

Rockland Open Space Committee Meeting 10/30/2023, 6:30 p.m., Chaffee Meeting Room, Town Offices

Attending: Donald Cann, Chair; Mike Bromberg, Vice-Chair, Pam Titus, Kathy Kirby

Tom Henderson and Kelli O'Brien McKinnon, Southfield Redevelopment Authority

Mike O'Loughlin, Chair, Select Board

Mr. Bromberg move, Ms. Kirby seconded, approval of the meeting minutes of 10/12/2023. Voted unanimously. Ms. Titus move, Mr. Bromberg seconded, approval of the meeting minutes of 10/24/2023. Voted unanimously.

Mr. Cann suggested that some emails should become part of the committee's official records, referencing two from Attorney Murphy on 10/25 and 10/30/2023.

Mr. Henderson said that they would like to go to Town Meeting knowing that the proposed BPD rezoning has the approval of the committee. Ms. Kirby raised the matter a legal description and plan with dimensions that Attorney Murphy said at the meeting of 10/12/2023 the voters should have before being asked to approve the MUDD. Mr. O'Loughlin questioned whether Attorney Murphy said that and he was assured that the lawyer did and that the Town Administrator was present in person at the meeting to hear him. Mr. O'Loughlin reiterated that the committee is advisory only and its approval is not necessary for approval of the developer's plan at Town Meeting. Mr. Henderson said he would have to get such information from the developer. He noted that a survey of the entire site cannot be done until the MEPA process and Natural Heritage action, if any, are done.

Mr. Bromberg asked if the developer will simply state in writing what it's seeking from Natural Heritage and if it will commit to no off-site mitigation. Mr. Henderson said that there is no plan for off-site mitigation and 478 acres will be preserved and Mr. Bromberg asked for written commitment to that effect. Mr. Jack Egan from the audience said that, unless it's in writing, it's not legally binding. He also raised the concern of water flow and retention in the proposed development plan. Mr. Bromberg noted that the list of permitted and prohibited uses includes those that were not in the 2017 plan for the base. He is looking for clear, legal language putting existing open space in a permanent Conservation Restriction.

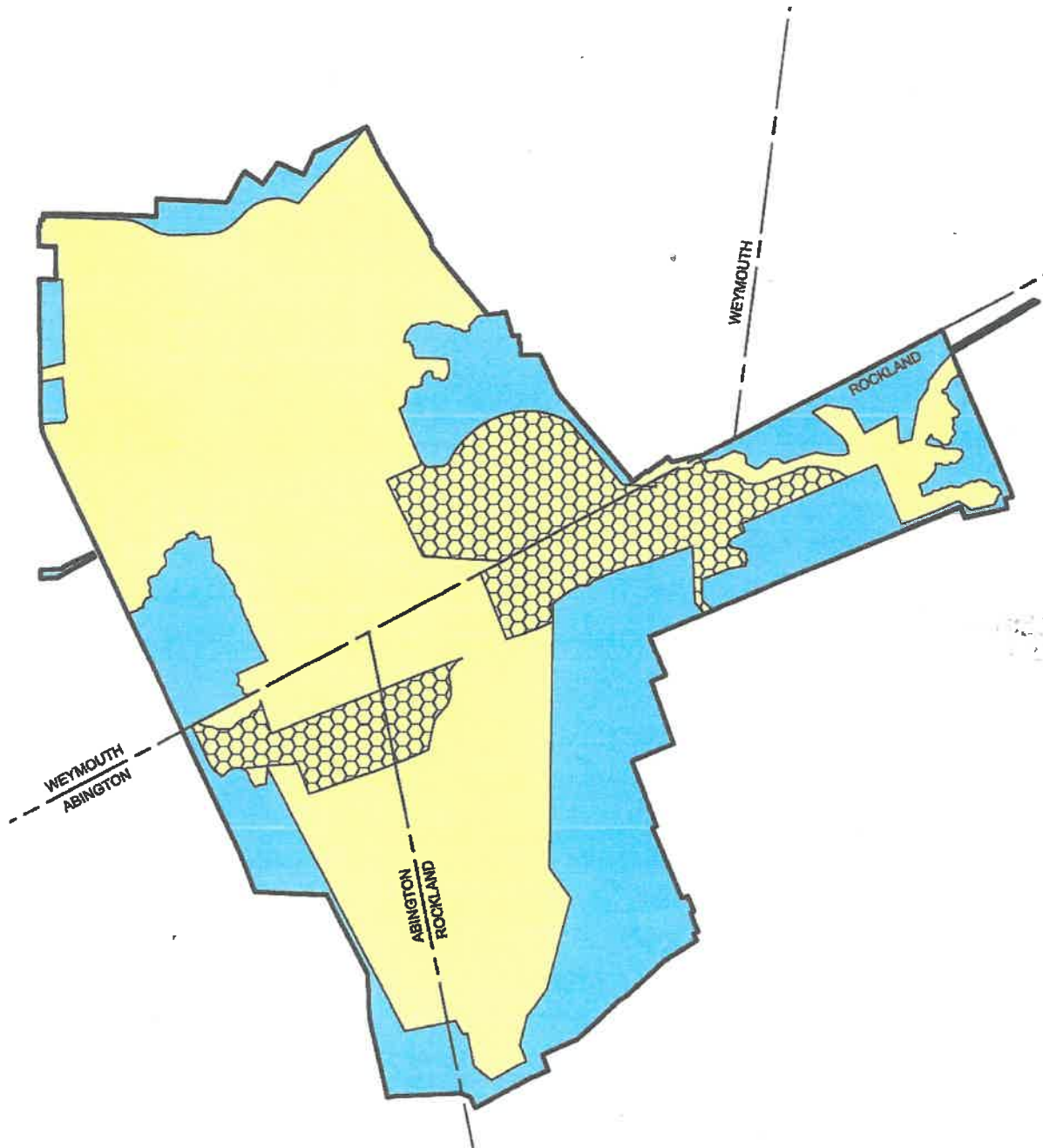
Ms. Parsons noted that the MUDD plan cuts off the Thompson's Pond trail and the minute the MUDD is approved, the developer can do whatever it wants.

Mr. Henderson said that they feel that all the committee's questions have been answered and they're frustrated. Mr. Cann reviewed some of the history of bad experience with developers' promises made and that the committee is looking for legally binding commitments.

Ms. Titus said she wants to see a group of citizens from all the Towns working on reviewing, advising and advocating during the development process, particularly open space. Mr. Henderson and Mr. O'Loughlin proposed the formation of a subcommittee, to be advised by Attorney Murphy. Mr. Henderson asked if a letter specifying no off-site mitigation and modification of the permitted and

prohibited uses would garner the committee's approval. Mr. Cann said he wants to keep currently protected areas without modification. Mr. Bromberg would like clarification of the status of parcels in the east end of the base. Mr. Henderson said that the goal posts keep moving and an agreement may not be possible. Ms. Kirby began a motion that included 1) no off-site mitigation, 2) formation of a subcommittee of citizens, 3) tailoring the permitted and prohibited uses list for Rockland open space, 4) the dimensions of the MUDD be made available prior to Town Meeting and 5) the east end of the base has to permanently remain open space. Mr. Henderson would not agree to providing the dimensions, Mr. Bromberg wanted a commitment that grants of restriction would be changed to Conservation Restrictions. Mr. O'Loughlin said that a Grant of Restriction was binding in perpetuity. Mr. Bromberg said that he knows Grants of Restriction can be changed, have been in the past, and that he will further research the issue. Ms. Kirby withdrew her motion as there was no consensus about its contents. The committee agreed that it will try to meet again prior to Town Meeting.

Maps were referenced during the meeting that the writer does not have.

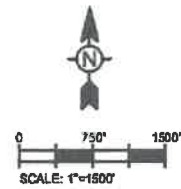


**LEGEND**

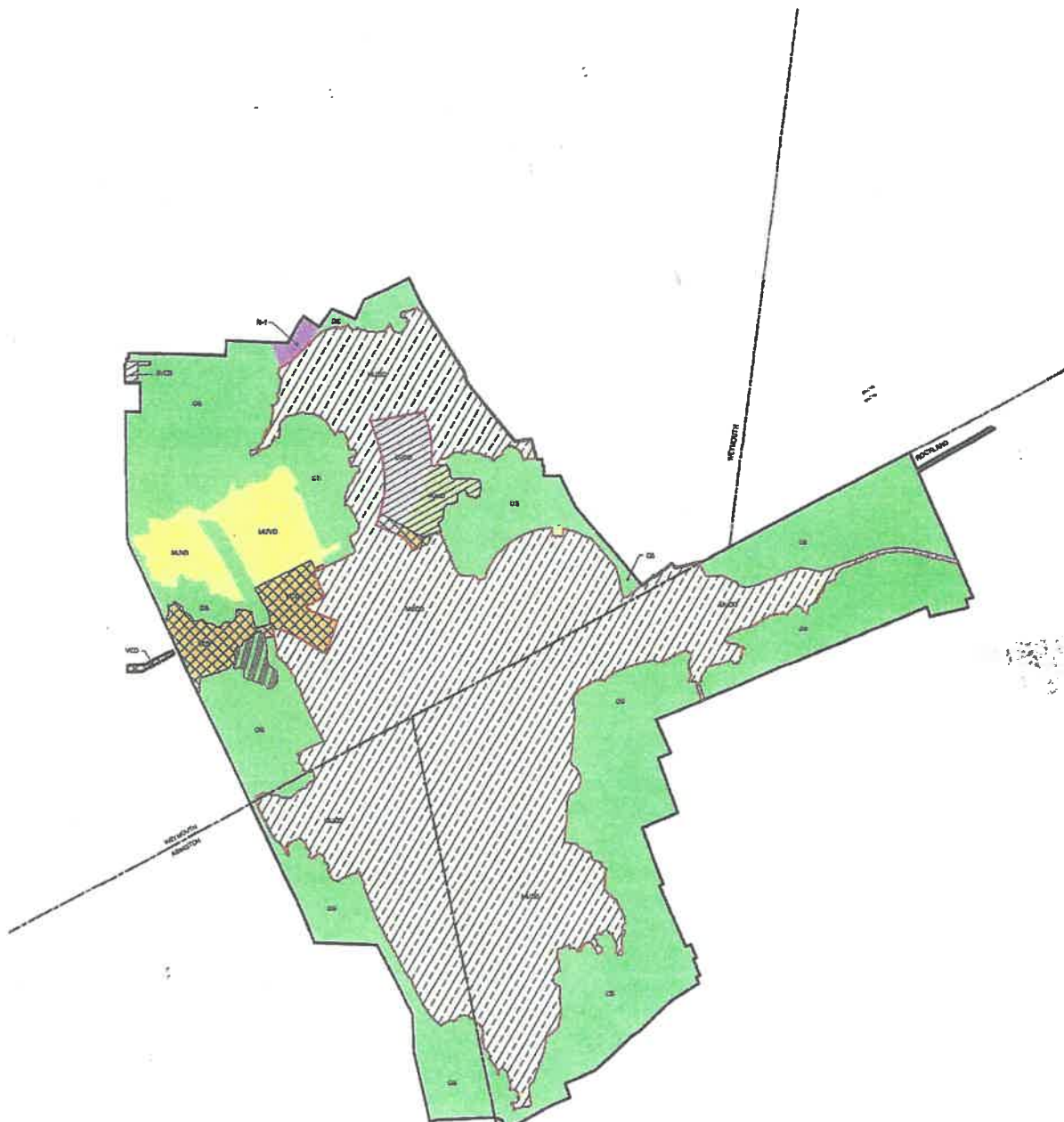
-  CENTRAL REDEVELOPMENT AREA\*
-  PERIMETER AREA\*
-  DEDICATED COMMERCIAL ZONE\*

\* FOR SO LONG AS SUCH AREA/ZONE EXISTS PURSUANT TO THE ENABLING LEGISLATION

South Weymouth Naval Air Station  
**CENTRAL REDEVELOPMENT AREA  
 AND PERIMETER AREA MAP**  
 EXHIBIT A-1  
 March 3, 2023







- LEGEND:**
- MAJOR ROAD OVERLAY DISTRICT (MRO)
  - NEIGHBORHOOD SUB-DISTRICT
  - TOWN CENTER SUB-DISTRICT
  - VILLAGE CENTER DISTRICT (VCC)
  - MIXED-USE VILLAGE DISTRICT (MUV)
  - DATA VILLAGE COMMERCIAL DISTRICT (DVC)
  - RECREATION DISTRICT (RD)
  - RESIDENTIAL DISTRICT (RD)
  - OPEN SPACE DISTRICT (OS)
  - HIGHLY VISIBILITY GROUND MOUNTED SIGN OVERLAY DISTRICT
  - MIXED-USE DEVELOPMENT DISTRICT (MUD)

South Weymouth Mass. Air Station  
 Zoning District Map  
 Exhibit A  
 March 3, 2023



