



# 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

Michael P. Mullen, Jr.

Rich Penney

*Telephone:* 781-871-1874

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BOS Open Session Minutes of  
March 2, 2021

SELECTMEN'S MEETING  
Tuesday March 2, 2021 @ 7:00 p.m.  
REMOTE TELECONFERENCE

Via Zoom: Chairman Mike O'Loughlin, Vice Chairman Kara Nyman, Members Larry Ryan, Mike Mullen, Rich Penney, Town Administrator Doug Lapp, Assistant Town Administrator Jen Constable, and Council on Aging Director Peg Bryan.

1. Pledge of Allegiance

2. Community Announcements –

-Mr. Lapp announced the Board of Selectmen, in consultation with the Town Moderator, will consider reducing the quorum for the upcoming Special and Annual Town Meeting at their March 16, 2021 Board of Selectmen meeting, pursuant to emergency legislation passed by the General Court and signed by the Governor on June 5, 2020. The legislation permits the Town, with the approval of the Board of Selectmen and Town Moderator, to reduce the quorum contained in the bylaw from 150 voters due to the ongoing COVID-19 Pandemic. The Rockland Special/Annual Town Meeting is scheduled for May 3, 2021 at 7:00 p.m. in the High School auditorium. Mr. O'Loughlin reminded the public the quorum is set for the minimum allowed, not the maximum. All are welcome.

-Mr. Lapp announced May 3, 2021 Annual & Special Town Meeting Warrant Closes on 3/12/2021 at 11:00am

3. Minutes – Open Session Minutes of February 16, 2021

MOTION to approve Open Session Minutes of February 16, 2021 by Mr. Mullen, 2<sup>nd</sup> by Mr. Penney. Roll Call Vote. Unanimous approval.

4. New Business

-Old Colony VFW Post 1788, Inc. – Change of Manager Request – VFW Commander Joe Andrade seeks the Board's approval for a "Change of Manager" - VFW Post 1788, 22 Church Street to be included with the ABCC application.

MOTION to approve the VFW "Change of Manager" request by Mr. Ryan, 2<sup>nd</sup> by Ms. Nyman. Roll Call Vote. Unanimous approval.

-Vote to Fill Four (4) Vacancies on the Council on Aging Board of Directors – Mr. O'Loughlin stated five applicants have applied for the four vacancies for the Council of Aging Board: Anne Conway, Ellen Lauria, Pam Murphy, Gary Schwartz, and Joanne Williams. Ms. Bryan presented her recommendations and the BOS engaged in a brief discussion.

MOTION to approve Ellen Lauria, Pam Murphy, Gary Schwartz, and Joanne Williams to fill the vacancies on the Council of Aging Board by Mr. Mullen, 2<sup>nd</sup> by Mr. Ryan. Roll Call Vote. 4-1 (Penney).

TOWN CLERK, ROCKLAND  
MAR 22 '21 AM 8:40

-Proposed Gateway Mixed-Use Overlay District (GMOD) Zoning Bylaw Amendments for May 3, 2021 Annual Town Meeting – Ms. Constable summarized the proposed mixed-use zoning overlay district amendment which would allow additional uses by special permit. Ms. Constable recommends the Board sponsor this zoning and related amendments and refer to the Planning Board for public hearing:

- An amendment to the definitions and Word Usage of the Rockland General Code Bylaws
- Amendment to establish a new district entitled the Gateway Mixed-Use Overlay District
- Amendment to Zoning Map of the Rockland General Bylaws to add the overlay district
- Amend Permitted Uses of the Rockland General Cod Zoning Bylaws

MOTION to sponsor the proposed Gateway Mixed-Use Overlay District (GMOD) Zoning Bylaw Amendments and forward it to the Planning Board, as recommended, by Mr. Mullen, 2<sup>nd</sup> by Ms. Nyman. Roll Call Vote. Unanimous approval.

-Proposed Marijuana Host Community Agreement Use of Funds Policy – Mr. Lapp explained the State guidelines for the use of Marijuana Host Community Agreement funds and recommended the Board approve a policy to include in the May Town Meeting Warrant.

MOTION to adopt the Proposed Marijuana Host Community Agreement Use of Funds Policy to be presented at Town Meeting by Mr. Ryan, 2<sup>nd</sup> by Mr. Penney. Roll Call Vote. Unanimous approval.

-Update on labor Dispute at Lydia Square Affordable Housing Construction Project -corner of Norman Street and Concord Street- Mr. Lapp updated the Board on the continued protesting at the 40B job site and the problems with the general contractor not willing to pay for some of the police details required. Town Counsel has advised that the Town needs to adopt a General Town By-law regarding funding of police details be paid by contractors. Mr. Lapp will present a draft Article to the Board for the Town Meeting Warrant.

Other New Business Not Reasonably Anticipated – none

#### 5. Old Business-

-COVID-19 Update – Mr. Lapp announced the Town is in the “yellow” and is still in the process of requesting vaccines through the State – no luck so far. He outlined a preliminary Town Hall building re-opening procedure which will depend on the public health metrics, but no sooner than April 5, Rockland cannot be the red. A “Greeter” will be stationed at the front door and capacity will be limited. Mr. Lapp reminded the public the Town Hall continues to function fully. Mr. O’Loughlin spoke of the next step of holding the Selectmen’s meetings in person and Mr. Lapp is working with WPRS on the availability of their studio. The in-person meetings would depend on the BOS Agenda and there would be no room for the public to attend.

MOTION for the Board of Selectmen to meet in person subject to the availability of the WRPS Studios with consideration of the Agenda by Mr. Ryan, 2<sup>nd</sup> by Mr. Penney. Roll Call Vote. Unanimous approval

-Updated List of May 2021 Town Meeting Warrant Articles - Mr. Lapp presented the latest draft of the Special/Annual Town Warrant and highlighted a few Articles.

-FY22 Budget Update –Mr. Lapp updated the Board on the constantly changing FY22 budget with a Power Point presentation including a new line item in the Selectmen’s budget called “Wage Adjustment Obligations” which will be used to fund union and non-union wage increases. The final budget will be presented to the Board at the March 16<sup>th</sup> meeting. The Board briefly commented and thank Mr. Lapp and Accountant Zaleski for their hard work.

Other Old Business Not Reasonably Anticipated – none

#### 6. TOWN ADMINISTRATOR’S REPORT & CORRESPONDENCE –

- Thanked the Highway Department for the outstanding job they do on the Rockland roads
- IT Director Gingras received another Cybersecurity Grant from the State
- Past few weeks working with Ms. Zaleski on the Budget, Warrant and Union Negotiations

#### 7. SELECTMAN'S COMMENTS

Mr. Mullen- Condolences to the family of Eleanor Cole

Mr. Penney- It has been a year of COVID and it is great to see we are slowly getting back to normal

Mr. Ryan- Welcome Liza Landy as acting Town Clerk

-Thank you to former Sewer Commissioner Steve Savicke

-“Hello” to John Rogers – thanks for all you have done for the Town – stay well

Ms. Nyman- no comments

Mr. O'Loughlin– no comments

MOTION to adjourn by Mr. Mullen, 2<sup>nd</sup> by Mr. Ryan, Roll Call Vote. Unanimous approval.

  
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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 3/16/21