



TOWN OF ROCKLAND

Planning Board

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Planning Board Minutes Tuesday, July 25, 2023, at 7:00 pm Rockland Town Hall Lounge Lower Level

In attendance – Michael Corbett, Chairman, John Lucas, Randy Hoblitzelle, Charles Williams (*absent James Wells*)

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.

Old Business - Continued

Site & Design Ground Mounted Photovoltaic System, SolBid/Sterling Golf Management, 276 Plain Street
- Chairman Corbett let everyone know the applicant asked to be continued to the August 22nd meeting it will be the September 26th meeting no meeting in August.

New Business

Minor Modification, Lovell Academy 80 Bill Delahunt Parkway

Kevin Grady Lovell Academy the applicant reason for coming to the Planning Board is to modify to reduce amount of pavement in the parking lot eliminate full circular path around building and create some green space. This is the cafeteria and general library area, the main area for students to gather and would like to create green space. Met with Deputy to discuss derived at extend pavement up 50ft each side easterly side then terminate retain compacted subbase in case fire truck needed to come up they still could. Will look more like a lawn and eliminate pavement. The goal is green space at the exit. One other item on the approval section condition#3 it reads will put privacy fencing – recently applicant acquired another parcel and would like to put 4ft fence not giving privacy to any abutter they own it. The condition in the decision is difficult to follow. **Chairman Corbett** retaining wall down that whole length? **Kevin Grady** yes, no abutters since applicant acquired property.

Deputy Thomas Heaney has no comments. Just what was written in the letter the Fire Department has no issues. **Chairman Corbett** the Town Engineer Pat Brennan said is acceptable as long as Fire has no issues.

Deputy Thomas Heaney loom crushed stone and seed ladders can't be supported.

Randy Hoblitzelle will it be grass? **Kevin Grady** yes. **Randy Hoblitzelle** fence up the side what will it be? **Kevin Grady** cedar down one side, frasers and privacy screening on back instead of blocking. **Randy Hoblitzelle** no one out there? **Kevin Grady** no it's a vacant lot, no abutters to impact. **Randy Hoblitzelle** there was a reason for a privacy fence before. **Kevin Grady** sure was to protect abutter impact, we respect the residents and the abutters.

Charles Williams, I have no problem with the green space addition with Southerly exposure, definitely not a good situation for those neighbors. That needs to be heavily planted, and that privacy fence needs to go up encroaching on all of those neighbors, the very Southern edge. **Kevin Grady**, you want that enhanced? **Charles Williams** yes.

John Lucas, I have no problem as long as Southern side is put up with correct privacy.

Chairman Corbett I have no issue removing asphalt and making more green space, put fence on top of retaining wall, keep neighbors happy and all the landscaping.

Charles Williams I will keep tabs on it. Fence is up chain link with fabric are they giving permission now to move that fence? **Kevin Grady**, that will stay, no plans on changing fence no plan on retaining.

Mike Bromberg, 373 Forest Street no plans for gate for easement or anything for that fence. **Kevin Grady** there is no easement it is part of the parcel, didn't want to have access to go in and out. **Mike Bromberg** haven't seen 4ft fence or retaining wall. **Kevin Grady** limited access dead end for main traffic. **Mike Bromberg** no traffic on East side? **Kevin Grady** a few deliveries. **Mike Bromberg** daily deliveries? **Kevin Grady** still working it out. **Mike Bromberg** will there be headlights going into houses on East side. **Kevin Grady** no, road goes nowhere its green space. **Chairman Corbett** they can't drive around the building.

Dave Frazier, 400 Forest Street are they putting soccer fields in? **Kevin Grady**, not sure on the parcel will be back for that parcel.

Mary Parsons, 754 Union Street 2018-19 they said 6ft high opaque fence haven't done it yet. **Charles Williams**, that is what the black fabric does. **Mary Parsons** it is not to be a chain link. **Dave Frazier** they didn't come all around the corner, talking about driveway. **Kevin Grady**, we have complied with approval spoke with Zoning Enforcement Officer and Fence Viewer worked closely with them. **Kevin Grady**, we are here discussing modifications haven't changed anything on that.

Dave Frazier other meetings said no access, I definitely don't want a gate.

Chairman Corbett if the Fence Viewer and Building Inspector is happy then they have complied. **Dave Frazier** they said they would put a fence wherever residential property is that is the rink driveway does go to both places. **Kevin Grady**, no problem putting a privacy fence. We had that discussion we decided the place we needed was on that curve headlights turned across residential lots, the Zoning Enforcement Officer chose what happened.

Motion to approve –with conditions remove pavement, modify fence Eastern wall remove privacy screening and keep fence parcel 14-6 add additional plantings on Southern edge – John Lucas

Second -Charles Williams

Voted 4-0

Union Point Master Development

Chairman Corbett recused himself.

Tom Henderson, 102 Arlington Street I'm the Chairman of the Redevelopment Authority and here with Kelly McKinnon it's nice to be here. In 2018-2019 we went through an RFP process. We got a group out of New Jersey that wanted to piecemeal and now is left in the condition we've been in. This team is working with three (3) towns and is honest. This team is committed, determined and professional at what they do. If this team can't pull it off, I don't know who can. They are going to do an introductory presentation and will be back for a public hearing for a special town meeting and get this moving with development.

John Lucas tonight just informational? **Tom Henderson** yes just informational and later looking for public hearing.

John Twohig, New England Development/Brookfield Properties this is just a presentation not normal Planning Board stuff our vision and what we are doing. A lot of complicated issues associated with the base. The base has failed four (4) times we wanted you to know who we are. RKG is well known, and Tim Sullivan will speak.

John Twohig I will give an introduction, discuss what we have been doing, the timing and process, master plan vision, zoning, technical studies, and benefits of our vision. These are three of our developments:

University Station in Westwood, MA 120 acres zoned for retail, office, residential, medical and hotel uses, 25 acres of open space. Two (2) million SF mixed use retail, 2 hotels, 650 residences and 3 office buildings.

Cambridgeside has two (2) public parks, 160 new residences, two (2) million SF mixed use with office, lab, retail, residential under construction.

The Pinehills is 3,243 acres, 3,065 new residences, 1.3 million SF mixed use and 175 acres The Village Green – a mixed use center with a town green.

The project team Brookfield Properties is a global restate company, creates unparalleled experiences by re-entitling and master-planning communities. Some projects of Brookfield Properties University Park at MIT in Cambridge, MA and Nexton in Summerville, SC.

The land uses the completed areas will remain as is, the developable area will be subject to new permits and approvals, open space along the perimeter to provide a buffer, depending on market demands and conditions, the amount of residential and commercial development within the developable area may fluctuate provided that the infrastructure is sufficient to support such a development and flexibility intends to acknowledge and adapt to changing circumstances of long-term development.

We are looking at water routes with MWRA and options with Aquaria. Sewer also being looked at individually each towns capacity as well as stormwater and transportation.

The vision today developed property is in Weymouth, 1,274 homes and 2,464 residents, 67 school aged children. 73,000 sf commercial space and 25-acre sports complex. The future vision at full build, estimated revenue and costs determined for residential/commercial uses on a per acre basis, estimated revenues and costs in today's dollars, revenue estimates based on each Town's tax rate and assessed values, estimated costs include education, general government, police, fire and public works and school aged children estimates based on individual town wide rates.

The goals for 2023 – Zoning approval in all three communities, Weymouth approved June 26, 2023. Rockland/Abington by November 2023. Finalize Habitat/Open Space, MBTA-multifamily zoning requirements, local & MWRA review of infrastructure alternatives MWRA & Aquaria, MassDot review of transportation improvements, position for final approvals in 2024 then work with state (late 23-24) on legislation and financing/bonding.

The MWRA willing to waive if we become part of the community. We need to solve the water, sewer, and transportation if we can't solve permanently, we won't do this. Are in discussions with Brockton for water goes right up route 18 to the base and are very sewer challenged.

Randy Hoblitzelle involved in that? **John Twohig** transportation maybe. **Charles Williams** plan to make extensive presentation at town meeting? **John Twohig** that's our intention doing community outreach and have some in Abington too. **Charles Williams** I believe the project needs to get out loud and clear prior to the special town meeting. **John Lucas** transportation including any roads not on the base now? **John Twohig** they are, in fact on the base, some on the 228 side get a Mass grant. **John Lucas** would be Hingham Street which is narrow. **John Twohig** there is talk about a widening project but not ambitious enough. **Charles Williams** in regards to that Highway and MassDot is that current or build out? **John Twohig** total build out and phase in as you go along. In discussion about Commuter rail, will be MassDot and MBTA.

Jack Eagan 38 Webster Street you keep mentioning Aquaria water that is the backup emergency if we lose. They have turned down multiple municipalities. It would be political suicide to sell water out of that facility. Have you had discussions? **John Twohig** Brockton has had consideration to buy the plant.

Jack Eagan, don't know how you will work around that, will be sued by other towns they turned down. When LStar there running MWRA need a homerun line from their facility to the point a \$100 million to do. **John Twohig** not saying they're not \$100 million a different way of looking at it your talking direct piping. **Jack Eagan** if Rockland can't provide sewer is it dead? **John Twohig** alternative solution for Rockland system to be serviced by MWRA. **Jack Eagan**, you'll need a new pipe if you go with the MWRA. **John Twohig**, we have had a discussion. **Jack Eagan**, you're willing to put up \$100 million to get this rolling? **John Twohig** we are also working with Weymouth and state looking for infrastructure. Incremental approach that MWRA is talking about.

Dave Frazier I worked with a company that wheeled from another town nothing but a nightmare getting from another town you can't separate it. There was a lot of backlash didn't want to pay the rates.

Mary Parsons issue is the Mayor of Weymouth thinks he's going to wheel water to the base, the SRA has written agreement for Weymouth to go on MWRA water but nothing about Rockland or Abington they prefer a dedicated pipeline what are you going to do about that? **John Twohig**, prior discussion dealt with direct pipe SRA if Weymouth will not support that is an option to do direct pipe looking to bring water in discussion. **Mary Parsons**, that is not how the MWRA sees things. **John Twohig** that meeting also other communities become part of the base, we don't have all the answers yet, we are working on it. A willingness to find a solution only way to get solved. **Mary Parsons** Aquaria will be coming through Abington we need to know how that will work.

Mike Bromberg, if the Planning Board votes on Zoning changes, do they lose all control to what goes into the Rockland section? **John Twohig** the SRA has control of a particular project. What is different, is a project goes through the Master Developer process, the SRA is the permit granting authority.

Tom Henderson the SRA does Planning, Zoning and Conservation not changing under current Zoning. The inspections are still under local towns.

Donald Cann, 64 Union Street, not sure why towns would want to give that up. **Tom Henderson** it is made up of two from Weymouth, two from Rockland, one from Abington, Chamber of Commerce, when legislation changed it's the SRA. **Donald Cann** now its divided into three towns, what about taxes? **Tom Henderson**, it hasn't changed since 2014 legislation, prior to 2014 went to Tri-Town and divided it up now it goes to individual towns. **Donald Cann** will Assessors be involved with Assessing. **Tom Henderson** yes.

Mike Bromberg was SRA one community split taxes then SRA got power over Planning, Zoning and Conservation now they tax to Weymouth, Rockland and Abington – seem Rockland should have some control over Planning.

John Twohig this is owned by the Federal Government, Redevelopment Authority. What was changed communities got taxing authority. SRA overseas development, it's a place. What happens if it doesn't go forward? there is \$50-60 million in debt and each town will get their share of that \$50-60 million debt.

Mary Parsons you're talking to people who took part in the legislation been involved all along it is three (3) towns. When are you going to put a shovel in the ground? **Paul Cincotta** we'd like to right away. **Mary Parsons**, you need to tell us we need to know, we've heard you say 10-15 years your coming and wanting our vote. **John Twohig** if have done by next year hope to build in 2025. **Mary Parsons** then come back in 10-15 years and show us what you've done and then we'll have a vote, you can do your stuff in Weymouth. I'm looking at your map you're not going all the way across telling us we're getting the least revenue you don't all the way along those runways that can be developed in Rockand. Don't try to claim anyone against I am asking legitimate questions and you're not giving an honest answer. **John Twohig** Rockland and Abington have the smallest land. **Mary Parsons**, it doesn't have that much less than Abington in development.

John Twohig we still have to go to National Heritage and fix all the permits given approval have expired, that's why we're talking one of the reasons. That's what we're trying to do to develop in all communities.

Tom Henderson I wasn't involved in 1998, I was four (4) years out of High School. One important thing for the town is to maintain open space, it was agreed back then approved 2016 all in agreement, spoke in support at town meeting, it was 64 acres back then it is 64 acres today. We need to look at today we can't wait 10-15 years, we wait its gone.

Mary Parsons that's my point you are saying in 10-15 years you'll develop but want the vote now **John** said that in **Weymouth**. **Tom Henderson** they want to start putting shovels in the ground in 2025 that may mean **Rockland** it depends on where the projects in the utilities these are just unknown at this point. We are working together no perfect answer like **John** said, we have to have some trust together no options after this, you saw what the previous developer did. No develop no buffer, we have to trust and verify, work with **Boards**, might not want to hear their answer their honest. We have to work together doing the right thing for **Rockland**.

John Lucas **Mary** were just going round in circles.

Mike Bromberg, for the record I support, not fighting just looking for answers. At another meeting you mentioned **Abington** all commercial? is that true you'll build up to 7,200 units in **Abington** only going to be commercial? **John Twohig**, I did not say that, I repeated a comment made from someone in **Abington** that under the old plan they wanted more commercial than residential you didn't hear me say that.

Tom Henderson thank you for your time and look forward to coordinating the **Public Hearing**.

Chairman Corbett returned 8:36PM.

Design Review, DTC, 333-343 Weymouth Street, Map 8 Parcel 27

Pauline O'Keefe here for the **Design Review**, 13,600 SF addition first level warehouse with office space and bathroom. Second level office space and mezzanine. Featured panel over front door called rain shield. Is wood, plywood that's finished. We have started clearing the lot. **Chairman Corbett** rooftop units? We're discussing not putting rooftops at the present time. **Charles Williams** sprinkler? Yes. **John Lucas** lighting plan? Approved during site review.

Motion to approve – condition submit stamped plans with seal/signature - **Charles Williams**

Second – **Randy Hoblitzelle**

Voted 4-0

Administration

Motion to approve minutes from June 27, 2023 – **Randy Hoblitzelle**

Second – **John Lucas**

Voted 4-0

Motion to pay **PGB Engineering** \$330.34 80 **Bill Delahunt Pkwy** Construction – **John Lucas**

Second – **Randy Hoblitzelle**

Voted 4-0

Motion to pay **Secretary** \$225.00 for meeting **July 25, 2023** – **Randy Hoblitzelle**

Second – **John Lucas**

Voted 4-0

Motion to Close – **John Lucas**

Second – **Chairman Corbett**

Voted 4-0

Adjourn 8:55pm

For the **Planning Board**:


Michael Corbett - **Chairman**



