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AUG 27 '25 PM 12:58

TOWN OF ROCKLAND

Planning Board

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Planning Board Minutes Tuesday, June 24, 2025, at 7:00 pm Rockland High School – Lecture Hall

In attendance – Michael Corbett, Chairman, John Lucas, Charles Williams, Randy Hoblitzelle, James Wells and David Cronin

Call to Order 7:00pm

The audience, participants and general public should be aware that any and all portions of this open meeting may be recorded by audio and video resources. All or some of this meeting may be rebroadcast periodically by WRPS or other outlets. Persons wanting a DVD copy of this meeting should contact WRPS. A small fee will be charged. Chairman Corbett noted the meeting is being recorded for note taking purposes. The recording will be destroyed once minutes are recorded.

New Business

Re-elect James Wells to Design Review Board

Motion to reelect James Wells to the Design Review Board – Randy Hoblitzelle

Second – John Lucas

James Wells accepts.

Unanimous

Form A 250-252 & 260 Reed Street, CW Garvey Surveyor Map, Steven Ballard Trust, 44 Lot 61 for 250-252 Reed and Map 44 Parcel 59 for 260 Reed Street – looking to make two lots from three lots.

Carl Garvey representing Steven Ballard for the properties at 250-252 and 260 Reed Street. This was originally three (3) lots, the property was conveyed to Steve as two (2) lots. Steve has gone before the ZBA was granted a variance to reduce the lot area for a combined 5,000 sqft variance for house 250 made more nonconforming, this increased frontage now has frontage. Steve is looking to make two (2) lots out of three (3).

Motion to approve Form A – John Lucas

Second – James Wells

Charles Williams abstains from voting

Voted 5-0 in favor 1 abstain

Site & Design 157 Market Street, Grady Consulting, Rockland Federal Credit Union, Map 39 Parcel 307, to construct a Rockland Federal Credit Union Bank.

Site Review

Attorney Steve Guard representing Rockland Federal Credit Union for the current Burger King site located at 157 Market Street. This meets the lot width and all dimensional requirements. The new building received approval from the ZBA from a drive through. The drive through cannot have a canopy, will need to get a variance from the ZBA. There are 37 parking spaces, 25 for employees and customers plus 2 handicap. The flow with the site is consistent as before. The building in the same location, the design is to help with people from cutting through. The ZBA said speed bumps the Fire department said sprinkler system, but it is below the square footage. We received the Town Engineer report, he issued an updated report with all comments satisfied. The drainage during construction not changing impervious surface gaining with design. The asphalt doesn't meet setback side drive through and RR to plaza those are existing conditions. The ZBA had no issues, Tom Ruble no concerns with asphalt not changing no variance or special permit.

Gabriel Padilla of Grady consulting maintaining curbing, adding some in back and in back turn into grass areas. In our trip reduction analysis of Burger King 1,500 trips per day the bank will be less than half, slashing traffic by 50%. The drainage maintenance existing system, will clean all areas, reduce the runoff, concur with Pat once cleaned there will be an increase to handle stormwater. There will be 37 parking spaces compact, 2 handicap ADA compliant. The submitted lighting plan no impact on slopes, keep the same grading on site. Change to grading have slopes go into catch basins now it flows out.

Attorney Steve Guard impressed with sewer flow 1,000 for Burger King and 200 for Bank. The landscaping new front, keeping shrubs and adding around the building and site.

Chairman Corbett all of Pats comments addressed? **Pat Brennan** Town Engineer yes, as they said I submitted a new letter one is still open the drainage system asked to be a condition as it is not functioning right now. It will be a reduction in run off and agreed to put on plans gas trap hoods cleaner, stone water with the hoods on there. The traffic is reduced.

Donald Cann 64 Union Street on the sidewalk section there are four (4) granite posts from the 19th Century when a house was there right along the sidewalk. When Burger King went in they kept the 4 granite posts on the sidewalk and I want to keep them. **Gabriel Padilla** front island we are keeping that area as it we aren't touching the posts they will still be there.

Chairman Corbett reading Form K from ZBA. **Gabriel Padilla** amendable for that. **Chairman Corbett** you will need to go back to the ZBA for the canopy.

Chairman Corbett read the Fire Department Form K.

Randy Hoblitzelle will you be putting a fence in? **Gabriel Padilla** just landscaped and a fence at the back.

James Wells speed bumps in the back by Dunkin Donuts? **Attorney Steve Guard** will leave that up to Grady Consulting on where they go. Don't need on the turn probably two on the straight way.

Chairman Corbett the lighting plan hasn't changed? **Gabriel Padilla** it hasn't changed.

John Lucas on the sprinkler system is there a decision? **Attorney Steve Guard** weren't planning on it, it is the clients decision. **Charles Williams** if the canopy added then I agree with the Deputy Fire Chief to add the sprinkler.

Chairman Corbett with the drive through two back to back or separate lanes? **Attorney Steve Guard** two separate lanes.

Randy Hoblitzelle what about the Union Street building? **Attorney Steve Guard** they are keeping it, they didn't say they were getting rid of it, they own it.

John Lucas approval will have conditions to put in speed bumps, sprinkler systems and Pat's conditions.

Chairman Corbett do you have letters from Sewer or Water? **Attorney Steve Guard** not an issue an existing lot with existing sewer and water. It won't be subject to the moratorium and will get something in writing. **Charles Williams** second getting letters from Sewer and Water.

Motion to approve Site with conditions – John Lucas
Second – Charles Williams
Unanimous

Design Review

Charles Williams what are the number of offices? **Gabriel Padilla** four multiples cubicles on the first floor. **Charles Williams** the new building is smaller than the current building can't move everyone there? **Gabriel Padilla** they will have training sessions in the new building.

Chairman Corbett and questions on design? No come back in July for the meeting on the 22nd with full design and rooftop and go back to the ZBA for the canopy. Steve Guard we will do an extension if needed and push out further.

Charles Williams there is a demo permit pulled when are you starting? **Attorney Steve Guard** I don't recommend there is a sideline setback, maybe in a month or month and a half.

Randy Hoblitzelle will it have any ATMS? **Gabriel Padilla** there will be two (2) inside and one (1) in the drive through.

Motion to come back for the July 22nd meeting – Charles Williams
Second – John Lucas
Unanimous

Administrative

Motion to approve minutes from meeting May 27, 2025 – John Lucas
Second – Charles Williams
Unanimous

Motion to pay PGB Engineering \$82.50 for Inv# 501A Construction Svc Dyer Street – John Lucas
Second – Charles Williams
Unanimous

Motion to pay PGB Engineering \$267.10 for Inv# 501B Plan Review 421 Forest Street – Charles Williams
Second – James Wells
Unanimous

Motion to pay Secretary \$450.00 for informal June 18, 2025 & June 24, 2025 meeting – Randy Hobltizelle
Second – Charles Williams
Unanimous

Motion to close – John Lucas
Second – Randy Hobltizelle
Unanimous

Adjourn 8:15pm

For the Planning Board:



Michael Corbett – Chairman