



ROCKLAND
JAN 14 2022 PM 1:01

TOWN OF ROCKLAND

Planning Board

Town Hall
242 Union Street
Rockland, Massachusetts 02370

Telephone: 781-871-1874 X1196
Fax: 781-871-0386
E-mail: planningboard@rockland-ma.gov

Planning Board Minutes Friday, January 14, 2022 at 5:00 pm Rockland Town Hall Lower Level

In attendance – Michael Corbett, Chairman; John Lucas & Randy Hoblitzelle (*via phone Charles Williams & James Wells*).

Call to Order: 5:01pm

The audience, participants and general public should be aware that any and all portions of 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. A small fee will be charged. Chairman Corbett noted the meeting is being recorded for note taking purposes. The recording will be destroyed once minutes are recorded.

New Business

- Site & Design Review for Forest Delahunt Development, LLC., Grady Consulting, LLC for Lovell Academy 80 Bill Delahunt Parkway (Map 14, Lots 47 & 92, Map 13, Lots 1 & 3 and Map 19 Lot 108).

Site Review

Kevin Grady of Grady Consulting representing applicant have been through Conservation. Lovell Academy will be a boarding for elite boys and girls from around the world, mostly United States and Canada. There will be eight (8) classrooms science lab, study center, full-service cafeteria, Nurses office, teacher's and student lounge. Elite High School boys and girls hockey with on ice training with lockers, laundry and all will attend the school. The Director will work with six (6) academy teams /set rosters and assuring these pre-selected players will behave in a respectful manner. The players are skating several hours a day to maximize potential, that makes student athletes attractive most successful is the path and vision of the owners.

There will be employees, Director of Hockey, School Administrators, Janitor staff, two Nurses, security patrol, six (6) chaperones and Kitchen staff. The proposed building is 15,209sqft located in an I2 district and 50ft out to Forest is R2 use, which allows for non-profit schools in any zones. This is a 59 acres site minimum lot area no minimum requirement and sufficient frontage.

Per the provided package analysis and based on the number of classrooms 1.5 per classroom 8 full times classrooms is fifteen (15) spaces for employees, 1 space for each 19 spaces. The requirement is thirty-four (34) we are providing fifty-one (51) plus three (3) accessible in front. Total 14, 18, 14 and 5 in rear.

The students are not allowed to have cars the spaces sufficient for use. Will have access from Bill Delahunt Parkway the rink construction of driveway will access 24ft drive off that and will circle around the parking. They will have signage to direct regular automobile traffic to stay in parking lot and there is adequate access for emergency vehicles as well as delivery vehicles to get around the property.

The utilities consist of electric, gas, water & sewer. Water/Sewer are complicated due to the moratorium. We have met with the Water Department, do need to connect water main for sprinkler will have an 8-inch water main for fire protection and will also outfit for water connection. We are hoping to time this with the lift of moratorium and have begun process for a public water supply well. The Sewer is the same scenario with a moratorium on connections so designed connections to both. If lifted and we can connect simple through rear of building to Forest Street connect via gravity. If not lifted, we have permitted for a septic system with the BOH. The Septic will exit in same location, interior doesn't change grease trap through kitchen the two tanks then 5 field presby system. We have sited reserve area parking lot in front of the rink. We would like to start construction hold off as long as possible to connect to sewer if possible. Prefer to connect to public water and sewer.

Storm water designed two ways if we have connections or septic. The catch basins connected subsurface TSS removal. The infiltration systems wrapped in fabric going into infiltration portion of the system. The roof is also connected to the systems infiltrate roof and catch basin parking lot through these basins. The overflow goes to outlet at first turn at hockey rink driveway. The analysis submitted reviewed by two (2) Peer reviewers, the peak rate of flow less than pre-develop or after developed. In a 24-hour day no more water will run off site as it does today has been signed off by both of the Peer reviewers.

We submitted landscape plans includes native planting requested by Conservation, ornamental trees around perimeter, retain 10ft wide natural vegetation, suitable landscape on commercial side. There will be emergency vehicle access all around building. The dumpster will have truck access to pick up trash and exit. We are proposing 10ft vegetation along Westerly line Southerly line and setbacks to abutting properties there. The submitted lighting is not casting any light onto any abutting properties.

The traffic report generated discusses estimate traffic for high schools, students live at the school chaperones will live there on traffic to and from 1 hour between 7-9 am, 1 hour 4-6pm staff and vendors. There will be four (4) onsite teachers M-F 9-5 other teachers teach remote. Other staff 6am-6pm, Kitchen morning after 6am-2pm and second 12pm-8pm. The students/staff arrive an hour before. The four (4) vendors to deliver 5am-9am, other vendors 7am-2pm. weekday am and weekday pm six (6) trips. Bill Delahunt is 150 vehicles per day in the future more project 0.5 increases 50/50 split small, generated traffic.

The Site plan does meet the requirements in 1-2 zone. This will have negative impacts to abutters with good access through Bill Delahunt Parkway. Some utility plans reviewed and approved have plan for multiple variables. The dumpsters are away from the abutters and the drainage systems adequate - providing TSS removal, moving water, compliant with parking and adequate lighting. We have closed the hearing with Conservation and expecting an order of conditions. We have discussed all over several reviews and do not need any variances compliant with zoning.

Chairman Corbett and questions? **Randy Hoblitzelle** how long? **Kevin Grady** school season. **Randy Hoblitzelle** parents visiting? **Kevin Grady** no, no accommodations for parents most not close. **Randy Hoblitzelle** how to get from academy to rink? **Kevin Grady** a golf cart will shuttle them. The vendors 5am-12pm food delivery for breakfast. John Lucas the town bylaws are 7am-7pm will put in conditions.

Chairman Corbett Charlie? **Charlie Williams** you will shuttle students via golf cart from school to rink? how many students? some might want to walk any accommodations? **Kevin Grady** there is a shoulder no sidewalks. **Charlie Williams** back of property facing Forest Street concerned about buffer between the building and those residents. I would like to see more natural barrier towards the back of the building to shield those on Forest Street. **Kevin Grady** we are providing 30ft wide natural vegetation barrier and could also provide fencing along retaining wall. We will provide additional screening. **Charlie Williams** I would agree with that make a condition to providing more green if needed. **Charlie Williams** you have tentative agreement for sewer or water? **Kevin Grady** water. **Charlie Williams** if you do septic, do you have a way to connect to town sewer if possible? **Kevin Grady** yes. Suggest build below parking lot section to connect in the future as well.

Chairman Corbett James any questions? **James Wells** no at this time.

John Lucas are you planning on putting the dumpster in the right hand corner are you going to put a fence around that? **Kevin Grady** we can. **John Lucas** its the same service 7am-7pm. **Kevin Grady** we can do that.

Randy Hoblitzelle reclaimed water system? **Kevin Grady** not that I am aware of.

Randy Hoblitzelle students stay in the building? **Kevin Grady** not locked up they do have security. **Randy Hoblitzelle** what prevents kids from wandering? **Kevin Grady** these kids will be busy, student athletes having NHL rink with amenities, but kids will wander. **Randy Hoblitzelle** not a judgment where will they go cars going up and down. **Kevin Grady** low speed with shoulders, speed humps and turtle bridges will slow down vehicle movements. They would spend most of their time in the rink and there will be a headmaster on site. **Randy Hoblitzelle** is there an outdoor area for them? **Kevin Grady** they have an area if any issues with neighbors owner has a business nearby they will be fully involved, they want to be good neighbors. **Randy Hoblitzelle** to Charlies point the more buffering the better.

Chairman Corbett the retaining walls on West & East side, on the lower wall you have a fence the higher you don't. **Kevin Grady** we had all fencing and it was questioned, so we eliminated the fencing. We are happy to buffer the abutters with a nice 6ft fence. **Chairman Corbett** also a safety issue. **Kevin Grady** we have guardrails. We will put a fence all the way down. There is a permanent turtle barrier around the location. **Chairman Corbett** reinforced or un? **Kevin Grady** unreinforced.

Chairman Corbett reading Pat's recommendations proposed two (2) waivers reinforced concrete pipe, subsurface detention facilities. **Kevin Grady** we are requesting those two waivers. **Chairman Corbett** all of Pats other comments have been addressed and reflected on the plans.

Chairman Corbett we received a letter from Dave Frazier. The first question how does this project qualify as a nonprofit, as owner shares a driveway as the rink is not. **Tony Riley** of Attorney Galvin's office said under Dover Amendment can reasonably regulate, they comply as far as the site goes for any zoning or restrictions they can basically put wherever they want not much you can do to regulate if a nonprofit school.

Dave Frazier 400 Forest Street question about 48 hours prior to meeting having plans? **Chairman Corbett** check with the Town Clerk. **Chairman Corbett** Kevin not sure if you know – proposed water & sewer lines that were done down Delahunt Parkway do you know what has come about with that? **Kevin Grady** we are connecting for rink for water, sewer not connecting on Bill Delahunt proposing near Forest Street. **Chairman Corbett** will take water when moratorium is lifted. **Kevin Grady** yes, will do 100% buildout.

Chairman Corbett Deputy Chief Heaney any questions? **Deputy Chief Heaney** I think we'll be there for mischief problems and kids being kids.

Mike Bromberg 373 Forest Street I just wanted to follow up on revisions given to Conservation during the middle of the meeting we couldn't review. **John Lucas** Conservation working on getting order of conditions done. We can put a condition in that Conservation has reviewed /meets their requirements.

Mary Frazier 400 Forest Street will there be a high retaining wall? **Kevin Grady** 5ft and in the highest area 7ft. **Mary** if they can't hook up they were to put reserve near residents? **Kevin Grady** moving to parking lot. **Mary** Frazer to Board in this 10ft setback all nature white pine 80-100ft tall on the 10ft strip can they leave what they can of the taller trees? **Kevin Grady** we are maintaining all trees within 10ft of the lot line. **Mary Frazier** when you put utilities through on 50ft strip? **Kevin Grady** right now just gas will be gas & sewer there is no requirement for gas and sewer but there is for water & sewer. **Mary Frazier** would help if trees would be left. **John Lucas** keep width as narrow as possible to do the job. **Kevin Grady** will keep in consideration. **Chairman Corbett** plant anything in that area? **Kevin Grady** not at this time, that is outside of turtle habitat but is interconnected. **Mary Frazier** will there be blasting how will it affect us? **Kevin Grady** we are raising so don't anticipate hitting any ledge. **Mary Frazier** how deep does sewer have to go? **Kevin Grady** 5-6 deep. **Mary Frazier** so you really won't know? **Kevin Grady** plans didn't show any ledge. We did do a test hole for septic system didn't run into ledge. **Mary Frazier** my house is 100 years old with stone foundation. **John Lucas** I assume they would look at it. **Chairman Corbett** videotape pre & post. **Mary Frazier** can you maneuver around? **Kevin Grady** a little could reangle things or hammer and break. I don't anticipate any ledge.

Dave Frazier 400 Forest Street I saw some paperwork where the state paid with previous owner for utilities. Would be better for us if they didn't come near us. Water never came on property since road built it now comes on my property. **Kevin Grady** it is vegetated wetland there is a pipe that discharges. Have reviewed with Conservation didn't see significant runoff onto his property. Any water will be blocked there will be culverts 18 inch or 12-inch pipe and diverted. Conservation had us put in pipe culvert where the turtle bridge is to go across it will alleviate his property.

Dave Frazier the thumb drive shows it right on my property my concern is overflow. **Kevin Grady** did analysis some water does run off in predevelopment not showing a lot of run off. Topography shows not a lot of run off it is not going to increase rate or volume it will be less water. **Mike Bromberg** plan from 2018 showing plan submitted with water runoff. The concern with putting the pipe water will come across. **Dave** is around all the water will kill the trees.

Randy Hoblitzelle is the pipe in there now? **Kevin Grady** no, we are directing it away. **Mike Bromberg** now it goes into his property will get heavy when you have rain events. **Kevin Grady** we had two Peer reviews it is designed correctly I am sure they know what is going on their property. I think we are protecting their property.

Mary Parsons 754 Union Street I've been out there every day. I can tell you they will capture the stormwater, but you can't contain rain. A couple of pipes here need 3-4 ft of rain before it'll go into the pipes they are facing upwards. I know their property, the building to their house. They have glass patio you can't put enough vegetation to block three stories. They will have no privacy. There needs to be a condition there is nothing for them to do. **Chairman Corbett** kids are going to school want to play hockey if you go here serious about going pro.

Dave Frazier how will they go down the road with snow? How will they get to the rink? **Kevin Grady** safety is a concern they will have shuttles if can't walk down the street they will have shuttles.

Mary Parson 450ft is a lot closer than what it states. Music? Playing music outside? Issues to think about. The Engineer needs to go out and actually survey what the exact boundaries of this property are. No sidewalks can't have all this rare species habitat. Noticed trees cut down where are the boundaries? Can you put in conditions? **John Lucas** on what? **Mary Parsons** to have the property surveyed. **John Lucas** who's going to pay for it? **Chairman Corbett** would of thought this was done before project started. **Kevin Grady** was surveyed by professional surveyor.

Mary Parsons where is monumentation? **Kevin Grady** stone bounds all over. **Mary Parsons** I haven't seen any stone bounds. **Kevin Grady** it's there, maybe under leaves sometimes it is flagged so we can see and outback. We hit dozens during the survey.

Chairman Corbett can't enforce no partying or playing loud music. **Kevin Grady** must be a town ordinance. **Mary Parsons** what can you do? **John Lucas** as far as blasting Deputy Chief Heaney can answer. **Deputy Chief Heaney** already did, pretty strict guidelines, there is a million dollar insurance rider they have to carry with the town, they can blast pretty close to house they document everything, I would be there. The biggest problem will be mischief.

Mary Parsons nonprofit school is leasing the building. **Tony Riley** of Attorney Galvin's office the school is on the property it covers them. **Mike Bromberg** all on property where is the dividing line to what a profit and what's nonprofit? It appears to be a 9 acre lot. **Kevin Grady** it is not a separate lot it is the same owner. The nonprofit is the school itself not the land.

Charlie Williams not sure that the nonprofit status has anything to do with the site/design review. Don't know if we have the answer and be focused on the site plan.

Chairman Corbett Kevin how long lease is will abutters be notified if school closes? **Kevin Grady** I don't know it. **Tony Riley** statutes doesn't have minimum lease time.

Chairman Corbett endangered species act? Kevin Grady working with them. **Chairman Corbett** frontage is rink driveway? **Kevin Grady** 200+ ft. **Mary Parsons** rink had to go before the ZBA. **Kevin Grady** at that time we didn't own the frontage were trying to access through an easement. **Chairman Corbett** now own the property.

Mary Parsons, Kevin in summer and school the is empty if something goes wrong how will that work? **Kevin Grady** I am sure someone will be in the building it has to stay active there will be security, secretary, etc. **Dave Frazier** kids probably want to skate? **Kevin Grady** could be off season works out outside of academic season. **Mary Frazier** not open to others? **Kevin Grady** I don't think so. **Mary Frazier** what grades? **Kevin Grady** 9-12.

Chairman Corbett do you have a lighting plan? I have from August. **Kevin Grady** it hasn't changed. **Chairman Corbett** five spaces in back on South side, who will use those employees

janitors? **Kevin Grady** who ever works in basement will want to park there. **Randy Hoblitzelle** loading dock? **Kevin Grady** no. John Lucas would you entertain a fence? Condition a stockade fence around back perimeter. **Mary Frazier** truck in back? **Kevin Grady** yes. **John Lucas** there will be a condition between 7am-7pm. **Chairman Corbett** they will have a liftgate. **Randy Hoblitzelle** what is space for driving part where truck will go? **Kevin Grady** will back in 20ft aisle. **Chairman Corbett** building guardrail. Dave Frazier will put privacy fence along the west side? **Kevin Grady** yes.

Mike Bromberg reasonability, stormwater drain on someone else's property, 132 students taking golf carts up a snow filled driveway to a rink serving alcohol, doesn't seem reasonable to me seems like a hazard no safety nowhere to walk especially with drinkers walk road at night. I've never seen a project without a sidewalk. Not 450 trips a day maybe 4500 with kids walking down it. Can you put a limit on kids going outside? **Chairman Corbett** I don't know how you can do that. **Mike Bromberg** I don't know either. **Chairman Corbett** the parents paying a lot, it is a private school. **Mary Parsons** probably shouldn't be living there in the summer. **Chairman Corbett** this is high end people thinking they are going pro. Mike Bromberg kids are going to wander, going to get out they are kids can't say they will stay indoors not reasonable. Snow storage taking up parking spots for snow storage? **Chairman Corbett** they are over the parking requirements. **Kevin Grady** there is a snow storage plan if an issue with parking will remove from site. **Mike Bromberg** state did pay Mass Develop for these acres, these agreements are already made with state and old owner(s). I don't see the benefits of this school for the town. If they can find another method of running their utilities that would be better. They say they care it doesn't seem like they do. They promised things from the rink and they haven't followed through. **Kevin Grady** septic is proposed in parking lot of this building if it fails you take it out and put right back in the same spot.

Russ Connor 380 Forest Street utilizes condition minimum buffer of 15ft on each side. I think its unreasonable for students to walk without a sidewalk especially in winter with snow. We all want to be good neighbors when approved.

Chairman Corbett the sewer was 600ft you'd have to contact sewer to see why it never went anywhere. **Kevin Grady** its short of the driveway, it showed line off Weymouth then a waterline why no sewer line I don't know, 600ft out in and inspected leads to nowhere. Its off the road so you can't maintain it.

Mike Bromberg, it doesn't seem reasonable to approve project that doesn't have water/sewer approval. **Chairman Corbett** he is proposing septic and pretty sure will get water.

Chairman Corbett Charlie, James any questions? **Charlie Williams** no, make with conditions. **James Wells** no.

Motion to approve Site with conditions – Charlie Williams
Second – James Wells
Unanimous

Conditions:

Deliveries 7am-7pm

Privacy fence outside buffer zone northeast corner on their property running around perimeter

Pending approval for habitat and people

Conditions from Conservation

Fence around dumpster(s)

Formal Transportation plan from rink and school golfcart won't cut it shuttle van

Review after one year opened of operation to see how everything is proceeding with neighbors and kids
Two 2 waivers from Pat
Letters from water, sewer Form Ks

Tony Riley town can't regulate a school – any project like this would be exempt but they aren't using it they comply with the zoning laws as they are.

John Lucas if we don't review then the neighbors live with any problems we are trying to help.
Randy Hoblitzelle are there academy's like this? Same owners? **Kevin Grady** the owner making Northeast the next big hockey.

Chairman Corbett roll call
Charlie yes, James yes, Randy yes, John yes and Chairman Corbett yes

Design review

Kevin Grady described as a modern building, has three wings, roof plain metal roof, slabs, basement access, kitchen access, team storage, bathrooms, first floor kitchen, cafeteria, classrooms, nurse, director, patio down below. The second floor dorms, bathroom, game room, lounge area library meeting area and third floor the same.

Center acts as connection to the wings. First education use large central café, access to outside and parking lot. The back houses kitchen and employee services areas. Material neutral tone, dark brown rooms, lighter space around and dark metal panel around glazing areas. Dorm windows with A/C louvered and roof low slope.

John Lucas colors close to what on drawing? **Kevin Grady** yes.

Chairman Corbett any questions? Randy Hoblitzelle no, John Lucas no, Charlie Williams I do not and James Wells I do not.

Chairman Corbett audience any questions? **Mike Bromberg** can they change the building so it's not sticking out so much to the neighbors? **Chairman Corbett** Kevin? **Kevin Grady** neutral colors. **Chairman Corbett** on this it is darker. Do you have this page on the panels? **Chairman Corbett** hardy vertigo siding dark brown and light gray metal sheen roof.

Motion to accept Design – John Lucas
Second – Randy Hoblitzelle
Unanimous

Chairman Corbett condition – stick to earth tone and try to blend in since you are higher than everyone else, make more eye pleasing even though in industrial.

Roll call
Charlie yes, James yes, Randy yes, John yes and Chairman Corbett yes

Administration

Motion to approve minutes from meeting November 23, 2021 – John Lucas
Second – Randy Hoblitzelle
Unanimous

John yes, Randy yes and Chairman Corbett yes
Motion to approve minutes from meeting December 6, 2021 – Charlie Williams
Second – John Lucas
Unanimous
Charlie yes, John yes, James yes, Randy yes and Chairman Corbett yes

Motion to pay Amory in the amount of \$1,330.00 365 Concord Street Plan Review – Charlie Williams
Second – Randy Hoblitzelle
Unanimous
Charlie yes, Randy yes, John yes, James yes and Chairman Corbett yes

Motion to Amory in the amount of \$1,140.00 for 80 Bill Delahunt PKWY for Plan Review – James Wells
Second – Charlie Williams
Unanimous
James yes, Charlie yes, John yes, Randy yes and Chairman Corbett yes

Motion to pay W.B. Mason in the amount of \$96.99 for supplies – John Lucas
Second – Charlie Williams
Unanimous
John yes, Charlie yes, Randy yes, James yes and Chairman Corbett yes

Motion to pay Secretary in the amount of \$675.00 for meeting December 6 & 28, 2021 and January 14, 2022 – Randy Hoblitzelle
Second – John Lucas
Unanimous
Randy yes, John yes, Charlie yes, James yes and Chairman Corbett yes

Update Planning Board on potential upcoming activity – Chairman Corbett

Motion to close – John Lucas
Second – Randy Hoblitzelle
Unanimous
John yes, Randy yes, Charlie yes, James yes and Chairman Corbett yes

Adjourn 7:52pm

For the Planning Board:



Michael Corbett - Chairman

