



TOWN OF ROCKLAND

Board of Selectmen

Town Hall
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Rockland, Massachusetts 02370

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Chairman:
Edward F. Kimball
Vice Chairman:
Lawrence J. Chaffee

Selectmen:
Michael P. Johnson
Larry J. Ryan
Korey M. Welch

Town Administrator:
Allan R. Chiocca

Executive Assistant:
Susan M. Ide

SELECTMEN'S MEETING
Monday, November 17, 2014 @ 7 p.m.

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

PLEDGE OF ALLEGIANCE
MOS

NOTE: Vice Chairman Chaffee was not present for this meeting

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

MINUTES

2. Minutes of November 3, 2014- tabled

UNFINISHED BUSINESS

3. The Stroll-Pam Murphy

~TA Chiocca read a letter and updated the BOS on plans regarding the Annual Holiday Stroll from Pam Murphy

4. Affordable Housing Inventory

~TA Chiocca updated the BOS regarding the current housing inventory listed by the State for Rockland. It appears while some projects in Rockland have been approved by the ZBA, they were not properly recorded with the State. Notices sent to the town have not been forwarded to the BOS. The ZBA sent copies of decisions to the Town Clerk but no follow-up plan made sure they were recorded to be counted with the state or enforced.

TA Chiocca outlined a plan going forward to survey previously approved projects and have the counts added to the State survey. Additionally he will establish protocols for recording new projects and verification of the steps required before any building permits are issued.

Also he recommended a Housing Partnership Committee be established to develop a plan and explore possibilities to use existing housing stock to bring Rockland into compliance. One possibility includes incentives and restrictions with owners of current rental stock.

5. Rockland Meadows 40B project

The BOS reviewed the draft response to Mass Housing noting this was the just the initial phase to prevent or mitigate the North Union Street proposal. Attorney Galvin outlined the process to be followed. TA Chiocca indicated the Town's response including Departmental letters would be posted on line. The neighbors' letters would also be forwarded and included.

6. ZBA Alternate Appointment

The BOS further discussed the appointment to the vacancy of an alternate's appointment to the ZBA.

~~~MOTION to appoint Sue Joyce by Mr. Johnson, 2<sup>nd</sup> by Mr. Ryan passed 3-0-1(Welch).~~

### **NEW BUSINESS**

#### **7. Change of Manager- Columbia Social Club**

~Motion to approve by Mr. Ryan, 2<sup>nd</sup> by Mr. Welch passed 3-0-1(Johnson)

## **8. License renewals**

### **All Alcohol – Club**

1. **Fraternal Order of Eagles – 29 Park Street**

~MOTION to approve by Mr. Johnson, 2<sup>nd</sup> Mr. Ryan passed 3-0-1(Welch).  
*Note “Rule of Necessity” required Mr. Johnson vote.*

2. **Harmon Golf & Fitness Club – 168 Concord Street**
3. **Ninety Nine Restaurant – 29 Accord Park Drive**

~MOTION to approve 2 & 3 by Mr. Johnson, 2<sup>nd</sup> Mr. Ryan passed 4-0.

### **All Alcohol – Commercial Club**

1. **South Shore Racquet & Fitness - 406 VFW Drive**

~MOTION to approve by Mr. Johnson, 2<sup>nd</sup> Mr. Ryan passed 4-0.

### **All Alcohol – Common Victualler**

1. **China Plaza – 35 Market Street**

~MOTION to approve by Mr. Johnson, 2<sup>nd</sup> Mr. Ryan passed 4-0.

### **All Alcohol – Innholder**

1. **Hotel Thomas – 167 Union Street**

~MOTION to approve by Mr. Johnson, 2<sup>nd</sup> Mr. Ryan passed 4-0.

### **All Alcohol - Package**

1. **Station Liquors – 21 East Water Street**
2. **Union Street Package – 328 Union Street**

~MOTION to approve both by Mr. Johnson, 2<sup>nd</sup> Mr. Ryan passed 4-0.

### **Wine & Malt - Package**

1. **Tedeschi Food Shops – 474 Market Street**

~MOTION to approve by Mr. Ryan, 2<sup>nd</sup> Mr. Welch passed 3-0-1(Johnson).

2. **7-Eleven – 92 Market Street**

~MOTION to approve by Mr. Johnson, 2<sup>nd</sup> Mr. Ryan passed 4-0.

**Common Victualler**

1. Lucky House Food – 434 Union Street

~MOTION to approve subject to Board of Health requirements being fulfilled by Mr. Johnson, 2<sup>nd</sup> Mr. Ryan passed 4-0.

2. Amante Pizza& Cafe –440 Union Street
3. Hotel Thomas – 167 Union Street
4. Dina’s Pizza – 930 Hingham Street
5. The Brown Bag Deli – 125 Weymouth Street
6. Ninety Nine Restaurant – 29 Accord Park Drive
7. Dunkin Donuts – 851 Hingham Street
8. Dunkin Donuts – 1149 Hingham Street
9. Best Western – 909 Hingham Street

~MOTION to approve #2 thru 8 by Mr. Johnson, 2<sup>nd</sup> Mr. Ryan passed 4-0.

**Class I**

1. International Sports – 7 Market Street

~MOTION to approve by Mr. Johnson, 2<sup>nd</sup> Mr. Ryan passed 4-0.

**Class II**

1. S & J Auto Motors – 250 Webster Street
2. WCS Automotive – 1 Bishop Lane
3. Supreme Muffler & Brake – 511 Plain Street
4. Supreme Muffler & Brake – 218 VFW Drive
5. International Sports – 7 Market Street
6. Trust Petroleum, Inc. – 104 Market Street

~MOTION to approve all by Mr. Johnson, 2<sup>nd</sup> Mr. Ryan passed 4-0.

**Entertainment**

- 1.
2. Hotel Thomas – 167 Union Street
3. The Brown Bag Deli – 125 Weymouth Street
4. Ninety Nine Restaurant – 29 Accord Park Drive

~MOTION to apply this license only to businesses with more than 1 television and not serving alcohol by Mr. Ryan, 2<sup>nd</sup> Mr. Welch passed 4-0.

~MOTION to approve all by Mr. Johnson, 2<sup>nd</sup> Mr. Ryan passed 4-0.

**Innholder**

1. Hotel Thomas – 167 Union Street
2. Best Western – 909 Hingham Street

~MOTION to approve both by Mr. Johnson, 2<sup>nd</sup> Mr. Ryan passed 4-0.

**Taxi/Livery**

1. Robbins Taxi – 115 Harstuff Street

~MOTION to approve by Mr. Johnson, 2<sup>nd</sup> Mr. Ryan passed 4-0.

**Unattended Donation Containers**

1. Fast Lane – 430 Union Street
2. All Prime Energy – 104 Market Street
3. Webster St. BP – 399 Webster Street

~MOTION to approve all by Mr. Johnson, 2<sup>nd</sup> Mr. Ryan passed 4-0.

**Automatic Amusement**

1. Hotel Thomas – 167 Union Street

~MOTION to approve by Mr. Johnson, 2<sup>nd</sup> Mr. Ryan passed 4-0.

**9. Request to appoint temporary Registrar**

TA Chiocca read a letter request temporary appointment of Mary Pat Kaszanek for the scheduled recount of the State Representative's race in Rockland.

~MOTION to approve by Mr. Johnson, 2<sup>nd</sup> by Mr. Johnson 4-0.

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

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-TA Chiocca announced the street parking ban for the Winter season will begin December 1, 2014.

-The Annual Toys for Tots program is being run by the Rockland Firefighters.

-Read the Veterans Day Parade report from Anton Materna.

## SELECTMAN'S COMMENTS

**Chairman 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.*

**Mr. Welch -No Comments**

**Mr. Ryan -Congratulations to Rockland Girls Soccer South Sectional finalists  
-Thanked everyone for a successful Veterans Day event.  
-Thanked Mr. Kimball, Mr. Minahan, Ms. McKinnon-O'Brien, Mr. Gambon and Accountant Hart for all their work on the Southfield Redevelopment Authority.**

**Mr. Johnson -No Comments**

**Mr. Kimball -Thanked everyone who voted.  
-Discussed the site visit in the rain with the developer of the 40B Rockland Meadows project and feels there will be further discussions to modify the proposal.  
-He' been attending SRA meeting and will continue to pay close attention.**

### 30. EXECUTIVE SESSION (No Session)

~MOTION to adjourn by Mr. Johnson, 2<sup>nd</sup> Mr. Ryan passed 4-0.

Meeting ended at 8:07p.m.



Allan R. Chiocca  
Town Administrator



Lawrence J. Chaffee, Vice Chairman  
for the Rockland Board of Selectmen

The listings of matters are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.