

**SELECTMEN'S MEETING**  
**Tuesday, September 7, 2010 7 p.m.**

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

**PLEDGE OF ALLEGIANCE**  
**MOS**

**Steve O'Brien**  
**Albert L. Ingeno**

*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.*

**Presentation –Corporal Ryan P. Hart- by Anton Materna**

**OPEN FORUM**

**~Fire Chief Duffey & Deputy Police Chief Eramo-Explosives on Union St.**

**Chief Duffy and Deputy Chief Eramo discussed the events surrounding the recent seizure of explosives on Union Street. The BOS were informed of the decisions and events leading to the destruction of the explosives at the former South Shore Air Base.**

**~Superintendent Retchless- School opening**

**Superintendent Retchless thanked the Police Department, Highway Department and the parents of the pupils for their cooperation during the**

**opening of the new school year. There were some issues as a result of the new construction but with everyone's support the issues were resolved.**

**The new school construction project has had a few unanticipated issues and the start of construction has been moved back to November. The ground breaking ceremony is scheduled for October 19<sup>th</sup> at 3 PM.**

**An abutters meeting has been scheduled to review the plans for the construction project including water runoff concerns.**

**~Andy Triantaffelow**

**Mr. Triantaffelow requested donations on behalf of Disabled Veterans at the V.A. hospital. He provided a list of requested items.**

**He also advised residents to be aware of spider bites and to get medical attention if needed.**

**He thinks we should do better attracting businesses to Rockland. We should get the boards to do more to help encourage business to Rockland.**

**~Mike Zupkofska**

**He is coordinating a prescription drug drop-off program on November 6, 2010. He requested permission to use the Town Hall plaza and/or open Town Hall in the event of inclement weather.**

**MOTION by Ms. O'Brien, 2<sup>nd</sup> Mr. Minahan to approve use of Town Hall plaza provided logistics are finalized passed 5-0.**

***Agenda items taken out of order due to posting for 7:30 PM hearings***

**14. Common Vic transfer from Metro Pizza to Greek House of Pizza**

**Al Pappas applied for the transfer of a Common Vic License from Metro Pizza to "Greek House of Pizza".**

**MOTION to approve by Ms. O'Brien, 2<sup>nd</sup> by Mr. Johnson passed 5-0.**

**15. Liquor License transfer from R&R Tavern to Hangovers Tavern  
Also Entertainment License  
Common Vic License**

**MOTION to open hearing by Ms. O'Brien, 2<sup>nd</sup> by Mr. Johnson passed 5-0.**

**Attorney Jon Aieta and Manager Michael Direnzo appeared before the BOS to request transfer of the Liquor License from R & R Tavern to Hangovers Tavern.**

**MOTION to close hearing by Mr. Minahan, 2<sup>nd</sup> by Ms. O'Brien passed 5-0.**

**MOTION to approve license transfer provided all staff are TIPS trained by Ms. O'Brien, 2<sup>nd</sup> by Mr. Johnson passed 5-0.**

**MOTION to approve Entertainment License with 1 amplifier by Mr. Minahan, 2<sup>nd</sup> by Ms. O'Brien passed 5-0.**

**MOTION to approve Common Vic License by Mr. Minahan, 2<sup>nd</sup> by Ms. O'Brien passed 5-0.**

**16. Webster Street Auto Class II-Revocation of License hearing**

**MOTION to open hearing by Mr. Minahan, 2<sup>nd</sup> by Ms. O'Brien passed 5-0.**

**Mr. Chiocca explained to the BOS that the cancellation notice of the Bond for Webster Street Auto Sales was dated on June 24, 2010 a copy of the notice was received in the BOS office on June 28, 2010. The owner Mr. Seaton did not respond to 2 phone calls or a letter dated July 6, 2010 from Mr. Chiocca. On July 28, 2010 a certified letter was sent by Mr. Chiocca and signed for by Mr. Seaton. Mr. Seaton had not made any contact until this afternoon claiming he has renewed but did not offer any documentation.**

**Mr. Seaton spoke to the Board and said he has renewed his Bond but again could not offer documentation. He offer a series of excuses and asked the Board not to revoke his License that the renewal was ordered and on the way.**

**The Board reviewed a document offered by Mr. Seaton but it was inconclusive. The BOS made numerous inquiries of Mr. Seaton.**

**MOTION to close the hearing by Mr. Minahan, 2<sup>nd</sup> by Ms. O'Brien passed 5-0.**

**MOTION by Mr. Minahan to revoke the license as of 10 AM Friday unless documentation of Bond is received, no second.**

**MOTION by Ms. O'Brien, 2<sup>nd</sup> by Mr. Johnson to suspend the license pending notification of the Bond renewal, giving Mr. Seaton 2 weeks to provide proof of the Bond or BOS will take further action. Passed 5-0.**

**Item 13 taken out of order**

- 13. Change of hours**
- a. Eagles Club**
  - b. Columbia Social Club**

**Both clubs petitioned the BOS to amend licenses to allow for Sunday morning openings at 10AM**

**MOTION to approve Columbia Social Club opening at 10 AM Sundays by Mr. Minahan, 2<sup>nd</sup> by Ms. O'Brien passed 3-0-2(Johnson, Chaffee)**

**MOTION to approve Eagles Club extended opening at 10 AM Sundays by Mr. Johnson, 2<sup>nd</sup> by Ms. O'Brien passed 3-0-2(Minahan, Kimball).**

**The meeting returned to printed agenda order.**

- 1. Open Session Minutes of July 12, 2010**  
**MOTION to approve by Mr. Johnson, 2<sup>nd</sup> by Ms. O'Brien passed 4-0.**
- 2. Executive Session Minutes of July 12, 2010**  
**MOTION to approve not to be released until all matters are resolved by Ms. O'Brien, 2<sup>nd</sup> by Mr. Johnson passed 4-0.**
- 3. Open Session Minutes of August 2, 2010**  
**MOTION to approve by Mr. Johnson, 2<sup>nd</sup> by Ms. O'Brien passed 4-0.**
- 4. Executive Session Minutes of August 2, 2010**  
**MOTION to approve not to be released until all matter are resolved by Ms. O'Brien, 2<sup>nd</sup> by Mr. Johnson passed 4-0.**

## **UNFINISHED BUSINESS**

### **5. Fire Chief Search**

**Mr. Chiocca informed the BOS the advertisements had been placed for the Fire Chief search and 13 applications have been received to date.**

**Mr. Johnson discussed the decision by Current Fire Chief Duffey to apply and whether to continue the search.**

**Mr. Chiocca explained the BOS has two options. The first option is to let the Search run its course and the second is to enter into an agreement with Chief Duffey and suspend the search.**

**Mr. Johnson agreed and asked whether the process should continue tying up the resources, time, and efforts of the Search Committee.**

**Mr. Minahan felt Chief Duffey has many qualifications but that the process should continue.**

**Mr. Kimball recommended waiting 2 weeks and providing the BOS with the opportunity to review its options.**

**MOTION by Mr. Kimball, 2<sup>nd</sup> by Mr. Johnson to table any decisions and revisit at the next meeting passed 5-0.**

### **6. Old Payroll Checks**

**Mr. Chaffee announced he had offered Treasurer Sepeck the opportunity and she chose not to attend the meeting.**

**Mr. Chiocca read into the record a letter he had sent to the Attorney General regarding the loss of old payroll checks due to the Town Treasurer not shredding the checks as she should have.**

**The BOS discussed the event at length, including discussion of the need to shred all private information and steps taken to contact all possibly affected past and present employees.**

**Citizens Mike Zupkofska, Lou Valanzola and former Fire Chief Kevin Henderson all spoke from the audience.**

**7. TIF Agreements-AirXchange**

**Selectman Minahan outlined the benefits of the TIF agreement with AirXchange in return for the continued tax base and jobs for Rockland residents. Selectman Minahan had prepared the documents for submission to the Commonwealth to allow a tax incentive to expand the company in Rockland.**

**MOTION to approve by Ms. O'Brien, 2<sup>nd</sup> by Mr. Kimball passed 5-0.**

**8. TIF Agreements-CS Rockland, LLC**

**Selectman Minahan outlined the TIF provisions for Cambria Suites-Rockland. The TIF is structured differently from the previously approved TIF to allow an offset of water rates.**

**MOTION to approve by Ms. O'Brien, 2<sup>nd</sup> by Mr. Kimball passed 5-0.**

**Both TIF projects will make use of the job career center on Church St. located on the 2<sup>nd</sup> floor of the School Department.**

**Mr. Minahan also recommended the establishment of a TIF Monitoring Committee. The BOS will revisit the establishment of the Committee to monitor compliance and to meet with companies who have future TIF requests.**

**9. Municipal Vehicle Insurance Update**

**Mr. Chiocca indicated final update has still not been received from the insurance company. Mr. Chiocca is trying to establish a central registry of town vehicles with copies of each registration and title or who is holding the title. It is an attempt to organize at one place a list of all vehicles.**

**Mr. Zupkofska asked for a list of the vehicles and was told the list was not finalized with the insurance company. Mr. Chiocca reminded Mr. Zupkofska he still has not made documents he promised to produce available to the BOS.**

**10. Union St. Sidewalk Update**

**The project bids have been received and the low bid was Pavao Construction with both alternates the total was \$576,922.70. The project has been awarded and will start almost immediately. The company will also install the bike racks, and might install the trees.**

**Mr. Triantaffelow questioned the quality of work Rockland could expect. Mr. Minahan read the references regarding Pavao Construction and the excellent recommendations they received for similar projects in other communities.**

**11. McKinley School Elevator Update**

**Mr. Chiocca informed the BOS the elevator project at the McKinley Community Center is about to begin and would be done by October 1, 2010.**

**NEW BUSINESS**

**12. Waiver of Appraisal for Rockland Housing Foundation**

**Dr. John Rogers asked the BOS to approve a waiver of Appraisal for the Rockland Housing Foundation's Project to construct a new Senior Center and Housing project.**

**MOTION to waive appraisal by Ms. O'Brien, 2<sup>nd</sup> by Mr. Kimball passed 5-0.**

**17. LNR agreement**

**Mr. Chiocca presented a proposed amendment by LNR to the SSTTDC current agreement. Mr. Ryan will be appearing before the BOS at the next meeting to discuss the amendment.**

**18. Job Office-School Building Project**

**Mr. Chiocca announced the School Building Committee will be establishing a Resource Center at the School's Administration Offices. The Quincy Career Center will be manning the office.**

**19. Rail Trail report**

**Ms. O'Brien presented a project to clean the rail line from Abington to Hanover and create a walking trail. Iron Horse Preservation Society will remove all the rails, spikes, metal and the railroad ties. They will work with the town to clean the entire stretch to create a clean clear walking/ bike riding trail.**

**There is no cost to the Town of Rockland beyond paving road crossing and arranging egress and access points.**

**MOTION to authorize Mr. Chiocca to proceed with a contract by Mr. Johnson 2<sup>nd</sup> Ms. O'Brien passed 5-0.**

**20. Election announcement**

**Mr. Chaffee read the State Primary Election announcement.  
MOTION to post by Ms. O'Brien, 2<sup>nd</sup> by Mr. Kimball passed 5-0.**

**21. Appointments-Renewals**

**MOTION to reappoint Frank DelPrete to the Energy Committee by Ms. O'Brien, 2<sup>nd</sup> by Mr. Johnson passed 5-0.**

**MOTION to reappoint Kathleen Daggett to the Youth Commission by Ms. O'Brien, 2<sup>nd</sup> by Mr. Johnson passed 5-0.**

**MOTION to reappoint Laurie Dolan to the Youth Commission by Ms. O'Brien, 2<sup>nd</sup> by Mr. Johnson passed 4-0(Mr. Minahan stepped away).**

**26. TOWN ADMINISTRATOR'S REPORT & CORRESPONDENCE**

**~Read a letter of thanks to Bob Brinkman and Darlene Sullivan of the Hanover Assessors Office for their help during the transition period in the Rockland Assessors Office.**

**~Mr. Chiocca also announced the pending resignation of Hiedi Hosmer from the BOA and if anyone is interested in serving until the next election please apply.**

~The BAT Bus schedule has changed to be consistent Monday through Friday reflecting a constant repetitive route in Rockland and towards Brockton Hospital. The Senior Van will take the responsibilities going towards South Shore Hospital.

~ADA Committee Update- The committee has met and organized. The committee is reviewing the report developed for Rockland in 2007.

~Citizens Toll Booth-Rockland Dollars for Scholars Committee requested permission for toll booths on September 25, 2010 with a rain date of October 2, 2010. They will coordinate with the Police Department.  
MOTION to approve by Mr. Johnson, 2<sup>nd</sup> by Ms. O'Brien passed 5-0.

~Rockland Home Rule Petitions to remove the Deputy Police Chief from civil service & the legislation delineating the boundary between the School & Park Departments properties have both been signed into law by the Governor.

~A Shields Family Fundraiser will be held on Saturday September 18, 2010 at the Abington VFW.

~A letter of thanks for the charitable donations to the Howie Nyman Memorial Scholarship Fund from Rhonda Nyman.

## SELECTMAN'S COMMENTS

*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.*

### Mr. Minahan

- Announced pending opening on the Board of Assessors
- Invited all to attend the Eagles Smoke-off and seize the opportunity to see him in the dunk tank at 1pm on September 1, 2010.

### Mr. Kimball

- It has been a tough summer for losses to the Rockland community.
- There are many projects moving forward in the town including the school construction.
- He is enjoying working together with his fellow BOS members.

**Mr. Johnson**

- Welcomed back students as school is back in session
- Discussed the South Shore Eagles Instructional Hockey Program

**Ms. O'Brien**

- Thanked the Town of Rockland and everyone for their support, thoughts and prayers she has received during the recent loss of her husband.

**Mr. Chaffee**

- Offered his condolences to Deb O'Brien and also the Ingeno Family
- Discussed the LaSalle College Baseball team golf fundraiser.
- Discussed the Open Forum section of the BOS meeting. He asked persons wishing to be on the agenda make a request prior to the meeting.

**MOTION to go into Executive Session not to reconvene to continue Town Administrator contract review and negotiations by Ms. O'Brien 2<sup>nd</sup> by Mr. Johnson passed 5-0 by Roll Call Vote.**

### **30. EXECUTIVE SESSION**

#### **1. Town Administrator contract review continued**

---

**Allan R. Chiocca**  
Town Administrator

---

**Deborah A. O'Brien, Vice Chairman**  
Rockland Board of Selectmen

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