



# TOWN OF ROCKLAND

## Planning Board

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TOWN CLERK, ROCKLAND  
JUL 28 '21 AM 9:25

## Planning Board Meeting Minutes of June 22, 2021 Rockland Town Hall

In attendance – Michael Corbett, Chairman; John Lucas; Charles Williams; Randy Hoblitzelle; and James Wells

Call to Order: 7:05 pm

*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 or the BOS office. A small fee will be charged. Chairman Lucas noted the meeting is being recorded for note taking purposes. The recording will be destroyed once minutes*

### **Presentation FEMA Floodplain, Jen Berardi-Constable, Assistant Town Administrator**

**Jen Berardi-Constable** I am here to request the Planning Board refile with the Board of Selectmen the FEMA Floodplain that was not passed at the Town Meeting. MGL 40A-5 allows for the Planning board to rehear if after the final report you make the recommendation to reconsider the Zoning bylaw. It is critically important the town stay active in the FEMA Floodplain insurance. If the board agrees and could refile by July 1<sup>st</sup> or after, as the Board of Selectmen have to refer back to the Planning Board with 14 days of their next meeting on July 13<sup>th</sup> and then the Planning Board Public Hearing would be July 27<sup>th</sup>. FEMA updated the flood maps July 6<sup>th</sup> the majority of the bylaw already exists, if we do not do this we will be suspended from the national flood insurance program. Any property owner who purchases through FEMA can't renew or get insurance. The community would not be able to receive some disaster relief funding. We are active the last fifteen (15) years through the Community Development Program and any property in the flood plain could not participate any more. Any housing development with federal funds will not be able to participate, no backed mortgages and the area banks are required to notify those in flood plain not participating will have significant consequences. Provided adjustments that need to be made to the bylaw, we are on the FEMA hot list as of July 6<sup>th</sup>, 2021 we could be off the list if we show the town will reconsider FEMA.

**John Lucas** anyone from FEMA to be at town meeting? **Jen Berardi-Constable** yes will have attendees. **John Lucas** should be pushed there will be a lot of questions. **Chairman Corbett** if no extension will affect selling a house and getting a mortgage. **Charles Williams** do we know the numbers? **Jen Berardi-Constable** about 65 policy holders FEMA can't give the addresses. **James Wells** like the idea of having a public hearing to get this out there like other communities.

**Chairman Corbett** any questions from the audience? No response.

Motion to send back to the Board of Selectmen – Mr. Lucas  
Second – Mr. Williams  
Unanimous – AIF

**Extension (Driveway) for 276 Weymouth LLC (UPPAbaby), 276 Weymouth St (Map 8, Lot 2)**

**Darren Grady** of Grady Consulting said approval granted July 11, 2019 and asking for an extension on that time period. They are adding more parking.

**Pat Brennan** I am ok with everything it was previously approved. **John Lucas** you are just taking out the carriage area and adding parking? **Darren Grady** yes. **Charles Williams** what is the time-line? **Darren Grady** they have sent it out to bid then would like to move forward. **Ken Short** of UPPAbaby requesting a two (2) year extension or October 2022. We are just getting the employees back from COVID and are doing pricing now to budget for it. There are no changes to the original plan. **Chairman Corbett** no changes? **Ken Short** no. **Chairman Corbett** check with Highway on curbing. **Ken Short** any other traffic changes? **Chairman Corbett** not that I know but check with Highway to coordinate with them. **John Lucas** we normally do one (1) year.

Motion to approve extension of one (1) year with the condition to check with Highway – Mr. Lucas

Second – Mr. Williams

Unanimous – AIF

**Site Review for Article Fifteen Brewery – Leo D. Reardon & Patriots Athletic Club, Joe Paolucci, 406 VFW Drive (Map 20, Lot 1).**

*John Lucas recused himself.*

**Darren Grady** of Grady consulting presented started with the last time there were some outstanding issues, provided full set of plans, the lighting has been revised, provided building elevations and the lights have shields, as well, as called the Departments.

**Randy Hoblitzelle** stated on page three (3) replacing current fence with vinyl need to make that the fence viewer decision. **James Wells** curbing issue addressed? **Chairman Corbett** that is Highway curbing on radius. **Darren Grady** that is not included didn't receive back in time. **Chairman Corbett** it makes it easier for plowing. **Darren Grady** make that a condition. **Chairman Corbett** yes. **Charlie Williams** ADA ramp? **Jack Tassinari** Mr. Taylor said he wanted granite curbing 4,000 feet long I had our Attorney contact Attorney Galvin and he said it is not in writing or rules that granite curbing has to be put in for curbing and I would accept under protest if ok with the Planning Board? Board Members yes. **Charles Williams** I am in favor of it. **Chairman Corbett** received some Form K's back from Sewer, Highway asking for island for Fire Department. **Darren Grady** ok. **Chairman Corbett** Food Truck location should be approved by the Fire Department. **Pat Brennan** photometric analysis shows no spill over and the entrance is 52ft wide down from 69.

**Chairman Corbett** any questions from the audience?

**Mike Bromberg** 373 Forest Street – the lighting has been taken care of sounds good. With the fence when mentioned vinyl it was so the lights wont shine through – a wood fence is ok too. We are willing to wait until prices come down maybe do a trial for the first year then come back and revisit? **Chairman Corbett** everything is set now. **Mike Bromberg** George Anderson still looking for a 5ft fence. **Chairman Corbett** it is on the plans. **Mike Bromberg** and the right of away with a gate? **Chairman Corbett** it is on the plans. The stairs up to the mezzanine will be blocked off? **John Tassinari** will be blocked off and locked.

Motion to approve site with the condition fence approval by Fence Viewer is at his discretion, door and stairs blocked to not be used and granite curbing on the radius entrance, curbing on VFW coordinate with Highway – Mr. Hoblitzelle  
Second – Mr. Williams

Voted 4-0

**PUD Concord Meadows– Conrock, LLC c/o Walter Sullivan, Esq. Sullivan & Comerford, 365 Concord Street (Map 62, Lots 35, 36, 41, 42, 43, 44 & 46)**

*John Lucas rejoined the meeting and Charlie Williams recused himself.*

**Walter Sullivan** of Comerford & Sullivan joined with John Cavanaro and Matthew Dacey. **John Cavanaro** 365 Concord Street has single family home in the front half parcel is dissected has a stream pass through the middle, has small wetland on southerly side, westerly side Frenches Stream completely wooded undisturbed. Originally looking at the whole 20 acres but a cluster subdivision is better, focus on one half leave the second half this allows for reduced lot areas. Have met with Highway early on with road alignment 40ft right of way 24ft paved increased cul-de-sac kept at larger scale nineteen (19) lot layout. This is more horizontal and vertical detail designed from drainage and roadway design standpoint. Creates the need to add more material for low point of drainage for water table – added retention basins to reduce the amount of run off of the site properties. We addressed Pat Brennans comments reduced flow towards Concord Street. The benefit leave forest land alone keep all the open space, the roadwater profile/drainage 1200ft road. It is fairly flat very minimal slopes just for drainage – new connections have been in touch with water & sewer when presented a 40 unit project. We have an erosion plan, street, trees and more details regarding Pat’s comments included detention basins and outlet structures, stormwater management plan for contractor to follow good practices. The yield 19 units total 20, size width of roadway alignment, get the same number of units the entire 29 acres more inline with the regulations. Highlights enabled us to look at design and additional waivers – the added requests are on the cover sheet.

**John Lucas** we received a notice from Conservation that you have not applied to them yet. **John Cavanaro** no. **John Lucas** how long before you go before them? You realize we can’t make a decision without Conservation. **John Cavanaro** I wasn’t aware of it Conservation likes to be last.

**John Lucas** there are a lot of comments about the driveway to the existing home. **Walter Sullivan** couldn’t find anything, have gone back three (3) owners in our search have found nothing. **John Lucas** don’t know where this came from.

**Kathleen Boyd** 343 Concord Street got that information from a neighbor who was involved when Danny and Christine went through the plans to put their house on the property. They said a stipulation was that when the project was approved the driveway was never to become a road. **John Lucas** is this in writing? **Kathleen Boyd** not that I know of – who does that fall on? **John Lucas** sounds like it’s the abutters to track that down, Attorney Sullivan is doing a great job. I talked with the Town Clerk they could not find anything on that property. If you can provide a timeframe I can tell the Town Clerk and Attorney Sullivan.

**Pat Brennan** I did review some of the plans reviewed today in response to the letter I submitted June 10<sup>th</sup>. I asked for calculations they provided, site is very flat will have to bring in a lot of fill 33,500 cubic feet of fill that is 840 trips using tractor trailers. The plan edits, they have addressed a lot of those – retaining walls 4ft height need to be designed by instructional engineer if approved make a condition – almost 1200ft road waiver is going with Planned Unit Development (PUD) – swept path analysis from Fire Department radii for complete truck, three (3) trees for every 100ft – that would be 36 trees, they are proposing 28 trees as they are preserving over 50% of existing trees. Water and Sewer did agree to supply, going to have to work with Sewer Department for additional manholes in the street – main additions to drainage need to look over calculations – asked to connect basin 3 to basin 4 and discharge into wetlands – they did make that change - waivers side slopes first basin coming off Concord – provide erosion control until stabilize – drainage on separate parcel showing 1 lots 1-5 if allowed on residential should be with an easement – if own lot residential properties will become much smaller – are showing reductions in volumes off site.

**Chairman Corbett** water/sewer have own utilities? Show connection on Concord Street? **John Cavanaro** yes. **Chairman Corbett** the Fire Department looking for an additional hydrant. **John Cavanaro** have three (3) maybe didn’t see the third one. **Chairman Corbett** Conservation no comment until you file with them, I would file right away. We have a few letters from residents and an email from Dave Taylor walks on one side of street? Private or town road?

**Carol Gordon** 333 Concord Street – I am not an expert I am also concerned about the driveway whether it is a road? The driveway was put through a swamp – drains out to Frenches stream – concerned about drainage in general – run two sump pumps most of Concord Street runs sump pump. Also what kind of homes would be built? **Matt Dacey** I built the homes on Winter Circle, have been in the business for 35 years – the homes will be smaller than Winter Circle some with one bedroom on first floor some with bedrooms upstairs, farmers porches and garages.

**Wayne Boyd** 343 Concord Street asked at last meeting about other lots being taken out of the lots – will it remain open space or a gateway into a development in the future? **Walter Sullivan** remain open space can be a condition. **Wayne Boyd** as an abutter of that driveway and water table being closely monitored you take a house with five (5) people coming and going is different with ten (10), fifteen (15) or twenty (20) cars coming and going, pollution, noise, trees, shrubbery, lights raises a big concern and have a serious degrading of the quality of my property think these through before you approve. **Scott Crawford** 407 Concord Street on the backside water coming off the road filling the retention – where is the ground water going to go? my property? How much water will flow into the retention pond? When does it go the other way? **Chairman Corbett** haven't done that yet just did over. **Scott Crawford** not conventional lots, why the difference form of conventional house lot from zoning? **Pat Brennan** PUD bylaw allows lot sizes smaller its sort of a trade off get open space no minimum lot size up to the discretion of the Planning Board – they are small lots - intent is to preserve open space outback. **Scott Crawford** would the Planning Board entertain less lot sizes? **Chairman Corbett** will not comment on that now they have to go to Conservation.

**Kathleen Boyd** 343 Concord Street according to the Towns Master plan this PUD does not fill the goals of the towns needs – Rockland needs to focus on 40B and senior Housing this puts Rockland in the position that we have to have more 40B. This is a burden on water/sewer/school system/ the reactions at town meeting – the towns people are disconcerting about any development – we are in a pickle with our water supply and sewer. **Chairman Corbett** water and sewer have approved. **Kathy Boyd** we know. **Chairman Corbett** Matt Dacey we have a letter saying you build good houses.

**Marty Glavin** 292 Spring Street have an issue with Pat's comments and the dead-end loop. Pat Brennan if beyond 600. **Marty Glavin** no more than eight (8) houses on a dead-end street your talking nineteen (19) that a huge concession – check the Building Department for when the house was built.

Motion to continue to August 24, 2021– Mr. Lucas  
Second – Mr. Wells  
Voted 4-0

## Administration

*Charles Williams rejoined the meeting*

Motion to approve Meeting Minutes from May 25, 2021 – Mr. Williams  
Second – Mr. Hoblitzelle  
Unanimous – AIF

Motion to pay Amory Engineering in the amount of \$222.00 for Plan Review 0 Dyer Street - Mr. Lucas  
Second – Mr. Williams  
Unanimous – AIF

Motion to pay Amory Engineering in the amount of \$259.00 for Plan Review 0 Hingham Street - Mr. Lucas  
Second – Mr. Williams  
Unanimous – AIF

Motion to pay Amory Engineering in the amount of \$148.00 for Plan Review 1015 Hingham Street - Mr. Lucas  
Second – Mr. Williams  
Unanimous – AIF

Motion to pay Amory Engineering in the amount of \$237.68 for Construction Services 0 Delahunt - Mr. Lucas  
Second – Mr. Williams  
Unanimous – AIF

Motion to pay Amory Engineering in the amount of \$777.00 for Plan Review 406 VFW Drive - Mr. Lucas  
Second – Mr. Williams  
Unanimous – AIF

Motion to pay Secretary for June 22, 2021 meeting in the amount of \$225.00 - Mr. Lucas  
Second – Mr. Williams  
Unanimous – AIF

Motion to adjourn – Mr. Lucas  
Second – Mr. Wells  
Unanimous - AIF

Adjourn 8:40pm

  
Michael Corbett - Chairman