



TOWN OF ROCKLAND

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

Chairman:
Michael P. O’Loughlin

Selectmen:
Tiffanie Needham
Donna Shortall
Lori Childs
John J. Ellard, Jr.

Telephone: 781-871-1874

BOS Open Session Minutes of
July 11, 2023

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

In attendance: Chairman Michael O’Loughlin, Members Tiffanie Needham, Donna Shortall, John Ellard, Town Administrator Doug Lapp, and Assistant Town Administrator Jennifer Constable. Via Zoom: Member Lori Childs

1. Pledge of Allegiance
2. Community Announcements- Various Board & Committee Vacancies
3. Minutes of 6/16/23 & 6/20/23

MOTION to approve Minutes of 6/16/23, by Ms. Needham, 2nd by Mr. Ellard. Unanimous approval

MOTION to approve Minutes of 6/20/23, by Ms. Needham, 2nd by Mr. Ellard. Unanimous approval. Ms. Shortall abstained.

4. New Business

-Board Reorganization- The Board had a brief discussion on the appointments of Chairman and Vice Chairman.

MOTION to appoint Ms. Needham as Vice Chairman, by Ms. Childs, 2nd by Ms. Shortall. Unanimous approval.

MOTION to appoint Mr. O’Loughlin as Chairman, by Ms. Needham, 2nd by Mr. Ellard. Unanimous approval.

-Appointments to Cultural Council: Nancy Davis and Benjamin Stabler

MOTION to appoint Nancy Davis to the Cultural Council, by Ms. Needham, 2nd by Ms. Shortall. Unanimous approval.

MOTION to appoint Benjamin Stabler to the Cultural Council, by Ms. Needham, 2nd by Ms. Shortall. Unanimous approval.

- 7:15pm Liquor License Transfer – Banner Pub – Reilly Enterprise Group, Inc. to 167 Union Street LLC- Attorney Eugene Richard and Owner William Barry. Attorney Richard said they are here to request approval of the transfer of the Hotel Liquor license and provided the Board with information of the transfer application. Mr. O’Loughlin questioned Mr. Barry on his intentions and asked for his assurance of maintaining the establishment.

MOTION to approve Liquor License Transfer to 167 Union Street LLC, by Ms. Needham, 2nd by Ms. Shortall. Unanimous approval.

- One Day Liquor License Approvals: Barrel House Z – Open Air Market, Hartsuff Park, August 5 & 19, Stellwagen Beer Company – Rec Dept. Cornhole Tournament, Veterans Stadium, July 21, Players Sports Bar & Grille – Rec. Dept. Cornhole Tournament, Veterans Stadium, July 21 – Recreation Director Jeanne Blaney and Event Coordinator Alyson LePhipps.

MOTION to approve One Day Liquor Licenses for Barrel House Z, Players Sports Bar, and Stellwagen Beer Company, by Ms. Needham, 2nd by Ms. Shortall. Unanimous approval.

TOWN CLERK, ROCKLAND
609-284-9390

-Dog License Fee Change- Animal Control Officer Ian Davidson & Town Clerk Liza Landy- Officer Davidson provided a summary of the dog license fees and said the last increase was in 1988. Rockland residents over 70 years of age are not required to pay a fee but must register and provide rabies & spaying/neutering certificates.

MOTION to approve the Dog License fees increase as requested, by Ms. Needham, 2nd by Ms. Shortall. Unanimous approval.

Officer Davidson updated the Board on the May 2023 Town Meeting Articles on kennels and said it is the intention of the Clerk's office to impose the kennel fees that were approved in 2015.

-Other New Business Not Reasonably Anticipated –none

5. Old Business –

-Land Donation Acceptance: From Manzella & DiGrande – Assessors Map 21 Lot 7; Map 21 Lot 1 and Map 14 Lot 64, from Channing Unitarian Church – Assessors Map 25 Lot 11; Map 23 Lot 21, 23, 24, from Howard John David & Family – Assessors Map 25 Lot 16, 17, 18, from Tedeschi Properties – Assessors Map 41 Lot 1, 6 and 40
– Passed over

-Eminent Domain Taking & Vote: 2.19 acres, more or less, portion of the so-called Spring Lake Cemetery Association property, so called, abutting Studley's Pond, as shown on a plan entitled "Taking Plan" Market Street, Rockland, Massachusetts prepared for the Town of Rockland by Merrill Engineers and Land Surveyors, 427 Columbia Road, Hanover, MA 02339 dated August 29, 2022, on file in the office of the Town Clerk.

MOTION to move to take 2.19 acres, more or less, a portion of the so-called Spring Lake Cemetery Association property parcels 51-68 and 51-56 by eminent domain per the May 1, 2023, Annual Town Meeting vote and further to execute the associated Order of Taking drafted by Land Use Counsel, by Ms. Needham, 2nd by Ms. Childs. Unanimous approval.

-Billboard Host Community Agreement Update: W.N. Realty LLC, 61 Accord Park Drive – Attorney Steve Guard- Mr. Lapp provided a brief recap of the billboard agreement process. Attorney Guard continued with an overview of their appeal to the State and a request of the Board to approve an extension to the Host Community Agreement Permitting Deadline previously set. The Board commented and thanked Attorney Guard.

MOTION to extend the Host Community Agreement permitting deadline to November 15, 2023, as requested, by Ms. Needham, 2nd by Ms. Shortall. Unanimous approval.

-Union Point Update: John Twohig, New England Development / Brookfield Properties, Thomas Henderson – Chairman, Southfield Redevelopment Authority Board of Directors, Kelli O'Brien McKinnon – Southfield Redevelopment Authority Rockland Representatives – Mr. O'Loughlin said this is the first update the Board is hearing and there will be many more to follow including public forums for community input. Union Point Reps & Brookfield Properties/NE Development provided a Power Point presentation including Overall Timeline, Master Plan Vision, Zoning & Technical Studies, Stormwater Infrastructure. The Board commented and thanked the team for the complete overview. Mr. O'Loughlin requested the Union Point reps touch base with the Open Space Committee members in attendance since they have a large interest in the project. Mr. Lapp strongly supports the Union Point development plans.

-Discussion of Potential Special Town Meeting – November 7th, 2023 – Mr. Lapp proposed to hold a Special Town Meeting on Tuesday November 7th, 2023, and provided a draft list of potential Warrant articles.

MOTION to set a STM for November 7th, 2023, and open the Warrant by Ms. Needham, 2nd by Ms. Shortall. Unanimous approval.

-Other Old Business Not Reasonably Anticipated –none

6. Town Administrator's Report & Correspondence

-Received \$15,000 Grant towards the purchase of the two Town electric vehicles approved at the May Town meeting.

-Attended the Charter Review Committee meeting where the previously discussed recommendations were provided to them.

-Have been attending the Fire Station Committee meetings and will present options to the Board at the next meeting; the need for Fire Station improvements is still there.

-Will be taping a Q & A video with Veterans Agent Tim White later this month

-This is Jen Constable's last meeting; she is moving on as a Town Manager in a neighboring town; thank you to Jen for everything she has done for me & the town

7. Selectmen's Comments

Ms. Childs – Thank you to Jen, best of luck.

-Fundraiser for WRPS Scholarship Fund – August 26 at Rockland High School – “Dogmatics” movie & performance

Mr. Ellard - Wish the best to Jen and thank you for all you have done.

-Would like to talk with the Charter Committee for possible additions to the STM warrant especially changes to the Rent Control Board forum requirements

-Still seeking members for the Rent Control Board

Ms. Shortall - Congratulations to Jen; wishing the best.

Ms. Needham - Happy 53rd Anniversary to my parents

-Thank you to Jen for all you have accomplished; very happy to have worked with you

Mr. O'Loughlin - Congratulations to Officer Sean Brundige on his retirement

-Congratulations to Bob Baker on his retirement from the Highway Department

-Best of luck to Jen

MOTION to adjourn by Ms. Needham, 2nd by Ms. Shortall. Roll Call Vote



Minutes by Susan Ide, Executive Assistant

Open Session Minutes approved by the BOS on 8/8/23.