



## TOWN OF ROCKLAND

Select Board  
Town Hall  
242 Union Street  
Rockland, Massachusetts 02370

**Chair:**  
Michael P. O'Loughlin  
**Vice Chair:**  
Lori Childs

**Members:**  
Tiffanie Needham  
John J. Ellard, Jr.  
Steven G. O'Donnell, Jr.

**Telephone:** 781-871-1874

Select Board Open Session Minutes of  
September 2, 2025

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

In attendance: Chair Michael O'Loughlin, Vice Chair Lori Childs, Members Tiffanie Needham, John Ellard, Steven O'Donnell, Asst. Town Administrator Courtney Bjorgaard, and Town Administrator Doug Lapp.

### 1. Pledge of Allegiance

2. Community Announcements -Special Election: Saturday 9/13/25 re: Fire Dept. Ladder Truck & New Fire Station. Go to: <https://www.rockland-ma.gov/594/Fire-Station-Building-Project---NEW-Apri> for more info; Absentee voting available since 8/4/25; Early voting will start on Wednesday, 9/3/25; Public Outreach Meeting, Saturday 9/6/25 from 10:00am – 12:00pm at the Fire Station; Police Appreciation Day, Saturday 9/13/2025

### 3. Minutes-8/12/2025

MOTION to approve the minutes of 8/12/2025, by Ms. Childs, 2<sup>nd</sup> by Mr. Ellard. Ms. Needham abstained. Unanimous approval

### 4. New Business

-Zoning Bylaw Review Committee – Town Planner Allyson Quinn recommends the need to formalize a five member Zoning Bylaw Review Committee and how it should include exploring changes to the existing Downtown Rockland Revitalization Overlay District or “DRROD” 40R. She detailed how the economy is evolving and that Rockland needs to be responsive to emerging at-home markets and inclusive of new uses in the local small business community. Ms. Quinn suggests the committee should include residents and business owners. She will update the Board at a future meeting.

-Parks Commissioners Update – Chair Brian Martin provided a brief update on the current projects going on in the Park Department including the Spring Street baseball field fencing and the Bicentennial Track replacement. Mr. Martin said the Commissioners are in early talks with the Futures Collegiate Baseball League and the potential of bringing the league to Rockland. Future League Commissioner Joe Bolucci provided details of the summer league and thanked everyone for the opportunity to speak. The Board commented and asked questions. Mr. O'Loughlin said they look forward to hearing from the Park Commissioners with more details about this exciting possibility utilizing the Veterans Memorial Stadium.

-Community Development Block Grant (CDBG) Requested Waiver of the Housing Rehabilitation Program Project Cap

MOTION to approve CDBG Project Cap Waiver Case #22/23-294–by Mr. O'Donnell, 2<sup>nd</sup> by Ms. Childs. Unanimous approval.

-Collective Bargaining Agreements – Public Announcement: AFSCME Council 93/Highway -Mr. Lapp notified the public the AFSCME Council 93/Highway Union have reached an agreement.

-State Cannabis Control Commission Draft Regulations re: Social Consumption- Mr. Lapp said as part of the law that legalized marijuana it also allowed for the potential use of social consumption, and he provided a brief summary of the draft regulations in the Boards binders. The Cannabis Control Commission is asking for public comments by September 8<sup>th</sup>. Mr. Lapp recommends he draft a letter with the town's recommendation on behalf of the Board. Police Chief Zeoli commented, and the Board held a brief discussion.

MOTION to authorize Mr. Lapp to submit a response to the State CCC on the Select Board's behalf by Ms. Childs, 2<sup>nd</sup> by Ms. Needham. Unanimous approval.

-Other New Business Not Reasonably Anticipated - none

#### 5. Old Business-none

#### 6. Town Administrators Report & Correspondence

- Lincoln School HazMat demo update – bid due Wednesday 9/3
- Pleasant Street Landfill Project RFP responses due 9/19
- Town Hall generator update – construction underway – complete by late Oct./early Nov.
- Rockland Water Commissioner position still open
- Slum & Blight Inventory Project will be under way this fall led by Ms. Bjorgaard
- Sign and Façade improvements funded by ARPA are going well, led by Ms. Bjorgaard
- Wayfinding signs have arrived – the Highway will be installing signs in the fall & spring
- Rent Control Board looking for members – encourages residents to apply

#### 7. Select Board Comments

Mr. O'Donnell- Strong community connections have been on display

- 2025 Annual Overdose Vigil by Candlelight
- Two events on 8/22 well attended – Red/Blue Whiffleball game (congratulations to the Fire Department) and South Shore Tae Kwon Do End of Summer concert
- Special Election 9/13 – vote yes for new fire station and new ladder truck
- He & Mr. Ellard attended a round table discussion with the residents of the North Union Street area
- Invites any neighbor group to reach out to Board members for concerns & discussions
- Come support Rockland Youth Football athletes this Sunday at Vets Memorial field

Mr. Ellard-Nice to meet with the residents of the North Union Street area

- Will meet with other groups on any subject or point
- Great Red/Blue whiffleball game – great to see the support for the Recreation Department
- Early voting starts 9/3, voting day 9/13- everyone should get out and vote

Ms. Needham-Welcome to the teachers and students back to school- hope you have a great year

- Thank you to Chief Zeoli for our Police Departments commitment to our students, teachers & town
- Encourages everyone to get out and vote; thank you to Chief Duffey for his tireless efforts towards a new fire station

Ms. Childs-WRPS Festival at Players over the weekend went well; raised money for the Rockland Scholarship fund

- Educate yourself before you vote; never a good time to request more dollars from taxpayers but the costs will only increase as time goes by
- Saddened to hear of another mass shooting on 8/28; encourages everyone to help others in need

Mr. O'Loughlin-Two very important items needed on the ballot – get out and vote

- Fire Station Informational event at Players on Thursday, 9/4

#### 8.Executive Session

MOTION to enter into Executive Session the following - -Per MGL c.30A s.21(a)(3): IAFF Local 1602/Fire;  
Per M.G.L. c.30A, §21 (a)(2) – contract negotiations with nonunion personnel: Fire Chief and Deputy Fire Chief;  
M.G.L. c.30A, § 21(a)(7) for the review and approval of Executive Session minutes: 8/12/2025

not to reconvene by Ms. Childs, 2<sup>nd</sup> by Ms. Needham. Roll Call Vote.

Minutes by Susan Ide, Executive Assistant

Open Session Minutes approved by the BOS on 9/16/25