and emphasized the hazardous conditions the current building is in. The Select Board said the safety of the residents must be a priority. Chief Duffey reminded the Board it is not just the safety of the residents at 167 Union Street or the Banner but, due to the nature of the building and its proximity, the entire block is in jeopardy and is a major concern for the fire department.

Attorney Galvin recommends the Board suspend the Innholder's Alcohol License for two weeks until the next SB meeting. Mr. Barry is required to turn over the Innholder's Alcohol License to the Police Department where it will be held. Requirements from the Fire Department, Board of Health, Building Inspector, and Electrical Inspector must be complete and the building brought up to compliance before the release of license will be considered.

MOTION to close Public Hearing, Roll Call Vote. Unanimous approval

The Fire Department, Board of Health, Building Commissioner/Inspector, and Electrical Inspector will conduct inspections one day prior to the Board meeting and relay status reports to the Board. Current inspection orders are still in effect. All outstandings issues must be rectified, appropriate permits issued, and fines paid within the 2 week period. The Alcohol License will be removed from the business' wall and turned into the Police before opening business hours on Wednesday March 5th, 2025. Mr. Barry is required to appear before the Board on March 18th, 2025, and the Select Board will review and determine the next steps.

MOTION to suspend the Innholder's Alcohol License held by 167 Union Street, LLC d/b/a The Banner, William T. Barry, Manager for a two week period ending March 18th, and is subject to further review, by Mr. O'Loughlin, 2nd by Ms. Childs. Unanimous approval

-Community Development Block Grant Waiver Request - Case #22/23-290

MOTION to approve CDBG waiver request Case #22/23-290, by Mr. O'Loughlin, 2nd by Ms. Childs. Unanimous approval

-Other New Business Not Reasonably Anticipated - none

5. Old Business –
-FY26 Budget –Mr. Lapp gave an update on the FY26 budget and said he is looking for the Boards direction on a School department request for additional funds. Mr. Lapp said the School currently receives 70% and allowing more can cause a town budget hardship. The Board is not comfortable getting more aggressive approving funds and requests the School Department come before them to provide details on the request.

-Fire Department Ladder Truck Request – Funding- Mr. Lapp provided detail on the options for funding for a new Fire Department ladder truck and his recommendation as a capital outlay expenditure exclusion. Chief Duffey gave a brief history and the need for a new ladder truck. The Board has three options: Ballot vote, Prop 2/12, Capital Outlay expenditure exclusion; Debt Exclusion combined with Fire Station; or Lease purchase.

MOTION to approve Capital Outlay expense ballot question to fund a new Fire ladder truck, by Mr. O'Loughlin, 2nd by Ms. Childs. Unanimous approval

-Other Old Business Not Reasonably Anticipated –none

6. Select Board Liaison Update(s)- none

7. Town Administrators Report & Correspondence
-Open Space Committee Member George Anderson broke his hip – wishing him the best in his recovery
-Current legislature authority on remote meetings is set to expire at the end of March – will keep everyone informed
-Shared a letter received from a family thanking Veteran Agent Tim Whie for his help and great work

8.Select Board Comments
Mr. O'Loughlin- no comments

Mr. Ellard- no comments

Ms. Childs-Senator Ed Markey is having a Town Hall 3/8/25 at Malden High School
- Condolences to the MacDonald family for the loss of Patty MacDonald

Ms. Needham- no comments

MOTION to adjourn to Executive Session, per M.G.L. c.30A, § 21(a)(7) – Review & Approval of Executive Session Minutes: 2/6/24 and 5/7/24.

not to reconvene, Roll call vote. Unanimous approval.

S. Ide

Minutes by Susan Ide, Executive Assistant

Open Session Minutes approved by the BOS on 3/18/25