



## TOWN OF ROCKLAND

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

*Chairman:*  
Michael P. O'Loughlin  
*Vice Chairman:*  
Kara L. Nyman

*Selectmen:*  
Larry J. Ryan  
Rich Penney  
Tiffanie Needham

*Telephone:* 781-871-1874  
*Fax:* 781-871-0386

BOS Open Session Minutes of  
August 10, 2021

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

In attendance: Chairman Mike O'Loughlin, Vice Chairman Kara Nyman, Member Larry Ryan, Rich Penney, Tiffanie Needham, Town Administrator Doug Lapp, Assistant Town Administrator Jennifer Constable, Town Accountant Elizabeth Zaleski, Human Resources Director Stacy Callahan, Recreation Director Jeanne Blaney and Board of Health Chairman Scott Margolis.

### 1. Pledge of Allegiance

### 2. Community Announcements

- Brocton Area's 2021 Overdose Vigil by Candlelight-Tuesday 8/31/21, 6:30pm outside the Fine Arts Auditorium at Brockton High School
- Open Space Public Forum – Acquisition of 36.3 Acre McCarthy Farm - August 24 – 7:00pm Rockland High School
- Rent Control Board has openings for interested residents

### 3. Minutes-Open Session Minutes of July 13, 2021

MOTION to approve the Minutes of July 13, 2021, by Mr. Ryan, 2<sup>nd</sup> by Mr. Penney. Unanimous approval

### 4. New Business –

-Board Reorganization – Members of the Board expressed they would like to maintain the current Chairman and Vice Chairman.

MOTION to nominate and approve Mr. O'Loughlin as Chairman, by Mr. Ryan, 2<sup>nd</sup> by Ms. Nyman. Unanimous approval.

MOTION to nominate and approve Ms. Nyman as Vice Chairman, by Mr. Penney, 2<sup>nd</sup> by Mr. Ryan. Unanimous approval.

-One Day Liquor Licenses- Latitude Beverage/90+ Cellars - Request Rockland Farmers Market dates: 8/21, 8/28, 9/11, 9/25, 10/9. Ms. Blaney and Farmers Market Coordinator Allyson Lee said the winery has followed all Town procedures.

MOTION to approve Latitude Beverage/90+ Cellars Rockland's Farmers Market dates, as requested, by Mr. Penney, 2<sup>nd</sup> by Ms. Nyman. Unanimous approval.

The Board thanked all involved with the Farmers Market and their great success.

-Year End Transfers- Ms. Zaleski provided the Board with the FY21 year-end transfers report including additional Snow & Ice budget, School transportation, Tax Title and Town Elections. The year-end closing

went well, and she is very proud of her hard-working staff.

-Local Rapid Recovery Plan Presentation & Adoption –postponed until a later date

-Cultural Council Appointments – 3-year term – Cynthia Ward and John Cheney

MOTION to appoint Cynthia Ward and John Cheney to the Cultural Council, by Mr. Ryan, 2<sup>nd</sup> by Mr. Penney. Unanimous approval

CDBG-Single Case Waiver Request –CDBG requested a waiver of the per unit cost cap for the Housing Program project Case #18-242.

MOTION to approve a waiver for Case #18-242, as requested by Mr. Penney, 2<sup>nd</sup> by Ms. Nyman, Unanimous approval.

-Other New Business Not Reasonably Anticipated – none

#### 5. Old Business-

- Senior Affordable Housing Project – Massachusetts Local Initiative Program (LIP), a.k.a. “Friendly 40B” – 403 Union Street/6 DelPrete Ave. (Holy Family Church site) –Request of Letter of Intent – Mr. Lapp reminded the Board of the previous presentation by the developer, Connolly and Partners, LLC, and he recommends the Board make a final decision tonight. Mr. Ryan stated he has reassured residents this project is for senior housing. Mr. Penney said this is a tremendous use of the building, but he still maintains the BOS should not be making this decision. Ms. Nyman and Ms. Needham agree this is a “win-win” and is great for the Town.

MOTION to approve letter of support for the proposed Senior Affordable Housing by Mr. Ryan, 2<sup>nd</sup> by Ms. Nyman, 4-1, Mr. Penney abstained.

Connolly and Partners Consultant Joe Armstrong commented on the State restrictions and clarified concerns regarding “40B”. He said they are excited to transform this historic building into senior housing. Father Hickey briefly commented and fully endorsed the development. Mr. Armstrong also assured the Board that Connolly and Partners will continue public outreach for the project.

-Special Town Meeting Warrant Articles – Mr. Lapp recommends closing the Warrant and reviewed the nine Articles.

-Articles 1, 2, 3 – Flood Plain By Laws – these articles were previously presented and voted down at the May 3 Town Meeting. The Town has worked diligently to get more information out to the residents. Mr. Penney asked who will present the Articles. Ms. Constable said she would give a brief overview with Attorney Bob Galvin and representatives from FEMA and DCR available for questions.

-Article 4 -Open Space Land Acquisition-to authorize the Town to acquire 36.3 acres of open space. Mr. Lapp has created a detailed Power Point presentation for Town Meeting and the Open Space Committee will speak. The Board commented and thanked Mr. Lapp, Ms. Constable, and the Open Space Committee for their work on the State Grant application for a \$400,000– hope to hear a decision in the Fall.

-Article 5 -Elected Officials FY22 Compensation- Mr. Lapp explained this is the 2% increase as received by Town employees - the numbers were not ready for the May Town Meeting.

-Article 6 -Health Agent FY22 Compensation-Mr. Lapp provided the background of the Article. Mr. Margolis presented documentation including a market salary comparison put together by Ms. Callahan. and spoke of the workload qualifications to support the agents increase. The Board commented and had a discussion with Mr. Margolis. Health Agent Delshaune Flipp made a brief statement.

MOTION to place Article 6 Health Agent Compensation on the STM Warrant by Mr. Penney, 2<sup>nd</sup> by Mr. Ryan. Unanimous approval

MOTION to state “Approve and Recommend” Article 6 on the STM Warrant by Mr. Penney, 2<sup>nd</sup> by Mr. Ryan. Unanimous approval

-Article 7 -Unpaid Bills from Prior Year-use of current budget

-Article 8 -Sewer Infrastructure Improvements- reallocation of prior article

-Article 9-Hartsuff Park Maintenance-reallocation of prior articles

MOTION to accept and close the Special Town Meeting Warrant, by Mr. Ryan, 2<sup>nd</sup> by Ms. Nyman. Roll Call Vote.

-Action Item-Collective Bargaining Agreement Reached with Rockland Firefighters, IAFF., Local 1602 - Mr. Lapp reminded the Board this is a public announcement only and is consistent with all other Union agreements.

Other Old Business Not Reasonably Anticipated – none

6. Town Administrator’s Report & Correspondence

-Fire Department has received 2 grants: \$8,900 Comm. Security Trust Fund, for purchase of laptops for engines and \$160,000 FEMA Asst. for pump training. Special thanks to Firefighter Marc Oshry.

-Reminder FEMA Flood Plain Maps are on the Town website

-CARES Act Funding has \$1.2 million “unspent funds” Ms. Zaleski and School Manager Jane Hackett requested additional CARES Act funds for Rockland. Special thanks to Ms. Zaleski for her hard work

-COVID cases on the rise. We will continue to follow State guidelines.

7. Selectmen’s Comments

Ms. Needham-Thanks to the organizers of Rockland Day

-Monday night Rockland Races have been fun- thanks to the Murrays & the Church

Mr. Penney-Rockland events run by amazing volunteers

-Special thank you to Jeanne Blaney

-Holiday Stroll “coming”

Mr. Ryan-Thank you to all employees.

Ms. Nyman-Have a great rest of the summer.

Mr. O’Loughlin–Rockland events have been great

-Thank you to Rockland Day Committee & Park Superintendent Peter Ewell for the cleanup of resident’s yards after the fireworks

-1<sup>st</sup> Saturday of September is “Rockland Police Appreciation Day”

8. MOTION to adjourn to Executive Session for:

Purpose No. 3- To discuss strategy with respect to collective bargaining, Rockland Highway Union, AFSCME Council 93 union negotiations

Purpose No. 6 – To consider the purchase, exchange, lease or value of real property, Map 24, Lot26.

by Mr. Penney, 2<sup>nd</sup> by Mr. Ryan, Roll Call Vote. Unanimous approval.

  
Minutes by Susan Ide, Executive Assistant

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.

Open Session Minutes approved by the BOS on 9/7/21