

MINUTES of November 21, 2011

Monday, November 21, 2011, 7 p.m.

**H. BERNARD MONAHAN MEMORIAL ROOM
TOWN HALL, 242 UNION STREET
ROCKLAND, MASSACHUSETTS**

**PLEDGE OF ALLEGIANCE
MOS**

Chairman Chaffee not present due to work obligations

Vice-Chairman Kimball read:

The audience, participants and general public should be aware that any and all portions 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 or the BOS office, a small fee will be charged.

OPEN FORUM

Designated Driver Program-Police Chief John Llewellyn, & Lt. Nick Zeoli

~Introduced a program in Rockland which encourages local restaurants bars and lounges to offer free soft drinks to designated drivers. 100% of the establishments approached volunteered to participate.

MINUTES

- 1. Open Session Minutes of November 7, 2011-tabled until 12/5/11**
- 2. Executive Session Minutes of November 21, 2011- tabled until 12/5/11**

UNFINISHED BUSINESS

3. School Bond Issue-Treasurer Sepeck, Accountant Hart

The BOS voted to authorize a \$32,844,767 bond for the school construction project. Mr. Chiocca read the entire motion into the record (attached to minutes).

MOTION to approve by Ms. O'Brien, 2nd by Mr. Johnson passed 4-0.

4. Board of Assessors-Classification Hearing at 7:30

**The hearing was opened at 7:30PM
Assistant Assessor/Appraiser Deborah Krupczak and the Board of Assessors met in joint meeting with the BOS to review tax rates and the current assessments and classifications.**

MOTION by Mr. Minahan, 2nd by Mr. Johnson for No Residential Exemption, passed 4-0.

MOTION by Mr. Johnson, 2nd by Ms. O'Brien for No Small Business Exemption, passed 4-0.

MOTION by Mr. Johnson, 2nd by Ms. O'Brien for a single tax rate, passed 4-0.

Ms. Krupczak informed the BOS the excess levy capacity for fiscal year 2012 is \$16,560.97.

MOTION to close the hearing by Ms. O'Brien, 2nd by Mr. Johnson passed 4-0

5. Report of the Beech Street Solar Project Committee

BSSPC Chairman Jim Paul, CDM representative Mary Mancini, and Mr. Chiocca provided the BOS with an update of the work of the committee. The BSSPC recommended a proposal from NextSun as it represented the best financial return to the Town of Rockland. The proposal would mean saving and land leases payments which would total between \$300,000 and \$400,000 each year for 20 years. The BSSPC would like to negotiate with NextSun on behalf of the Town with permission of the BOS.

MOTION to accept the recommendation of the BSSPC and authorize the BSSPC to negotiate a contract with NextSun by Ms. O'Brien, 2nd by Mr. Johnson passed 4-0.

6. Accept Grant for Senior Center, & accept Lot 1A from Housing Foundation off Albion Street.

Mr. Chiocca explained to the BOS Rockland should accept the grant offered to the Town in the State Supplemental Budget in the amount of 500,000 towards the Senior Center Project.

MOTION by Ms. O'Brien, 2nd by Mr. Minahan to accept the grant passed 4-0.

Mr. Chiocca explained the BOS had accepted the wrong parcel number at the previous meeting and that the BOS should accept parcel 1A off Albion Street from the Housing Foundation.

MOTION to accept parcel 1A by Ms. O'Brien, Mr. Minahan passed 4-0.

7. CDGB final submission approval-Wayne Darragh

Mr. Kimball re-opened the hearing regarding the Town's next CDBG application from the last meeting on November 7, 2011. Mr. Darragh asked the BOS approve the updated Community Development Strategy Plan.

MOTION by Ms. O'Brien, 2nd by Mr. Johnson to approve the CDS plan.

Mr. Darragh described the changes he has recommended to the BOS after the last meeting and asked the BOS to approve the updated plan including rehab of the property at 328 Union Street. Also Mr. Darragh included the request for assistance to the Senior Center. The COA van cannot provide all the service necessary so Mr. Darragh requested the inclusion of a "social services package" in the grant application.

MOTION by Ms. O'Brien 2nd by Mr. Johnson to approve the FY12 CDBG application passed 4-0.

MOTION by Ms. O'Brien 2nd by Mr. Minahan to authorize the BOS Chairman and appropriate Department Heads to sign grant applications passed 4-0.

MOTION by Ms. O'Brien, 2nd by Mr. Johnson to close CDBG hearing passed 4-0

NEW BUSINESS

8. Special Municipal Employee Status-Robert Rosa

Attorney Clifford explained the need to approve Special Municipal Employee status in order to allow Robert Rosa to serve on the ZBA and allow Mr. Rosa to enter into a contract to provide GIS services to the Town and Board of Assessors.

MOTION by Ms. O'Brien, 2nd by Mr. Johnson to approve passed 4-0.

9. East-West Parkway Grant

Mr. Chiocca informed the BOS the official notification has been received by the Town. Rockland's \$535,000 grant will be used for infrastructure improvements on the Rockland portion of the East West Parkway opening 81 acres to potential development and increasing the tax base in Rockland.

10. Little Bangkok new License

The BOS reviewed the application of Siam Express, LLC to receive a Common Victualler License for the "Little Bangkok Restaurant" at 100 Market Street.

MOTION to approve by Mr. Minahan, 2nd Ms. O'Brien passed 4-0.

11. License renewals

COMMON VICTUALLER LICENSES

- 1. Players Sports Bar, 86 VFW Drive**
- 2. Bamboo House, 928 Hingham Street**
- 3. D'Angelo Sandwich Shop, 144 Market Street – waiting for late fee**
- 4. Harmon Golf & Fitness Club, 168 Concord Street (3-0-1 Minahan)**

MOTION to approve subject to all requirements being met by Ms. O'Brien, 2nd by Mr. Johnson passed 4-0 (Mr. Minahan abstained on item #4)

AUTOMATIC AMUSEMENT LICENSE

- 1. Players Sports Bar, 86 VFW Drive**

MOTION to approve subject to all requirements being met by Ms. O'Brien, 2nd by Mr. Minahan passed 4-0.

ENTERTAINMENT

1. **Players Sports Bar, 86 VFW Drive**

MOTION to approve subject to all requirements being met by Ms. O'Brien, 2nd by Mr. Minahan passed 4-0.

TAXI/LIVERY LICENSES

1. **J & C Transportation, 404 Old Town Way, Hanover**

MOTION to approve subject to all requirements being met by Ms. O'Brien, 2nd by Mr. Minahan passed 4-0.

ALCOHOL LICENSES -

WINE & MALT PACKAGE

1. **Tedeschi Food Shop, 474 Market Street (3-0-1 Johnson)**
2. **7-Eleven, 92 Market Street**
3. **Tonia's Deli & Quick Mart, 246 East Water Street**

MOTION to approve subject to all requirements being met by Ms. O'Brien, 2nd by Mr. Minahan passed 4-0. (Johnson abstained on item #1)

ALL ALCOHOL- PACKAGE

1. **Station Liquors, 21 East Water Street**
2. **Union Street Package, 328 Union Street**
3. **Lukes Liquors, 167 Market Street**
4. **Cote' Maison Liquors, 347 Market Street**

MOTION to approve subject to all requirements being met by Ms. O'Brien, 2nd by Mr. Minahan passed 4-0.

ALL ALCOHOL-INNHOLDER

1. **Hotel Thomas, 167 Union Street**
2. **Holiday Inn, 929 Hingham Street**

MOTION to approve subject to all requirements being met by Ms. O'Brien, 2nd by Mr. Minahan passed 4-0.

ALL ALCOHOL-COMMON VICTUALLER

1. **Players Sports Bar & Restaurant, 86 VFW Parkway**
2. **Rockland Golf Course, 276 Plain Street**
3. **Game Time Sports Bar & Grill, 365 Centre Avenue**
4. **The Rock Sports Bar & Grille, 363 Union Street**
5. **China Plaza, 35 Market Street**
6. **Ninety-Nine Restaurant, 29 Accord Park Drive**

MOTION to approve subject to all requirements being met by Ms. O'Brien, 2nd by Mr. Minahan passed 4-0.

WINE & MALT COMMON VICTUALLER

1. **Mike's Pizzeria, 312 Union Street**
2. **Themis Pizza, 488 Market Street**
3. **Butterfield's Restaurant, 372 Market Street**

MOTION to approve subject to all requirements being met by Ms. O'Brien, 2nd by Mr. Minahan passed 4-0.

ALL ALCOHOL-CLUB

1. **Fraternal Order of Eagles, 29 Park Street(3-0-1 Minahan)**
2. **Old Colony VFW Post #1788, 22 Church Street**
3. **Harmon Golf & Fitness Club, 168 Concord Street (3-0-1 Minahan)**
4. **Columbia Social Club of Rockland, Inc., 440 Webster Street (3-0-1 Johnson)**

MOTION to approve subject to all requirements being met by Ms. O'Brien, 2nd by Mr. Minahan/Mr. Johnson passed 4-0. (Mr. Minahan abstained on items #1 & #3, Mr. Johnson abstained on item #4)

ALL ALCOHOL-COMMERCIAL CLUB

1. **Corrigan Racquetball Club, Inc.**

MOTION to approve subject to all requirements being met by Ms. O'Brien, 2nd by Mr. Minahan passed 4-0.

12. Acceptance of gift

TA Chiocca announced the Town had received a donation for renovations to the Building Department Service area. He reported he had spoken with department heads and requested they submit project ideas under \$5,000 for possible donations. The donor chose this project from the list, and has requested anonymity.

MOTION to approve acceptance of the anonymous donation by Ms. O'Brien, 2nd by Mr. Minahan passed 4-0.

TOWN ADMINISTRATOR'S REPORT & CORRESPONDENCE

- ~Read a letter from Veteran's Agent Anton Materna regarding Tri-Town Veteran's Day Parade.
- ~Read a letter from Rudy Childs praising the work of Highway Superintendent Bob Corvi, and the Highway Department.
- ~Rockland Firefighters are collecting for the annual Toys for Tots campaign.
- ~There are still vacancies on Capital Planning, Finance Committee, and Board of Water Commissioners.
- ~Reminder the annual "Holiday Stroll" is Saturday November 26, 2011, 4 to 7PM

Pam Murphy, Stroll Coordinator spoke to the BOS and discussed the events and plans surrounding the Annual Holiday Stroll. She explained some of the changes the Stroll is incorporating this year. Many of the churches and businesses on Union Street and the surrounding area are participating.

SELECTMAN'S COMMENTS

Mr. Kimball read:

Comments and opinions expressed by individual members do not necessarily reflect the views of all of the BOS and are the opinions and comments of only the individual member.

Ms. O'Brien

- ~She marched in the Veteran's Day Parade, it was a huge success.
- ~Happy Thanksgiving to all.

Mr. Minahan

- ~Apologized for missing the Veteran's Day Parade but was away.
- ~The annual Alice's kitchen will be open on Thanksgiving at the Eagles.
- ~Happy Thanksgiving to all.

Mr. Johnson

- ~Sorry he was away and missed the Veteran's Day Parade.
- ~Congratulations the Rockland Cheerleaders for their recent success in competitions.
- ~Happy Thanksgiving to all.

Mr. Kimball

~Reminded everyone Thanksgiving will be the last game this year for the High School football team.

~He is raffling a new IPOD2 in support of the COA at the Stroll, must be present to win.

30. EXECUTIVE SESSION for collective bargaining negotiation strategy session not to reconvene.

MOTION by Ms. O'Brien, 2nd by Mr. Johnson passed by Roll Call vote 4-0.

Allan R. Chiocca
Town Administrator

Edward F. Kimball, Vice-Chairman
for the Board of Selectmen

Note: Open Meetings are recorded by local cable WRPS and are considered the official record of the BOS meetings