



TOWN OF ROCKLAND

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

Chairman:
Michael P. O'Loughlin
Vice Chairman:
Tiffanie Needham

Telephone: 781-871-1874

Selectmen:
Donna Shortall
Lori Childs
John J. Ellard, Jr.

BOS Open Session Minutes of
September 5, 2023

Board of Selectmen's Meeting
H. Bernard Monahan Memorial Room
Town Hall, 242 Union Street, Rockland

In attendance: Chairman Michael O'Loughlin, Members Tiffanie Needham, Lori Childs, Donna Shortall, John Ellard, Fire Chief Scott Duffey, and Town Administrator Doug Lapp.

1. Pledge of Allegiance

2. Community Announcements

- Cub Scouts – Join Scouting Day: Saturday 9/9/23 -10:00am – 2:00pm Town Hall Plaza
- Annual Police Appreciation Day: Saturday 9/9/23 -Ceremony 11:30am at Police Station
- Community Center Project Public Outreach Meeting 9/20/23-6:30pm-High School Lecture Hall

3. Minutes of 8/8/23

MOTION to approve Minutes of 8/8/23, by Ms. Needham, 2nd by Ms. Childs. Unanimous approval

4. New Business

--Appointments: Rent Control Board – Karen Ripley, Cultural Council – Erica Harrington, Constable – Thomas Lenane, Community Preservation Committee – Derek Ewell (reappointment)

MOTION to approve the appointment of Karen Ripley to the Rent Control Board, by Ms. Needham, 2nd by Ms. Childs. Unanimous approval.

MOTION to approve the appointment of Erica Harrington to the Cultural Council, by Ms. Needham, 2nd by Ms. Shortall. Unanimous approval.

MOTION to approve the appointment of Thomas Lenane as a Rockland Constable, by Ms. Needham, 2nd by Ms. Shortall and Ms. Childs. Unanimous approval.

MOTION to approve the re-appointment of Derek Ewell to the Community Preservation Committee, by Ms. Needham, 2nd by Ms. Shortall. Unanimous approval.

-One Day Liquor License Request – Rockland Fall Fest: Barrel House Z; 9/30/23 1:00pm – 5:00pm

MOTION to approve One Day Liquor License for Barrel House Z, by Ms. Needham, 2nd by Ms. Childs. Unanimous approval.

Recreation Event Coordinator Alyson LePhipps provided an update on the Fall Festival and thanked everyone for their continuous support.

-Legislative Update & Discussion: Senator John Keenan & Representative Dave DeCoste provided an update on the Cannabis Control Commission's proposed regulations. Mr. Lapp recommended the Board vote to request corrective legislation to address the retroactive questions pending before the Cannabis Control Commission.

MOTION to request corrective legislation pending before the Cannabis Control Commission, as recommended, by Ms. Needham, 2nd by Ms. Childs. Unanimous approval.

Senator Keenan & DeCoste then provided an update on the request to remove the Fire Department from Civil Service, which was approved at the Rockland May Town Meeting. Mr. Lapp and Chief Duffey emphasized the importance of the removal from Civil Defense and disagreed with the use of the word “nepotism”. Mr. O’Loughlin said he is frustrated with the legislature and said the Town needs help from the Senator & State Rep. A brief discussion was held on the MBTA Communities Act adoption of zoning regulations, State DEP requirements, and the State requirement of School SPED services. The Board thanked Senator Keenan and Rep DeCoste.

-Southfield Redevelopment Authority/Union Point Zoning Bylaw Amendments – Mr. Lapp provided the Board with the “Union Point Zoning Timeline”. He said the Board needs to vote on three items: acknowledge receipt of the Union Point Zoning Bylaw Amendment, formally refer amendment to the Planning Board, and formally place the amendment on 11/7/23 Special Town Meeting Warrant. He said the Planning Board Public Hearing is scheduled for September 26, 2023, at the High School Auditorium.

Mr. O’Loughlin made the following motions:

I move that the Board accept and put on file the following materials, which were enclosed with a letter dated August 30, 2023 from the Chair of the Southfield Redevelopment Authority: (i) the Zoning and Land Use Bylaws for NAS South Weymouth, including the Master Development Plan entitled “Master Development Plan, Mixed Use Development District, With Core Development Area,” dated March 3, 2023 (and accompanying supporting materials), and (ii) the “South Weymouth Naval Air Station Zoning District Map Exhibit A,” dated May 23, 2023.

2nd by Ms. Needham. Unanimous approval.

I further move that the Board refer the following materials, which were enclosed with a letter dated August 30, 2023 from the Chair of the Southfield Redevelopment Authority, to the Rockland Planning Board to conduct the requisite public hearing: (i) the Zoning and Land Use Bylaws for NAS South Weymouth, including the Master Development Plan entitled “Master Development Plan, Mixed Use Development District, With Core Development Area,” dated March 3, 2023 (and accompanying supporting materials) and (ii) the “South Weymouth Naval Air Station Zoning District Map Exhibit A,” dated May 23, 2023.

2nd by Ms. Needham. Unanimous approval.

I further move that the Board of Selectmen hereby sponsor the following articles and direct the Town Administrator to place such articles on the Warrant for the November 7th Town Meeting, with any such changes as may be recommended by Town Counsel:

ARTICLE 1 to see if the Town will vote to approve the Zoning and Land Use Bylaws for NAS South Weymouth, including the Master Development Plan entitled “Master Development Plan, Mixed Use Development District, With Core Development Area,” dated March 3, 2023 (and accompanying supporting materials) and on file with the Town Clerk. Or to take any other action relative thereto.

ARTICLE 2 to see if the Town will vote to approve the “South Weymouth Naval Air Station Zoning District Map Exhibit A,” dated May 23, 2023, and on file with the Town Clerk. Or to take any other action relative thereto.

ARTICLE 3 to see if the Town will vote to amend the Rockland Zoning Bylaw and Map to provide that, notwithstanding anything to the contrary in the Rockland Zoning Bylaw and Map, any land located within Rockland that is also located within the boundaries of the former South Weymouth Naval Air Station shall be governed by the relevant Southfield Redevelopment Authority documentation, including the Zoning and Land Use Bylaws for NAS South Weymouth and the “South Weymouth Naval Air Station Zoning District Map Exhibit A,” dated May 23, 2023, each as on file with the Town Clerk.” Or to take any other action relative thereto.

2nd by Ms. Needham. Unanimous approval.

-ARPA – Recommended Allotment to the Abington & Rockland Joint Water Works-Mr. Lapp recommends the following two allocations for ARJWW – PFAS Filters and Regional Study of MWRA.

MOTION to approve two ARPA fund allocations, as presented, by Ms. Needham, 2nd by Ms. Childs. Unanimous approval.

-Other New Business Not Reasonably Anticipated –none

5. Old Business –

-11/7/2023 Special Town Meeting Warrant-Mr. Lapp provided an update on the STM Warrant Articles including a School budget increase due to unanticipated SPED costs and the adoption of MGL c.41 s110A pertaining to the Election’s schedule.

-Other Old Business Not Reasonably Anticipated –none

6. Town Administrator's Report & Correspondence

- Has hired a Town Planner – will formally introduce at the next BOS meeting
- Final decision on the Asst. Town Administrator will be made by the end of the week
- Positions of Asst. Town Accountant and Asst. Town Treasurer have been filled
- Bi-monthly newsletter will be out soon
- Working on ARPA applications
- Surplus Vehicle Online Auction is coming up
- MBTA Zoning – has applied for a Technical Assistant Grant
- Sent another letter to the State Cannabis Control Commission
- Thank you to Canna Vana for the \$25,000 donation to the Rockland Little League for construction of a new snack shack

7. Selectmen's Comments

Mr. Ellard –Rent Control Board still has 3 openings.

- Congratulations to Rockland graduate Megan Khan for her LPGA win
- Happy Anniversary of 31 years to my wife

Ms. Childs-Congratulations to former Selectman Kara Nyman's engagement

- Condolences to the family of Richard Erwin and to the family of the young man who hit him
- WRPS Scholarship Fundraiser last week was awesome – raised over \$3,000- Thank you to all who participated

Ms. Shortall-no comments

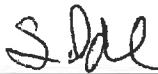
Ms. Needham-Welcome back to all the students heading back to school

- Thank you to the RPD for making the new school drop off smooth

Mr. O'Loughlin-Condolences to the family of Janet Killinger

MOTION to adjourn to Executive Session: per M.G.L. c. 30A §21 (a)(3) – to discuss pending litigation, Thomas Ruble v. Christopher Falco, et al: and strategy with respect to potential litigation that is demonstrably likely- name of matter withheld.

by Ms. Needham, 2nd by Ms. Childs. Roll Call Vote



Minutes by Susan Ide, Executive Assistant

Open Session Minutes approved by the BOS on 9/19/23.