



# TOWN OF ROCKLAND

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

Telephone: 781-871-1874

BOS Open Session Minutes of  
August 8, 2023

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

*Chairman:*  
Michael P. O'Loughlin  
*Vice Chairman:*  
Tiffanie Needham  
*Selectmen:*  
Donna Shortall  
Lori Childs  
John J. Ellard, Jr.

TOWN CLERK, ROCKLAND  
SEP 6 23 PM 3:46

In attendance: Chairman Michael O'Loughlin, Members Tiffanie Needham, Lori Childs, Donna Shortall, John Ellard, Town Administrator Doug Lapp, Fire Chief Scott Duffey, Treasurer Allison Sullivan, and Accountant Scott Curtis.

1. Pledge of Allegiance

2. Community Announcements- Firefighter Recognition: Captain/Paramedic Jason Fricker, Firefighters/Paramedics Liam O'Flaherty, Daniel Rice, Jonathan Conso and Caio Costa. Chief Duffey publicly recognized the crew working on 7/6/23 who exceeded expectations of service. The Firefighters went above and beyond to help a couple of residents during an extremely hot day; we are proud of our Rockland Firefighters.

3. Minutes of 7/11/23

MOTION to approve Minutes of 7/11/23, by Ms. Needham, 2<sup>nd</sup> by Ms. Childs. Unanimous approval

4. New Business

-CDBG Subordination Request Case 14-176E

MOTION to approve CDBG Subordination Request Case 14-176E, by Ms. Needham, 2<sup>nd</sup> by Ms. Childs. Unanimous approval.

-One Day Liquor License Approvals- Open Air Market-8/19 & 9/16 Latitude Beverage Company; Fall Festival 9/30 - Latitude Beverage Company, Players Sports Bar, Stellwagen Beer Company, Break Rock Brewing Co.

MOTION to approve One Day Liquor Licenses as listed, by Ms. Needham, 2<sup>nd</sup> by Ms. Shortall & Childs. Unanimous approval.

Recreation Event Coordinator Alyson LePhipps provided a brief update on the success of the latest Open Market event.

-Common Victualler License Approvals-Mima's Cuban Café, 200 VFW Drive & Fab 5 Haitian Bistro, 347 Center Avenue

MOTION to approve Common Victualler License for Mima's Cuban Café, by Ms. Needham, 2<sup>nd</sup> by Ms. Shortall & Childs. Unanimous approval.

MOTION to approve Common Victualler License for Fab 5 Haitian Bistro, by Ms. Needham, 2<sup>nd</sup> by Ms. Shortall & Childs. Unanimous approval.

-Re-appointment to Community Preservation Committee- John Hennessy

MOTION to approve Re-appointment of John Hennessy to the CPA Committee, by Ms. Needham, 2<sup>nd</sup> by Ms. Shortall Unanimous approval.

-Appointment to Fire Station Building Committee- Austin Clarke

MOTION to approve appointment Austin Clarke to the Fire Station Building Committee, by Ms. Needham, 2<sup>nd</sup> by Ms. Shortall & Childs. Unanimous approval.

-License Agreement Approval – HRG Realty Trust & Southern Auto Sales, Inc., 189 VFW Drive-Mr. Lapp provided a brief background on the Southern Auto license agreement. Owner Gary Lundgren is looking to expand the number cars and, before going to Zoning, the existing conditions need to be formalized by a vote of the Board.

MOTION to formally authorize the existing conditions of a revocable license for Southern Auto, by Ms. Needham, 2<sup>nd</sup> by Ms. Shortall & Childs. Unanimous approval

-Marijuana Host Community Agreement Non-Profit Donation- Rockland Little League Information Officer John Sylvia requests the use of marijuana funds for the Rockland Little League Snack Shack on Spring Street.

MOTION to approve the use of \$25,000 of Marijuana Host Community funds for Rockland Little League Snack Shack, by Ms. Needham, 2<sup>nd</sup> by Ms. Childs. Unanimous approval.

-Other New Business Not Reasonably Anticipated –none

5. Old Business –

-Union Point Zoning Bylaw Amendment Process 11/7/23 Special Town Meeting -Union Point Developer John Twohig and Goulston & Storrs Tim Sullivan provided a Power Point presentation on the “Zoning Process Flowchart and Timeline”. The Board asked questions and thanked the developers who will come again before the Board in September with an update.

-Fire Station Building Project Update & Recommended Next Steps- Chief Duffey opened the Fire Station Building Committee (FSBC) meeting with members: James Killinger, Deputy Chief Tom Heaney, Jeanne Blaney, Lt. Charlie Williams, Christopher DeFilippo, Susan Egan Tasker, and newest member, Austin Clarke. Chief Duffey provided the BOS with the FSBC’s recommendations for the new Fire Station: #1-Place an Article on the STM Warrant to fund two additional studies for 99 Church St. & 360 Union St., #2-Place an Article on the STM Warrant to fund a new substation, #3-Go back to voters with the same plan presented at the 2023 ATM, and #4-Do nothing. Due to the age and conditions of the current station doing nothing is not an option. The FSBC recommends Option #1.

MOTION to support the FSBC recommendation of Option #1, by Ms. Childs, 2<sup>nd</sup> by Ms. Needham. Unanimous approval.

Chief Duffey adjourned the FSBC meeting - Unanimous approval.

-Adoption of Financial Policies- “Revenue Turnover” Section – Ms. Sullivan, Mr. Curtis, and Mr. Lapp recommended the “Revenue Turnover” Section remain as originally presented. Mr. Ellard made it clear he did not agree with the recommendation. Ms. Childs questioned Mr. Ellard’s treatment of Ms. Sullivan during the meeting because Ms. Sullivan is a woman. Mr. Ellard took offense and was “appalled” at Ms. Childs’ question. The Board briefly discussed the staff recommendation and thanked Ms. Sullivan and Mr. Curtis.

MOTION to adopt the Financial Policies- “Revenue Turnover” Section as recommended, by Ms. Needham, 2<sup>nd</sup> by Ms. Childs. 4-1 (Ellard).

-Designate Town Accountant Scott Curtis as Plymouth County ARPA Authorized Submitter/Preparer

MOTION to designate Town Accountant Scott Curtis as Plymouth County ARPA Authorized Submitter/Preparer, by Ms. Needham, 2<sup>nd</sup> by Ms. Shortall. Unanimous approval

-Assistant Town Administrator Hiring Process, continued – Mr. Lapp provided an update on the open position of the Assistant Town Administrator, saying 22 resumes have been received. Working with HR Director Callahan the applications were screened with a decision of moving forward with 6 applicants. Interviews have begun with 3 completed today and the other 3 scheduled for tomorrow. Mr. O’Loughlin recommends allowing Mr. Lapp to continue with the hiring process and be given the authority to choose the Asst. TA position. Mr. Ellard said he thinks the Board should publicly interview the candidates and be involved in the final decision. Mr. O’Loughlin stated, like other Department heads, Mr. Lapp should be able to choose his assistant. The Board members discussed, and Mr. Ellard said he thinks it is important for the Board to be involved and it should be their ultimate decision who the Asst. TA is.

MOTION to allow the Town Administrator to select the Assistant Town Administrator position, by Ms. Needham, 2<sup>nd</sup> by Ms. Childs. 4-1 (Ellard).

-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- Mr. Lapp said we have received all the documentation from Town Counsel to formally vote to accept Manzella & DiGrande land. The other three will remain on the agenda until final paperwork is received.

MOTION to accept Manzella & DiGrande Land Donation, by Ms. Needham, 2<sup>nd</sup> by Ms. Childs. Unanimous approval

-Other Old Business Not Reasonably Anticipated –none

#### 6. Town Administrator's Report & Correspondence

- Videoed the TA Q & A with Veterans Agent Tim White – a lot of great information
- Jen Constable is officially gone from the Town – She will be missed
- Will be out of town on vacation next week, always available by cellphone
- Final State budget is out with no new revenue to spend at STM – disappointing
- Thank you to Sen. Keenan & State Rep. DeCoste for adding to State budget: \$25,000 for Rockland public schools for an English language learners' program, \$23,000 for Rockland Council on Aging for programming & services, and \$80,000 for redesign of VFW Dr./Weymouth St. corridor improvement project
- Working with Sen. Keenan's office & MMA on the recent change of marijuana laws on HCA payments; devastating to Rockland
- Upcoming surplus vehicle auction; will be publicly advertised; hired a professional auction company

#### 7. Selectmen's Comments

Mr. Ellard –Reminder - still need Rent Control Board members.

-Mr. Ellard addressed the comment made by Ms. Childs regarding his treatment of Ms. Sullivan earlier in the meeting. He said it was the most ridiculous thing anyone has ever said about him. He said he has worked with women both corporate & municipal and have the greatest respect for any woman in the workplace. It is only his opinion the financial policies changes will not give the results expected and it has nothing to do with gender. He said the comment was insulting. He is flabbergasted a person on the Board would say that about another member.

Ms. Shortall-Wishes Jen well in her new position.

- Thank you to Tim White for his hard work
- Worked with John in the Treasurer's office and does not know where the comment came from
- Wish everyone a great end of the summer

Ms. Childs-Explained the reason for her comment was she felt Mr. Ellard yelled at her on the phone and thought he was getting "into it" with Ms. Sullivan. She said if I am wrong about that, I apologize.

-WRPS Scholarship Fund going great

Ms. Needham-Wish Jen Constable well & will be missed.

- Happy Summer to everyone – stay safe.
- Regarding tonight's meeting, disappointed it has been unsettled; we have to work together and be our higher self.
- Thinks highly of everyone on our Board and the potential of we can all work together.

Mr. O'Loughlin-Police Appreciation Day, Saturday September 9<sup>th</sup>

MOTION to adjourn to Executive Session: per M.G.L. c. 30A §21 (a)(3) – to discuss strategy with respect to litigation, Hometown America vs. Town of Rockland; per M.G.L. c. 30A §21 (a)(3) to discuss strategy with respect to collective bargaining, Rockland Professional Firefighters

by Ms. Needham, 2<sup>nd</sup> by Ms. Childs. Roll Call Vote



Minutes by Susan Ide, Executive Assistant

Open Session Minutes approved by the BOS on 9/5/23.