

COMMONWEALTH OF MASSACHUSETTS
TOWN OF ROCKLAND
SPECIAL TOWN MEETING
ANNUAL TOWN MEETING
May 1, 2017

Attendance: 159

Quorum: 150

Registered Voters: 11,943

A quorum being present, the Special Town Meeting was called to order at 7:05 pm by Town Moderator Kevin T. Henderson in the Rockland High School. A motion was made and seconded at 7:06 to adjourn the Special Town Meeting to Open the Annual Town Meeting.

Mr. Henderson announced the Return of the Warrant by Constable Gerald Loomis. The Special Town Meeting was adjourned so that the Annual Town Meeting could be called to order.

Kevin asked all to stand for the salute to the flag led by our Veteran's Agent, Tony Materna and remain standing for an invocation offered by Father James Hickey, from the Holy Family Church. Kevin then asked that the audience remain standing for a moment of silence for town officials and employees who passed away in the last year could be remembered; Robert A. Aitkins, Susan E. Bailey, Robert Corvi, Sr., Beverly M. Fader, Dorothy E. Folsom, Alfred A. Gianotti, Jane M. Mellor, Earnest A. Hogan, Patricia A. Isaac, Thomas F. Long, Beverly A. Mahoney, Andrew Lawrence McCarthy, III, Carol A. Murphy, Ellen K. Partridge, Peter P. Stonis, Elizabeth Edna Taylor, Charles Kimball, Jr., Michael H. Downing, James J. Moynihan, Patricia A. Chaponis and Lisa Wright-Murphy.

The Moderator stated that Special Town Meeting and the Annual Town Meeting were being videotaped by WRPS. He proceeded to request that any persons not registered to vote in the Town of Rockland should be seated in the first three rows to his left. Kevin Henderson then thanked the audience for taking the time to attend the Special and Annual Town Meetings, as their presence is necessary for the continuance of business conducted by the Town of Rockland. He stated that anyone who wished to must speak raise their hand, wait to be recognized and proceed to the microphone down front, state their name and address and then proceed. Each speaker would be allowed up to 5 minutes to speak on any item and would not be allowed to speak again until any others had spoken on the item.

He introduced those seated on stage; Town Clerk - Donna Shortall, Assistant Town Clerk - Victoria Deibel, Town Accountant - Eric Hart, Town Administrator, Allan Chiocca and Town Counsel Attorney John Clifford. He acknowledged State Senator John Keenan in the audience. He then acknowledged the newly elected officials on April 8th; Selectmen Deirdre Hall and Michael O'Loughlin, Board of Assessors Member Dennis Robson, Board of Health Members Victoria Deibel and Scott Margolis, Library Trustees Cora Leonardi and Kenneth Zbyszewski, Park Commissioner Steven Murphy, Sewer Commissioner Charles Heshion, Water Commissioner William Low, . Housing Authority Members John Rogers and John T.

Davis, Planning Board Members Michael Corbett and Charles Williams, III, and School Committee Member Michael Garofalo.

Moderator Henderson spoke about the hard work that the Finance Committee conjunction with the Town Accountant and Town Administrator along with the Department Heads to put together the most comprehensive budget that will serve the interests of the residents of the Town of Rockland. He also acknowledged the very crucial input by the Capitol Planning Committee in the preparation of a five year Capital Improvement Plan, which include current and upcoming expenditures that would affect the town's finances over the next five years. Next he introduced the members of the current Finance Committee and asked the audience to hold their applause until the members all stood; Chairman William Allen, Vice Chairmen Jesse McSweeney, Secretary Julia Schaffer, Richard Dunham, Robert MacDonald, Jamie Parda, Richard Penny, William Principe, Mark Pulsifer, John Pumphrey, William Stuart, and finally Joseph Gambon and Kenneth Tocci, who both serve dual roles on the Finance and Capital Planning Committees. Mr. Henderson then introduced the other members of the Capital Planning Committee, starting with Lauren Hansen, Richard Harris, Brian Hughes and Douglas Walo. Moderator Henderson asked for a round of applause in appreciation for all the hard work these dedicated volunteers do in service of this Town.

Kevin Henderson then requested that his tellers come forward and be sworn in. The three tellers were Mary Ryan, Peter McDermott and Nancy Crowley.

He then called on Chairman William Allen to speak about what they expected for the upcoming year. Mr. Allen reported that this evening the Town would be voting on articles for both the Special and Annual Town Meeting Warrants. He reported that the committee had reviewed all the Departmental Budgets and had tried to allocate the available resources in a prudent fashion. They have consistently funded the Capital Improvement needs through the use of free cash and funds received from the Host Community Agreement as well as other funding sources. Continuing with the goal of planning for Rockland's future capital needs, once again the town was asked to set aside \$675,000 from available free cash into the Stabilization fund. This fund would have an accumulated balance of \$1,596,572 which would be 2.6% of the operating budget but acknowledged that, while the Town would fall just short of the intended goal of 3% it would be well on the way to that important benchmark. He thanked the Board of Selectmen, Allan Chiocca, Eric Hart and all of the department heads for their assistance in creating this budget. Mr. Allen proceeded to thank former Chairman, Michael O'Loughlin for his years of hard work. William Allen then thanked the Finance Committee members for their dedicated work and volunteer hours, acknowledging that although they did not always agree they consistently worked toward the ultimate goal of creating a budget which would well serve the town. And, most importantly, he thanked all the residents of Rockland for their continued support and for their participation in the meeting.

A motion was made, and seconded, and the Town voted to adjourn this section of the Annual Town meeting at to return to the Special Town Meeting at 7:18 pm.

A motion was made, and seconded, and the Town voted the first action be to take each vote based on the Finance Committee recommendation.

A motion was made, and seconded, and the Town voted that all articles be considered in order.

A motion was made and seconded to reopen the Special Town Meeting.

SPECIAL TOWN MEETING

MAY 1, 2017 LIST OF ARTICLES

<u>Article #</u>	<u>Department</u>	<u>Subject</u>	<u>Amount</u>
<u>Special Town Meeting</u>			
#1	Board of Health	Unpaid Bills from Prior Years	23,549.24
#2	Board of Selectmen	Health Insurance Fund (Passed Over)	750,000.00
#3	Finance Committee	Stabilization Fund	636,086.76
#4	School Department	Special Education Costs	300,000.00
#5	School Department	Replace Boiler Feed Tank	10,655.00
#6	Water Department	Replace Roof @ Myers Plant	50,000.00
#7	Board of Selectmen	Snow & Ice Deficit	515,000.00
#8	Youth Commission	Picnic Tables at Hartsuff Park	3,900.00
#9	Youth Commission	Purchase Youth Equipment	10,000.00
#10	Town Accountant	Medicare Account	60,000.00
#11	Board of Selectmen	ADA Accessibility of Buildings	200,000.00

ARTICLE #1

The Town voted unanimously to transfer from available funds for an unpaid bill of Twenty-Three Thousand Five Hundred Forty-Nine Dollars and Twenty-Four Cents (\$23,549.24).

Emergency: Pay for a bill from SEMASS Partnership which was received in FY 2016

BOARD OF HEALTH

Finance Committee Recommendation to come from Free Cash

ARTICLE #2 (PASSED OVER)

The Town voted to PASSOVER the creation of a Health Insurance Trust Fund pursuant to G.L. c. 32B, §3A, and to fund said Trust Fund, to raise and appropriate or transfer from available funds the sum of Seven Hundred Fifty Thousand Dollars (\$750,000.00), or take any relative action thereto?

Emergency: The Town has cancelled its contract with Mayflower Municipal Health and requires funding to start its own Health Insurance transit.

BOARD OF SELECTMEN

Finance Committee Recommendation was to Passover

ARTICLE #3

The Town voted unanimously to transfer from available funds a sum of money to the Stabilization Fund.

Emergency: Transferring to stabilization within the current year improves financial position.

FINANCE COMMITTEE

Finance Committee Amended their Recommendation to Transferring \$80,000.00 from Overlay Surplus, \$370,000.00 from Health Insurance and \$225,000.00 from Free Cash for a total of \$675,000.00 (Six Hundred Seventy Five Thousand Dollars)

ARTICLE #4

The Town voted to transfer the sum of Three Hundred Thousand Dollars (\$300,000.00) from Free Cash to the School Department Budget to partially fund unanticipated Special Education Costs.

Emergency: Unanticipated special education costs.

SCHOOL DEPARTMENT

Finance Committee Recommended Transferring \$300,000 Three Hundred Thousand Dollars from Free Cash

ARTICLE #5

The Town voted to transfer from available funds the sum of Ten Thousand Six Hundred Fifty-Five Dollars (\$10,655.00) to replace a boiler feed tank in the boiler room at the Memorial Park School.

Emergency: Boiler tank is in disrepair

SCHOOL DEPARTMENT

Finance Committee Recommended transferring \$10,655 Ten Thousand Six Hundred Fifty-Five Dollars from the Host Community Trust Fund.

ARTICLE #6

The Town voted to authorize the Water Commissioners to take from the Water Undesignated Fund Balance the sum of Fifty Thousand Dollars (\$50,000.00), with a like amount from the Town of Abington for the purpose of replacing the roof at the Myers Avenue Treatment Plant, or take any other action relative thereto?

Emergency: The roof has developed numerous leaks. It was evaluated and determined to need immediate replacement.

WATER DEPARTMENT

Finance Committee Recommended to transfer \$50,000 from Water Fund Balance

ARTICLE #7

The Town voted to transfer from available funds, the sum of Five Hundred Fifteen Thousand Dollars (\$515,000.00) to the Snow and Ice appropriation to assist in covering the deficit.

Emergency: Snow and Ice deficits are allowed to be raised in the following year however it has been the past practice to cover as much of the deficit through transfers within the same fiscal year.

BOARD OF SELECTMEN

Finance Committee Recommended Transferring \$515,000 Five Hundred Fifteen Thousand Dollars from Free Cash

ARTICLE #8

The Town voted to transfer from available funds, the sum of Three Thousand Nine Hundred Dollars (\$3,900.00) to pay for Picnic Tables to be located at Hartsuff Park.

Emergency: The current tables are in disrepair and must be replaced before the summer season.

YOUTH COMMISSION

Finance Committee Recommended Transferring \$3,900 Thirty-Nine Hundred Dollars from Free Cash

ARTICLE #9

The Town voted to transfer from available funds the sum of Ten Thousand Dollars (\$10,000.00) for the purchase of new and replacement Youth Commission equipment.

Emergency: The Youth Commission Equipment is in disrepair and the program is expected to expand this year.

YOUTH COMMISSION

Finance Committee Recommended Transferring \$10,000 Ten Thousand Dollars from Free Cash

ARTICLE #10

The Town voted to transfer from available funds the sum of Sixty Thousand Dollars (\$60,000.00) to the Medicare Account.

EMERGENCY: The required payroll tax account has run short for fiscal 2017.

TOWN ACCOUNTANT

Finance Committee Recommended transferring \$50,000 Fifty Thousand Dollars from Building Maintenance Salary line item and \$10,000 Ten Thousand Dollars from the Utilities General Fund line item

ARTICLE #11

The Town voted to transfer from available funds a sum of money to be combined with grant funding for construction to assist in making buildings ADA accessible.

Emergency: The Town was notified recently that funding will be available for ADA compliant construction.

BOARD OF SELECTMEN

Finance Committee Recommended transferring \$25,000 from the Host Community Trust Fund and \$175,000 One Hundred Seventy-Five Thousand Dollars from Free Cash for a Total of \$200,000 Two Hundred Thousand Dollars

Special Town Meeting was dissolved @ 7:26, and a quorum being present, the Annual Town Meeting was again called to order.

Annual Town Reconvened @ 7:27pm.

Finance Chairman, William Allen made a motion to vote all articles upon the recommendations of the Finance, which was seconded and voted. He then made a motion to take all articles in the order in which they were printed, which was seconded and voted. He made a motion to reconvene the meeting on Tuesday, May 2nd @ 7:30 in the same Auditorium in the event there was a need.

ANNUAL TOWN MEETING

MAY 1, 2017 LIST OF ARTICLES

<u>Article #</u>	<u>Department</u>	<u>Subject</u>	<u>Amount</u>
<u>Annual Town Meeting</u>			
#1	Board of Selectmen	Town Elections	N/A
#2	Board of Selectmen	Elective Officer's Salaries/Compensation	N/A
#3	Board of Selectmen	Budgets	N/A
#4	Town Accountant	Revolving Funds	545,000.00
#5	Board of Selectmen	Community Aggregate Electricity	N/A
#6	Water Department	Required MA Survey/Testing Drinking Water	15,000.00
#7	WITHDRAWN		
#8	Water Department	Purchase Water Meters	50,000.00
#9	Water Department	Replacing & Building Filter @Water Plant	50,000.00
#10	School Committee	Feasibility Study/Design New Elementary School	800,000.00
#11	Water Department	Replacing Raw Water Turbine Pump @ Water Plant	25,000.00
#12	Board of Assessor	Cyclical Re-inspection Program	21,000.00
#13	Board of Assessor	Mandated Revaluation	20,000.00
#14	Board of Selectmen	Library Lighting Retrofit	5,000.00
#15	Sewer Department	Replacement of Main Boiler at Treatment Plant	100,000.00
#16	Sewer Department	Replacement of Fuel Boiler at Digester Building	100,000.00
#17	Sewer Department	Inflow/Infiltration Mandated Program	100,000.00
#18	Sewer Department	Replacement of Pump at Treatment Plant	100,000.00
#19	Sewer Department	Purchase/Installation of Wash/Press System	25,000.00
#20	Library Trustees	Security Camera System	20,000.00
#21	Police Department	Purchase Two (2) Police Cruisers	82,000.00
#22	Board of Selectmen	Sick Time Buyout	100,000.00
#23	Police Department	Purchase One (1) Police Motorcycle	14,000.00
#24	Police Department	Purchase One (1) Speed Trailer	10,000.00
#25	Board of Selectmen	Establish OPEB Trust Fund	N/A
#26	Board of Selectmen	Lease 3.91 Acres at 0 Airport Road	N/A
#27	Board of Selectmen	Bond Premium Language	N/A
#28	Board of Selectmen	Accept Community Preservation Committee By-Law	N/A
#29	Board of Selectmen	Abandon Tedeschi Easements	N/A
#30	Board of Selectmen	Addition Tedeschi Easements	N/A
#31	Board of Selectmen	Purchase Street Lights	N/A
#32	Board of Selectmen	40R SGOD Zoning Map	N/A
#33	Board of Selectmen	40R SGOD Zoning By-Law	N/A
#34	Board of Selectmen	Add to Proposed 40R District by Petition (Passed Over)	N/A
#35	Fire Department	Payment #7 Lease 2011 GPM Pumper	49,641.38
#36	Fire Department	Purchase New Ambulance	250,000.00
#37	Fire Department	Lease Payment New Ambulance (Passed Over)	80,000.00
#38	Board of Selectmen	Rescind ATM 2009 Article 28	N/A
#39	Fire Department	Purchase Three (3) Medical Infusion Pumps	15,000.00
#40	Town Clerk	Dog License Late Fee	N/A
#41	Park Commission	Repair Memorial Stadium/Construct Park Facility	1,956,264.00
#42	Resident Petition	Re-Zone Parcels – Weymouth Street	N/A
#43	Board of Selectmen	Amend Article VI, 415-45 B(h)(3)	N/A

#44	Board of Selectmen	Amend Article VI, 415-45 E	N/A
#45	Board of Selectmen	Amend Article IV 415-19 C	N/A
#46	Board of Selectmen	Amend Article IV 415-15 C & 415-16 C	N/A
#47	Board of Selectmen	Amend Article V 415-22 A(1)	N/A
#48	Board of Selectmen	Amend Article IV 415-13 A(3)	N/A
#49	Board of Selectmen	Amend Article V 415-35 F(2)(a)	N/A
#50	Board of Selectmen	Amend Assessor's Map #9 Lot 26	N/A
#51	Board of Selectmen	Amend Assessor's Map #8 Lot 63	N/A
#52	Board of Selectmen	Saw Mill Lane Road Acceptance	N/A
#53	Board of Selectmen	Corn Mill Way Road Acceptance	N/A
#54	WITHDRAWN		
#55	Youth Commission	Purchase of Ford Pickup Truck (Passed Over)	29,000.00
#56	Community Center	Repairs at McKinley Community Center	25,000.00
#57	Community Center	Upgrade Fire Alarm at Community Center	50,000.00
#58	Park Department	Replace Light Bulbs at Memorial Stadium	12,000.00
#59	Park Department	Purchase 2017 Field Groomer	18,800.00
#60	Board of Selectmen	Accept Land Parcel on Spruce Street	N/A
#61	School Department	Replace/Upgrade Computers	100,000.00
#62	School Department	Vehicle Lease Payments	76,400.00
#63	School Department	Elementary Kitchen Repairs	56,000.00
#64	School Department	Lease Payment School Bus - 2nd of 5	7,705.00
#65	School Department	Lease Payment 2017 plow Truck – 1 st of 5	11,338.00
#66	School Department	Repave Memorial Park Driveway(Passed Over)	100,000.00
#67	School Department	Purchase Emergency Directories	13,015.00
#68	Highway Department	Purchase Compact Track Loader	50,000.00
#69	Highway Department	Purchase Street Sweeper	230,000.00
#70	Highway Department	Purchase Tandem Roller	26,000.00

ARTICLE #1

To cast votes in the Annual Town Election for the election of candidates for the following offices:

Two members of the Board of Selectmen for three years
One member of the Board of Assessors for three years
One member of the Board of Health for three years
One member of the Board of Health for two years
One member of the Housing Authority for five years
One member of the Housing Authority for one year
Two member of the Board of Library Trustees for three years
One member of the Board of Park Commissioners for three years
One member of the Planning Board for five years
One member of the Planning Board for one year
One member of the School Committee for three years
One member of the Board of Sewer Commissioners for three years
One member of the Board of Water Commissioners for three years

BOARD OF SELECTMEN

Finance Committee deferred to the Board of Selectmen who recommended as presented

ARTICLE #2

The Town voted to fix the salaries and compensation of all elective officers in the Town in the amounts indicated in the Department Budgets and make such salaries and compensation effective July 1, 2017, in accordance with the provisions of the Massachusetts General Laws, Chapter 41 Section 108, as amended, and to raise and appropriate such sums of money for the ensuing year and that all sums be appropriated for the specific purpose designated; and that the same be expended on for such boards and commissions of the Town as voted.

BOARD OF SELECTMEN

Finance Committee recommended as presented

ARTICLE #3

The Town voted to raise and appropriate and or transfer from available funds as indicated, such sums of money necessary for the ensuing year in the Departmental budgets.

Town Budget Fiscal Year 2018

<u>Line Item</u>	Finance Committee Recommendation <u>FY2018</u>
<u>Board Of Selectmen - Dept. #122</u>	
Salary, Town Administrator	150,000
Human Resource Assistant	55,000
Administrative Assistantt	50,000
Regulatory Secretary	24,000
Salary, Executive Assistant	52,500
Vacation Coverage	2,000
Parking Clerk	1,200
Sundries	3,000
Landfill Maintenance	62,000
Advertising	4,500
Conference	3,000
Selectmen - MMA Dues	4,000
Total Board Of Selectmen Raise And Appropriate	411,200
<u>Legal Services - Dept.#151</u>	
Town Council - Legal Services	100,000
Total Legal Services Raise And Appropriate	100,000

Building Maintenance - Dept. #192

Director Facilities	
Vacation Coverage	2,000
Salary - Custodian	24,981
Utilities/Maint/Supplies	50,000
Postage	2,300
Total Building Raise And Appropriate	79,281

Town Reports - Dept. #195

Town Report & Warrant	10,000
Total Town Reports Raise And Appropriate	10,000

Utilities General Government- Dept. #196

Electricity School Admin	275,000
Electricity Town Hall	19,000
Electricity Fire Department	16,000
Electricity Police Department	28,000
Electricity Highway Department	4,000
Electricity Park Department	3,000
Electricity Senior Center	28,000
Electricity Library	17,000
Electricity Recycling	2,000
Electricity Street Lighting	68,000
Electricity Traffic Lighting	5,700
Development	50,000
Total Utilities General Government Raise and Appropriate	515,700

Traffic Control - Dept. #293

Traffic Lighting	16,867
Moved Electric Utilities due to Solar Array	
Total Traffic Control Raise And Appropriate	16,867

Street Lighting - Dept. #424

Total Street Lighting Raise And Appropriate	0
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Finance Committee - Dept. #131

Secretary	1,000
Reserve Fund	150,000
Total Finance Committee Raise And Appropriate	151,000

Town Accountant - Dept. #135

Salary - Town Accountant	105,500
Salary - Clerical	39,101
Salary - Assistant Town Accountant	54,245

Dues and Seminars	3,000
Supplies	700
Total Town Accountant Raise And Appropriate	202,546

Assessor - Dept. #141

Salary - Appraiser	84,700
Salary - Clerical	69,015
Legal Services	2,000
Maps / Engineering	2,700
Computer Software	10,000
Binding Tax & Deed Books	400
Sundries	1,500
Postage	1,500
Education/Dues	2,500
Total Assessor Raise And Appropriate	174,315

Treasurer - Dept. #145

Salary - Treasurer	75,000
Salary - Assistant Treasurer	40,441
Salary - Clerical	36,734
Treasurer - Postage	5,500
Tax Title * (\$5,000 Budget process, \$40,000 from Recap)	5,000
Legal	1,500
Payroll Processing Fees	40,000
Medicaid Billing Processing Fees	10,000
Office Supplies	3,500
Treasurer - Dues / Meetings	5,000
Total Treasurer Raise And Appropriate	222,675

Data Processing - Dept. #155

Network Manager	10,000
Professional Services	113,378
Supplies	28,345
Total Information Technologies Raise And Appropriate	151,723

Audit - Dept. #430

Total Audit Raise And Appropriate	47,000
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Town Collector - Dept. #146

Salary - Tax Collector	75,000
Salary - Assistant Collector	43,161
Salary - Clerical	35,507

Postage/Maintenance Supplies	14,000
Sundries	3,000
Dues/Meetings/Travel	1,500
Total Town Collector Raise And Appropriate	172,168

Town Clerk - Dept. #161

Salary - Town Clerk	75,000
Salary - Assistant Town Clerk	40,617
Salary - Clerical	39,158
Town Clerk - Bookbinding	400
Software Licensing	1,200
By-Law & Charter	1,200
Sundries	2,650
Dues & Meetings	2,000

Total Town Clerk	162,225
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Transfer in From Dog Receipts Fund	(2,850)
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Total Town Clerk Raise And Appropriate	159,375
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Town Meetings / Elections - Dept. #162

Town Meetings / Elections - Personnel	7,736
Town Meetings / Elections - Purchase	3,000
Town Meetings / Elections - Supplies	2,500

Total Town Meetings / Elections Raise And Appropriate	13,236
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Registrar Of Voters - Dept. #163

Sundries	8,000
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Total Registrar Of Voters Raise And Appropriate	8,000
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Conservation Commission - Dept. #171

Salary - Secretary	500
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Total Conservation Comm. Raise And Appropriate	500
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Planning Board - Dept. #175

Salary - Secretary	4,500
Sundries & Expenses	725

Total Planning Board Raise And Appropriate	5,225
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Zoning Board - Dept. #176

Salary - Recording Secretary	3,800
Advertising	150
Postage	75
Expenses	975

Total Zoning Board Raise And Appropriate	5,000
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Police Department - Dept. #210

Salary - Chief	130,327
Salary - Deputy Chief	96,995
Salary - Executive Assistant	53,915
Salary - Clerical	48,780
Salary - Lieutenants	87,264
Salary - Officers	1,617,357
Salary - Superior Officers	470,184
Salary - E911 Dispatchers	140,636
Salary - Animal Control Officer	45,873
Longevity	14,600
Proficiency Incentive	500
Holiday Pay	111,489
Substitute Payroll	318,240
Salary - Custodian	43,885
Clothing Allowance	43,250
Educational Incentive	284,552
Crossing Guards	10,000
Station Maintenance	50,000
Cruiser Maintenance	90,000
Vehicle Expense - ACO	1,500
Teletype	3,500
Radio & Repeaters	7,500
Sundries - Police	80,000
Moved Electric Utilities due to Solar Array	0
Sundries - ACO	1,000
Animal Medical Care	1,500
Aux Radio Repairs	800
Aux Uniforms	3,000
Aux Vehicle Maintenance	4,000
Aux Vehicle Fuel	5,200
Aux Equipment	3,000
Aux Training Expenses	3,000
Police Other	6,000
Dog Kennel Expenses - ACO	0

Total Police Department	3,777,847
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Transfer In - From Dog Fund	(8,500)
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Total Police Department Raise And Appropriate	3,769,347
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Fire Department - Dept. #220

Salary - Chief	132,000
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Salary - Deputy Chief	126,779
Salary - Captain	175,736
Salary - Lieutenants	229,098
Salary - Permanent Men	1,460,910
Salary - Executive Assistant	53,872
Overtime Payroll	78,795
Salary - Call Firefighter	250
Payroll - Call Men	2,600
Longevity Payroll	15,100
Holiday Pay	123,210
Substitute Payroll	412,000
Clothing Allowance	38,750
Call Men - Clothing	500
Training Payroll	91,800
College Credits	48,619
EMT Incentive	5,000
Call - EMT	100
Fire Training Payroll	35,904
Telephone	8,500
Outsourced Ambulance Billing	30,000
Equipment - Maintenance & Repair	63,700
Moved Electric Utilities due to Solar Array	0
Utilities (Gas & Electric)	0
Gas & Diesel	25,000
Building Maintenance & Supplies	15,000
Office Supplies & Advertising	4,500
Educational Materials	10,000
Ambulance Supplies	25,000
Technology	15,000
Natural Gas	15,000
Fire Other Sundries	1,200
<i>Dispatch</i>	75,000
Total Fire Department Raise And Appropriate	3,318,923

Building Department - Dept. #241

Salary - Inspector	79,000
Local Inspector	13,728
Salary - Administrative Assistant	37,310
Vacation Coverage/ Mutual Aid	798
Education - Building Inspector	500
Seminars	1,500
Sundries - Postage / Cert Letters	2,000
Auto Allowance	1,679

Dues & Meetings	300
Total Building Department Raise And Appropriate	136,815
 <u>Gas Inspector - Dept. #242</u>	
Salary - Inspector	5,215
Auto Allowance	480
Total Gas Inspector Raise And Appropriate	5,695
 <u>Plumbing Inspector - Dept. #243</u>	
Salary - Inspector	8,812
Continuing Education	400
Auto Allowance	810
Total Plumbing Inspector Raise And Appropriate	10,022
 <u>Weights / Measures - Dept. #244</u>	
Salary - Inspector	5,000
Sundries	800
Auto Allowance	150
Total Weights / Measures Raise And Appropriate	5,950
 <u>Wiring Inspector - Dept. #245</u>	
Salaries - Inspectors (2)	25,083
On Call Coverage	3,000
Auto Allowance	677
Bi-Annual Certification	400
Total Wiring Inspector Raise And Appropriate	29,160
 <u>Emergency Management - Dept. #291</u>	
Sundries	500
Generator Maintenance	1,000
Total Emergency Management Raise And Appropriate	1,500
 <u>Tree Department - Dept. #294</u>	
Superintendent	16,422
Labor	98,733
Proficiency Incentive	1,000
Uniforms	2,000
Vehicle Maintenance	5,000
Hired Equipment	13,000
Supplies/Clothing/Equipment	5,000
Total Tree Department Raise And Appropriate	141,155

School Department - Dept. #390

Rockland Public	25,806,708
South Shore Regional	
Norfolk County Agricultural High School	
Norfolk County Agricultural High School - Transportation	
Total School	25,806,708
Less: Transfer in from PEG Receipts Reserved Fund	0
Total School Raise and Appropriate	25,806,708

Highway - Dept. #421

Salary - Superintendent	78,832
Labor	288,316
Secretary	40,602
Longevity	3,000
Uniforms	7,000
Highway Police Details	10,000
Highway Police Calls	6,000
Utilities	5,000
Moved Electric Utilities due to Solar Array	0
Machine Maintenance	13,000
Materials & Hired Equipment	275,000
Other Projects Costs	150,000
Radio Repair	2,000
Street Striping	25,000
Building Maintenance	1,200
Gas/Oil/Diesel. Etc.	30,000
Misc. Tools & Supplies	4,000
Hoisting License	1,750
<i>fuel system maintenance</i>	3,000
Auto Allowance	100
Total Highway	943,800
From Free Cash	(150,000)
Total Highway Raise And Appropriate	793,800

Snow /Ice Control - Dept. #423

Snow Removal	150,000
Total Snow/Ice Control Raise And Appropriate	150,000

Waste Collection/Disposal - Dept. #433

Salary - Landfill Attendant	44,609
Salary - Part Time Landfill Attendant	21,008
Data Processing	10,000

South Shore Recycling Cooperative	4,850
Pleasant Street Compliance Fee	49,000
Landfill Maintenance	7,000
Moved Electric Utilities due to Solar Array	0
Refuse Collection	920,060
Disposal Fee (SEMASS)	318,060
Bulky Rubbish Pick-Up	30,000
Hazardous Waste Collection	5,000
Total Waste Collection/Disposal	1,409,587
10% Landfill Attendant direct from Revolving Fund	(4,461)
Part Time Attendant direct from Revolving Fund	(21,008)
Total Waste Collection / Disposal Raise And Appropriate	1,384,118

Water Department - Dept. #480

Police Details	15,000
Water - Insurance & Retirement	0
Engineering	5,000
Field Support & Overhead	25,000
Office Supplies & Overhead	25,000
Systems Maint./Development	100,000
Joint Expenses (1/2)	2,215,112
Freight & Miscellaneous Expenses	500
Debt	493,098
Interest	151,805
Admin Debt Exp	3,902
Internal Service Charges	70,000
Total Water Department	3,104,417
From Water Unreserved Fund Balance	(125,000)
Total Water Department Raise And Appropriate From Water Receipts	2,979,417

Sewer Department - Dept. #449

Superintendent	95,000
Salary - Administrative Assistant	53,747
Retirement/Insurance/Compensation	50,000
Sewer health ins reimbursement	2,500
Computer Services	10,000
Sewer Emergency Fund	15,000
Contract Operations Exp.	1,717,337
Industrial Pre-Treatment	5,000
Sewer Drainage	80,000
Legal Services	3,000
Sundries / Printing / Misc	20,000

Repairs & Maintenance	135,000
Auto Allowance	675
Debt & Interest Payments	125,000
Temporary Interest	0
Facility/Vehicle Insurance	50,000
Internal Service Charges	40,000
Total Sewer Department	2,402,259
From Sewer Unreserved Fund Balance	(40,000)
Total Sewer Dept. Raise And Appropriate From Sewer Receipts	2,362,259

Board Of Health - Dept. #510

Salary - Health Agent	73,425
Salary - Administrative Assistant	46,471
Salary - Secretary/Clerical	12,042
<i>Fill in Re-inspec/pt clerical</i>	3,203
Longevity	600
Health & Hospitals	1,300
Sundries - Health Agent	500
Office Supplies	700
Commissioners' Auto Allowance	600
Auto Allowance - Health Agent	3,000
Total Board Of Health	141,841
10% direct from BOH Revolving Account for Health Agent/Admin Asst./Clerical	(13,514)
Total Board Of Health Raise And Appropriate	128,327

Visiting Nurses - Dept. #522

Total Visiting Nurses Raise And Appropriate	10,089
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Council On Aging - Dept. #541

Salary - Director	60,000
Salary - Bus/Van Drivers	32,159
Salary - Custodian	35,800
Salary - Receptionists	36,958
Salary Outreach	27,500
Formula Grant	(25,000)
service contracts/maintenance	14,000
Vehicle Maintenance	1,600
Utilities	5,000
Moved Electric Utilities due to Solar Array	0
Sundries	4,000
Supplies	6,500
Total Council On Aging Raise And Appropriate	198,517

Youth Commission - Dept. #542

Salary - Director	50,000
Salaries - Hartsuff Park Staff	33,000
Teen Center	6,500
Stipend/Building Monitoring	6,400
Sundries	5,400
Supplies Hartsuff Park	4,500
Supplies	3,500
Total Youth Commission Raise And Appropriate	109,300

Veteran's Services - Dept. #543

Salary - Agent	50,000
Longevity	300
Postage	450
Sundries	200
Auto Allowance	450
Veteran Benefits	350,000
Dues / Meetings	625
Total Veterans Services Raise And Appropriate	402,025

Celebrations - Dept. #692

Secretary - Memorial Day	150
Memorial Day Observances	3,000
Tri-Town Parade Celebration	6,800
Total Celebrations Raise And Appropriate	9,950

Library Dept. #610

Salary - Director	77,410
Salaries - Staff	359,830
Operating Expenses	57,944
Moved Electric Utilities due to Solar Array	0
Books & Related Materials	76,332
Library Supplies	10,000
Total Library From Raise And Appropriate	581,516

Park Department - Dept. #630

Salary - Park Superintendent	72,000
Salaries - Labor	152,448
Overtime	11,000
Longevity	2,400
Licensing	1,250

Uniforms	4,000
Sundries	6,000
Moved Electric Utilities due to Solar Array	0
Material	18,000
General Maintenance	25,000
Moved Electric Utilities due to Solar Array	0
Rail Trail Maintenance	5,000
Total Park Dept Raise And Appropriate	297,098
Historical Commission- Dept. #691	400
<u>Int. & Mat. Debt - Dept. #710</u>	
Principal Long Term Debt	1,980,000
Principal Non-Excluded	140,000
Interest Long Term Debt	1,433,150
Interest LT Non Excluded	47,700
Short Term Principal	0
Short Term Interest	25,000
Special Adjustment	0
Southfield Bond Assessment	8,251
Total Int. & Mat. Debt	3,634,101
Less: FB Reserve for Bond Premiums	(119,952)
Total Int. & Mat. Debt Raise and Appropriate	3,514,149
<u>Retirement Contribution - Dept.#911</u>	
Plymouth County*	3,322,552
Pensions	3,000
Total Retirement Contributions Raise And Appropriate	3,325,552
<u>Health Insurance - Dept. #914</u>	
Health Insurance Active *	6,258,095
Health Insurance - Retiree OPEB Transfer to Trust Fund **	1,327,164
Total Health Insurance Raise And Appropriate	7,585,259
* Transfer to Health Insurance Trust Fund	
** Transfer to Other Post-Employment Benefits Trust Fund Massachusetts General Law 32B Section 20	
<u>Medicare Expense - Dept. #916</u>	
Total Medicare Expense Raise And Appropriate	435,000
<u>Liability Insurance - Dept. #945</u>	
Town Insurance	925,000
Unemployment Insurance	25,000
Total Liability Insurance Raise And Appropriate	950,000

Grand Total	61,334,164
Less: Other Funds	(446,302)
Total Raise and Appropriate General, Water, and Sewer	60,887,862

BOARD OF SELECTMEN

Finance Committee recommended as presented

ARTICLE #4

The Town voted to authorize and/or reauthorize revolving funds for Fiscal 2018, pursuant to M.G.L. Chapter 44, Section 53 E 1/2 as amended for the following purposes:

Department Limit	Receipt Type	Use of Fund	Spending
REAUTHORIZATIONS			
Community Center	Building Use Fees	Building Operations	\$175,000.00
School Committee	Transportation Fees	Student Transportation	\$80,000.00
Board of Health	Recycling Fees	Recycle Center Operations	\$60,000.00
Youth Commission	Program Fees	Youth Activities	\$100,000.00
Fire Department	Permit Fees	Town wide Alarm System	\$60,000.00
Police Department	Red Light Violations	Cruiser Maintenance	\$5,000.00
Rent Control Board	Rent Control Fees	Legal Fees	\$15,000.00
Police Department	Cruiser Detail Fees	Cruiser Maintenance	\$25,000.00
Council on Aging	Program Fees	Senior Activities	\$25,000.00
TOTAL			\$545,000.00

TOWN ACCOUNTANT

Finance Committee recommended as presented

ARTICLE #5

The Town voted to grant the Board of Selectmen authority to research, develop and participate in a contract, or contracts, to aggregate the electricity load of the residents and businesses in the Town and for other related services, independently, or in joint action with other municipalities, retaining the right of individual residents and businesses to opt-out of the aggregation.

Purpose/Reason: The Commonwealth of Massachusetts, by enacting Chapter 164 of the Acts of 1997, has established a competitive marketplace through deregulation and restructuring of the

electric utility industry. The residents and businesses of our Town have substantial economic, environmental, and social interests at stake and are interested in reducing their electricity rates. If an aggregation of electricity load is implemented in our Town, individual residents and businesses would retain the right to opt-out of the aggregation with no penalty and to choose any other competitive supplier or stay with the default utility.

BOARD OF SELECTMEN

Finance Committee recommended approval at Town Meeting

ARTICLE #6

The Town voted to authorize the Water Commissioners to take from the Water Fund Balance the sum of Fifteen Thousand Dollars (\$15,000.00) for the purpose of continuing the survey and testing in accordance with the Commonwealth of Massachusetts Drinking Water Regulations governing cross connections to our water system (310 CMR 22.22).

Purpose/Reason

Under the Massachusetts Drinking Water Regulations we are required to perform these surveys and test annually.

WATER DEPARTMENT

Finance Committee recommended transferring from Water Fund Balance

ARTICLE #7

WITHDRAWN

ARTICLE #8

The Town voted to authorize the Water Commissioners to take from the Water Undesignated Balance the sum of Fifty Thousand Dollars (\$50,000.00) for the purpose of purchasing water meters.

Purpose/Reason

The ongoing meter program.

WATER DEPARTMENT

Capital Plan approved

Finance Committee recommended transferring from Water Fund Balance

ARTICLE #9

The Town voted to authorize the Water Commissioners to take from the Water Fund Balance the sum of Fifty Thousand Dollars (\$50,000.00), with a like amount from the Town of Abington, for the purpose of replacing the filter media and rebuilding the filter at the Great Sandy Bottom Pond Water Treatment Plant.

Purpose/Reason

The media has aged and the filter needs an overhaul.

WATER DEPARTMENT

Capital Plan recommended approval at Town Meeting

Finance Committee recommended transferring from Water Fund Balance

ARTICLE #10

The Town voted to transfer from available funds, an amount of money to be expended under the direction of the Rockland School Building Committee to fund the costs of a feasibility study and schematic design for the Jefferson Elementary School, 93 George Street, Rockland Massachusetts, for which feasibility study the Town may be eligible for a grant from the Massachusetts School Building Authority. The MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any costs the Town incurs in connection with the feasibility study in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the Town.

SCHOOL COMMITTEE

Capital Plan approved

Finance Committee recommended transferring \$800,000 from Free Cash

ARTICLE #11

The Town voted to authorize the Water Commissioners to take from the Water Fund Balance the sum of Twenty-Five Thousand Dollars (\$25,000.00), with a like amount from the Town of Abington, for the purpose of replacing a Raw Water Turbine Pump at the Great Sandy Bottom

Pond Water Treatment Plant.

Purpose/Reason: The pump is in need of replacement.

WATER DEPARTMENT

Finance Committee Recommended transferring from Water Fund Balance

ARTICLE #12

The Town voted to transfer Twenty-One Thousand Dollars (\$21,000.00) from the Overlay Surplus to the Assessors' Revaluation Account for the purposes of continuing the cyclical re-inspection program for Revaluation as mandated by the Massachusetts Department of Revenue.

BOARD OF ASSESSORS

Finance Committee Recommended transferring from Overlay Surplus

ARTICLE #13

The Town voted to transfer Twenty Thousand Dollars (\$20,000.00) from the Overlay Surplus to the Assessors' Revaluation Account for the purposes of completing the Fiscal Year 2018 interim year revaluation as mandated by the Massachusetts Department of Revenue.

BOARD OF ASSESSORS

Finance Committee recommended transferring from Overlay Surplus

ARTICLE #14

The Town voted to transfer from available funds the sum of Five Thousand Dollars (\$5,000.00) for the Town's portion of a Green Communities Grant for Library lighting retrofitting.

BOARD OF SELECTMEN

Finance Committee recommended transferring from Overlay Surplus

ARTICLE #15

The Town voted to authorize the Sewer Commissioners to take from the Sewer Department Unreserved Fund Balance Account the sum of One Hundred Thousand Dollars (\$100,000.00) for the replacement of the main boiler at the Wastewater Treatment Plant.

Purpose/Reason

The existing boiler is over thirty-five years old and in need of major repairs.

SEWER DEPARTMENT

Capital Plan approved

Finance Committee recommended transferring from Sewer Fund Balance

ARTICLE #16

The Town voted to authorize the Sewer Commissioners to take from the Sewer Department Unreserved Fund Balance Account the sum of One Hundred Thousand Dollars (\$100,000.00) for the replacement of the multi fuel boiler in the Digester Building at the Wastewater Treatment Plant.

Purpose/Reason: The existing fifty-year-old boiler is extremely inefficient and can't maintain temperature required for the process.

SEWER DEPARTMENT

Capital Plan Approved

Finance Committee recommended transferring from Sewer Fund Balance

ARTICLE #17

The Town voted to authorize the Sewer Commissioners to take from the Sewer Department Unreserved Fund Balance Account the sum of One Hundred Thousand Dollars (\$100,000.00) to be expended by the Sewer Commission as part of the Town's ongoing program to identify and remove sources of inflow and infiltration as required under the terms of the NPDES Permit issued to the Town by the United States EPA and Massachusetts DEP.

Purpose/Reason

The Town is mandated by an EPA Administrative Order to have an ongoing Inflow and Infiltration Program.

SEWER DEPARTMENT

Capital Plan approved

Finance Committee recommended transferring from Sewer Fund Balance

ARTICLE #18

The Town voted to authorize the Sewer Commissioners to take from the Sewer Department Unreserved Fund Balance Account the sum of One Hundred Thousand Dollars (\$100,000.00) to be expended by the Sewer Commission for a pump replacement program at the Wastewater Treatment Plant.

Purpose/Reason

Many of the pumps are original equipment from 1964 and are non-repairable.

SEWER DEPARTMENT

Capital Plan Approved

Finance Committee recommended transferring from Sewer Fund Balance

ARTICLE #19

The Town voted to authorize the Sewer Commissioners to take from the Sewer Department Unreserved Fund Balance Account the sum of Twenty-Five Thousand Dollars (\$25,000.00) for the purchase and installation of an influent wash/press system at the Wastewater Treatment Plant.

Purpose/Reason: This would improve plant process and eliminate a potential safety hazard.

SEWER DEPARTMENT

Finance Committee recommended transferring from Sewer Fund Balance

ARTICLE #20

The Town voted to take from available funds the sum of Twenty Thousand Dollars (\$20,000) to fund the purchase, installation, programming, and enabling of an indoor and outdoor camera security system at the Public Library.

BOARD OF LIBRARY TRUSTEES

Finance Committee recommended transferring from Host Community Trust Fund

ARTICLE #21

The Town voted to take from available funds, the sum of Eighty-Two Thousand Dollars (\$82,000.00) to purchase and equip two (2) Police Cruisers.

POLICE DEPARTMENT

Finance Committee recommended transferring from Host Community Trust Fund

ARTICLE #22

The Town voted to take from available funds, the sum of One Hundred Thousand Dollars (\$100,000.00) to pay for contractual paid buyout.

BOARD OF SELECTMEN

Finance Committee recommended transferring from Free Cash

ARTICLE #23

The Town voted to raise and appropriate or take from available funds, the sum of Fourteen Thousand Dollars (\$14,000.00) to purchase one (1) Police Motorcycle, which sum includes the “trading in” of one existing Motorcycle currently in use.

Purpose/Reason: The existing Motorcycle is 5 years old and still has a reasonable trade in value.

POLICE DEPARTMENT

Finance Committee Recommended transferring from Host Community Trust Fund

ARTICLE #24

The Town voted to take from available funds, the sum of Ten Thousand Dollars (\$10,000.00) to purchase one (1) New Speed Trailer.

Purpose/Reason: The existing speed trailer is no longer serviceable. The Speed Trailer is placed at various locations throughout Town to educate motorists regarding their current speed and the speed limit posted.

POLICE DEPARTMENT

Finance Committee recommended transferring from Host Community Trust Fund

ARTICLE #25

The Town voted to accept M.G.L. Chapter 32B, Section 20 for the purpose of establishing an OPEB (Other Post-Employment Benefits) Liability Trust Fund and a funding schedule for the employees of the Town and their dependents.

Purpose/Reason: GASB 45 (Governmental Accounting Standards Board) is an accounting and financial reporting provision requiring government employers to measure and report the liabilities associated with other (than pension) postemployment 7 benefits (OPEB). The potential magnitude of the Town's obligations for post-employment benefits needs to be measured to provide the town with the potential financial obligation for the future. The Town needs to recognize the cost of OPEB benefits and determine the course of action in planning for the long term financial liability. The Re-acceptance of this M.G.L. is being required by the State at this time.

BOARD OF SELECTMEN

***Finance Committee recommended deferring to the Board of Selectmen
Board of Selectmen recommended Approval***

ARTICLE #26

The Town **DID NOT** vote to authorize the Board of Selectmen to lease or sell 3.91 acres of Town-owned land, located at 0 Airport Road, and designated on the Town of Rockland Assessing Map 7 Lot 4 in accordance with all Massachusetts General Laws.

BOARD OF SELECTMEN

Finance Committee recommended deferring to the Board of Selectmen

ARTICLE #27

The Town voted to supplement each prior vote of the Town that authorizes the borrowing of money to pay costs of capital projects to provide that, in accordance with Chapter 44, Section 20 of the General Laws, the premium received by the Town upon the sale of any bonds or notes thereunder, less any such premium applied to the payment of the costs of issuance of such bond or notes, may be applied to pay project costs and the amount authorized to be borrowed for each such project shall be reduced by the amount of any such premium so applied.

Purpose/Reason: The State is requiring the acceptance of this Article to continue to use bond premium funds set aside for supplementing annual payment of bonds.

BOARD OF SELECTMEN

***Finance Committee recommended deferring to the Board of Selectmen
Board of Selectmen recommended approval as presented***

ARTICLE #28

The Town voted to accept the Community Preservation Committee Bylaw pursuant to MGL Chapter 44B, as shown below.

ROCKLAND COMMUNITY PRESERVATION COMMITTEE BYLAW PURSUANT TO MGL 44B

Chapter 1: Establishment

There is hereby established a Community Preservation Committee, consisting of nine (9) voting members pursuant to MGL Chapter 44B. The composition of the committee, the appointment authority and the term of office for the committee members shall be as follows:

- a. One member of the Planning Board (created by Section 81a of Chapter 41) as designated by the Board for a term of one year
- b. One member of the Conservation Commission (created by Section 8C of Chapter 40) as designated by the Commission for a term of one year
- c. One member of the Historical Commission (created by Section 8D of Chapter 40) as designated by the Commission for a term of two years
- d. One member of the Park Commissioners (created by Section 2 of Chapter 45) as designated by the Board for a term of two years
- e. One member of the Housing Authority Board (created by Section 3 of Chapter 121B) as designated by its Board of Directors for a term of one year
- f. Four members at large to be appointed by the Rockland Board of Selectmen (three for a three year term, one for a two year term)

Any vacancy on the Community Preservation Committee shall be filled by the commission, authority or board that designated the member who creates the vacancy by designating another member in accordance with the above for the unexpired term.

Should any of the Commissions, Boards, Councils or Committees who have appointment authority under this Chapter be no longer in existence for whatever reason, the appointment authority for that Commission, Board, Council, or Committee shall become the responsibility of the Board of Selectmen.

Chapter 2: Duties

1. The Community Preservation Committee shall study the needs, possibilities and resources of the Town regarding community preservation. The Committee shall consult with existing municipal boards, including the Board of Selectmen, the Conservation Commission, the Historical Commission, the Planning Board, the Parks Commissioners and the Housing Authority, or persons acting in those capacities or performing like duties, in conducting such studies. As part of its study, the Committee shall hold one or more public informational hearings on the needs, possibilities and resources of the Town regarding community preservation possibilities and resources, notice of which shall be posted publicly and published for each of two weeks preceding a hearing in a newspaper of general circulation in the Town. The

Committee may, after proper appropriation, incur expenses as permitted by at State law using funds from the community preservation fund to pay such expenses.

2. The Community Preservation Committee shall make recommendations to Town Meeting for the acquisition, creation and preservation of open space; for the acquisition, preservation, rehabilitation and restoration of historic resources; for the acquisition, creation, preservation, rehabilitation and restoration of land for recreational use; for the acquisition, creation, preservation and support of community housing; and for the rehabilitation or restoration of open space and community housing that is acquired or created with Community Preservation Funds. With respect to community housing, the Community Preservation Committee shall recommend, wherever possible, the reuse of existing buildings or construction of new buildings on previously developed sites.

3. The Community Preservation Committee may include in its recommendation to the Town Meeting a recommendation to set aside for later spending funds for specific purposes that are consistent with community preservation but which sufficient revenues are not then available in the Community Preservation Fund to accomplish that specific purpose or recommended action to set aside for later spending funds for general purposes that are consistent with community preservation.

Chapter 3: Requirement for a quorum and cost estimates

The Community Preservation Committee shall not meet or conduct business without the presence of a quorum and shall keep a written record of its proceedings. A majority of the members of the Community Preservation Committee shall constitute a quorum. The Community Preservation Committee shall approve its actions by majority vote of the quorum. Recommendations to the Town Meeting shall include their anticipated costs.

Chapter 4: Amendments

The Community Preservation Committee shall, from time to time, review the administration of this Bylaw, making recommendations, as needed, for changes in the Bylaw and in administrative practice to improve the operations of the Community Preservation Committee. This bylaw may be amended from time to time by a majority vote of the Town Meeting, provided that the amendments would not be in conflict with Chapter 44B of Massachusetts General Laws.

Chapter 5: Severability

In case any section, paragraph or part of this chapter be for any reason declared invalid or unconstitutional by any court of last resort, every other section, paragraph or part shall continue in full force.

Chapter 6: Effective Date

Following Town Meeting approval of this bylaw, this Chapter shall take effect immediately upon approval by the Attorney General of the Commonwealth. Each appointing authority shall have thirty days after approval by the Attorney General to make their initial appointments.

BOARD OF SELECTMEN

*Finance Committee recommended deferring to the Board of Selectmen
The Board of Selectmen recommended approval as presented.*

ARTICLE #29

The Town voted to authorize the Town, acting by and through its Board of Selectmen, release a utility easement held by the Town in a certain parcel of land now or formerly own by Tedeschi Realty Corporation or related entities located off Howard Street and as more particularly described in a grant of easement to the Town dated February 27, 1952 and recorded in the Plymouth County Registry of Deeds in Book 2194, Page 372, and further to execute and deliver any and all documents necessary to effectuate the release of the Town's easement.

Purpose/Reason/Explanation: The Town agreed to seek approval to release a utility existing town easement in the land off Howard Street in exchange for the Tedeschi family business entities' agreement to grant the Town an easement of greater value and usefulness to the Town. This article authorizes the release of that easement.

BOARD OF SELECTMEN

*Finance Committee recommended deferring to the Board of Selectmen
The Board of Selectmen recommended approval as presented.*

ARTICLE #30

The Town voted to authorize the Town, acting by and through its Board of Selectmen, to accept by gift, grant or by eminent domain, a temporary access and perpetual utility easement in land held now or formerly owned by Cousins Realty, LLC and Tara Realty Associates, LLC located on the northerly side of Market Street and as further described in a plan by Environmental Partners Group dated October 2016 and labelled "George Street Drainage Realignment Rockland, Massachusetts Tedeschi Proposed Drainage Plan Fig-1" on file with the Town Clerk, and further to execute and deliver any and all documents necessary to effectuate the release of the Town's easement.

Purpose/Reason: The Town agreed to seek approval to release an existing town easement in the land off Howard Street in exchange for the Tedeschi family business entities' agreement to grant the Town an easement of greater utility to the Town. This is the authorization to accept that easement.

BOARD OF SELECTMEN

*Finance Committee deferred to the Board of Selectmen
Board of Selectmen recommended approval as presented.*

ARTICLE 31

The Town voted to take from available funds, a sum of money to purchase Street Lights.

BOARD OF SELECTMEN

Finance Committee Recommend Transferring \$225,000 Two Hundred Twenty Five Thousand Dollars from Free Cash

ARTICLE #32

The Town voted to amend Article IV of the Rockland General Code Zoning By-Law by adding a new overlay district to the existing zoning districts entitled “Downtown Rockland Revitalization Overlay District (DRROD)”, numbering the new By-Law provision as the next consecutive number to the existing By-Law section, incorporating the following new procedural and substantive Zoning By-Law provisions into said Zoning By-Law, and allowing that non-substantive changes with the numbering of this proposed By-law be permitted in order that it be in compliance with the numbering format of the Code of Rockland.

§ 415-21.2 Downtown Rockland Revitalization Overlay District (DRROD)

A. **PURPOSE:** The purpose of this Section is to establish the Downtown Rockland Revitalization Overlay District (DRROD), to encourage smart growth in accordance with the purposes of G. L. Chapter 40R. The DRROD will facilitate mixed-use, diverse, and affordable housing development to meet local need and demand in Rockland, and expand commercial and housing opportunity in Rockland’s downtown area.

Other objectives of this Section are to:

- (1) Implement the goals and strategies of the Rockland Housing Production Plan (2016), which recommends an Overlay District be adopted in the downtown area of Rockland.
- (2) Enable an increase in housing production that will provide for a full range of housing choices for households of all incomes, ages, and sizes in order to preserve Rockland’s community character.
- (3) Enable a mix of uses along Union Street corridor in order to advance walkability, safety, convenience, and to meet local need and demand for appropriate amenities.
- (4) Ensure high quality site planning, architecture, and landscape design that enhances the distinct visual character and identity of downtown Rockland.
- (5) Ensure predictable, fair, and cost-effective development review and permitting.
- (6) Generate positive tax revenue.
- (7) Enable the Town to receive Zoning Incentive Payments and/or Density Bonus Payments in accordance with G.L. Chapter 40R, 760 CMR 59.06, and G.L. Chapter 40S arising from housing development in the DRROD.

B. **DEFINITIONS:** For purposes of this Section, the following definitions shall apply. All capitalized terms shall be defined in accordance with the definitions established under the Enabling Laws or Section 2.0, or as set forth in the PAA Regulations. To the extent that there is any conflict between the definitions set forth in Section 2.0 or the PAA Regulations and the Enabling Laws, the terms of the Enabling Laws shall govern.

AFFORDABLE HOMEOWNERSHIP UNIT - an Affordable Housing unit required to be sold to an Eligible Household.

AFFORDABLE HOUSING - housing that is affordable to and occupied by Eligible Households.

AFFORDABLE HOUSING RESTRICTION - a deed restriction of Affordable Housing meeting statutory requirements in G.L. Chapter 184, Section 31 and the requirements of Section 6.5 of this Bylaw.

AFFORDABLE RENTAL UNIT - an Affordable Housing unit required to be rented to an Eligible Household.

APARTMENT – a portion of a building equipped with housekeeping facilities and used as a dwelling unit, for which periodic compensation is paid and which is occupied by a person other than the legal owner.

APPLICANT – the individual or entity that submits a Project for Plan Approval.

ARTS AND CRAFTS STUDIO AND WORKSHOP - an establishment, for the preparation, display, and sale of individually crafted artwork, jewelry, furniture, sculpture, pottery, leathercraft, hand-woven articles, and related items.

AS-OF-RIGHT - a use allowed under Section 5.0 without recourse to a special permit, variance, zoning amendment, or other form of zoning relief. A Project that requires Plan Approval by the PAA pursuant to Sections 9.0 through 13.0 shall be considered an as-of-right Project.

BUILDING – a structure wholly or partially enclosed within exterior walls, or within exterior and party walls, and a roof, affording shelter to persons, animals, or property.

COMMUNITY FACILITY - a non-commercial use established primarily for the benefit and service of the population of the community in which it is located. Community facility shall include but not be limited to community care facility, community center, social services, and learning/training facility.

DEPARTMENT OR DHCD - the Massachusetts Department of Housing and Community Development, or any successor agency.

DESIGN STANDARDS – means provisions of Section 13 made applicable to Projects within the DRROD that are subject to the Plan Approval process.

DRROD – the Smart Growth Overlay District established in accordance with this Section.

DWELLING, MULTI-FAMILY – a building designed for occupancy by three or more families living independently of each other, and containing three or more dwelling units, separated by vertical walls or horizontal floor un-pierced except for access to the outside or to a common cellar.

DWELLING UNIT – one or more rooms designed for occupancy by one family that includes kitchen, sanitary and living facilities.

DWELLING, TWO-FAMILY – a detached or semidetached building where not more than two individual family or dwelling units are separated by vertical walls or horizontal floors, un-pierced except for access to the outside or to a common cellar.

DWELLING, THREE-FAMILY- a detached or semidetached building where not more than three individual family or dwelling units are separated by vertical walls or horizontal floors, un-pierced except for access to the outside or to a common cellar.

ELIGIBLE HOUSEHOLD - an individual or household whose annual income is less than 80 percent of the area-wide median income as determined by the United States Department of Housing and Urban Development (HUD), adjusted for household size, with income computed using HUD's rules for attribution of income to assets.

ENABLING LAWS - G.L. Chapter 40R and 760 CMR 59.00.

FLOOR AREA – the gross horizontal area of all floors (excluding area used for parking) within the exterior walls of a building.

LIVE/WORK SPACE – spaces within buildings that are jointly used for artist studio/commercial and residential purposes.

MEDICAL OR DENTAL OFFICE - an office building or part thereof where one or more practitioners engaged in a solo or group practice, whether conducted for profit or not for profit, and however organized, wholly owned and controlled by one or more of the practitioners

MIXED-USE DEVELOPMENT PROJECT – a Project containing a mix of residential uses and non-residential uses, as allowed in Section 5.2, and subject to all applicable provisions of this Section [x].

MONITORING AGENT OR ADMINISTERING AGENT – the local housing authority or other qualified housing entity designated by the municipality [the PAA, chief executive, or other designated municipal official], pursuant to Section 6.2, to review and implement the Affordability requirements affecting Projects under Section 6.0.

OFFICE, BUSINESS OR PROFESSIONAL – a building, room or space where clerical or administrative activities are performed.

PAA REGULATIONS – the rules and regulations of the PAA adopted pursuant to Section 9.3.

PLAN APPROVAL - standards and procedures which [certain categories of] Projects in the DRROD must meet pursuant to Sections 9.0 through 13.0 and the Enabling Laws.

PERSONAL SERVICE ESTABLISHMENT - a facility providing personal services, including but not limited to hair salon, barber shop, tanning beds, dry cleaning, print shop, and photography studio.

PLAN APPROVAL AUTHORITY (PAA) - the local approval authority authorized under Section 9.2 to conduct the Plan Approval process for purposes of reviewing Project applications and issuing Plan Approval decisions within the DRROD.

PROJECT - a Residential Project or Mixed-use Development Project undertaken within the DRROD in accordance with the requirements of this Section [x].

RESIDENTIAL PROJECT - a Project that consists solely of residential, parking, and accessory uses, as further defined in Section 5.1.

RESTAURANT - a building which is designed, intended and used for the indoor sales and consumption of food prepared on the premises, except that food may be consumed outdoors in landscaped terraces, designed for dining purposes, which are adjuncts to the main indoor restaurant facility. The term "restaurant" shall not include "fast food restaurant".

RESTAURANT, CAFÉ - an informal restaurant primarily offering coffee, tea, and other beverages, and where light refreshments and limited menu meals may also be sold.

RESTAURANT, FAST-FOOD – an establishment, such as a pizza or sandwich shop, whose principal business is the sale of pre-prepared or rapidly prepared food directly to the customer in a ready to consume state for consumption either within the restaurant building or off premises and usually requires ordering food at a counter. The term "restaurant, fast-food" shall not include "restaurant, café".

RETAIL – a business having as its primary function the sale of goods, wares, or merchandise directly to the ultimate consumer or persons without a resale license.

SMALL-SCALE GROCER – stores no larger than 10,000 square feet where most of the floor area is devoted to the sale of food products for home preparation and consumption, which typically also offer other homeware and personal care products, and which are larger and carry a broader range of merchandise than convenience stores.

ZONING BYLAWS - the Zoning Bylaws of the Town of Rockland.

C. OVERLAY DISTRICT

- (1) Establishment: The Downtown Rockland Revitalization Overlay District, hereinafter referred to as the "DRROD," is an overlay district having a land area of approximately 37.5 acres in size that is superimposed over the underlying zoning district (s) and is shown on the Zoning Map as set forth on the map entitled "Downtown Rockland Revitalization Overlay District, dated February 2017, prepared by MAPC." This map is hereby made a part of the Zoning Bylaws and is on file in the Office of the Rockland Town Clerk.



- (2) Sub-districts. The DRROD contains the following multi-family sub-districts: Union Street Corridor Sub-district, Webster Artist Studio Sub-district and the

Emerson Lofts Sub-district. The DRROD contains the following mixed-use sub-district: Sandpaper Artist Studio Sub-district.

D. APPLICABILITY OF DRROD

- (1) **Applicability of DRROD.** An applicant may seek development of a Project located within the DRROD in accordance with the provisions of the Enabling Laws and this Section, including a request for Plan Approval by the PAA, if necessary. In such case, notwithstanding anything to the contrary in the Zoning Bylaws, such application shall not be subject to any other provisions of the Zoning Bylaws, including limitations upon the issuance of building permits for residential uses related to a rate of development or phased growth limitation or to a local moratorium on the issuance of such permits, or to other building permit or dwelling unit limitations.
- (2) **Underlying zoning.** The DRROD is an overlay district superimposed on all underlying zoning districts. The regulations for use, dimension, and all other provisions of the Zoning Bylaws governing the underlying zoning district(s) shall remain in full force, except for those Projects undergoing development pursuant to this Section. Within the boundaries of the DRROD, a developer may elect either to develop a Project in accordance with the requirements of the Smart Growth Zoning, or to develop a project in accordance with requirements of the regulations for use, dimension, and all other provisions of the Zoning Bylaws governing the underlying zoning district(s).
- (3) **ADMINISTRATION, ENFORCEMENT, AND APPEALS.** The provisions of this Section shall be administered by the Inspector of Buildings, except as otherwise provided herein. Any legal appeal arising out of a Plan Approval decision by the PAA under Sections 9 through 13 shall be governed by the applicable provisions of G. L. Chapter 40R. Any other request for enforcement or appeal arising under this Section shall be governed by the applicable provisions of G. L. Chapter 40A.

E. PERMITTED AND PROHIBITED USES. The following uses are permitted as-of-right for Projects within the Union Street Corridor Sub-district of the DRROD.

- (1). **Residential Projects.** A Residential Project within the Union Street Corridor sub-district of the DRROD may include:
 - (a) Dwelling, two-family and three-family
 - (b) Dwelling, multifamily
 - (c) Conversion of any existing building to a multi-family dwelling
 - (d) Parking accessory to any of the above permitted uses, including surface, garage-under, and structure parking (e.g., parking garages)
 - (e) Accessory uses customarily incidental to any of the above permitted uses.

F. MIXED-USE DEVELOPMENT PROJECT: A Mixed-use Development Project within the Union Street Corridor Sub-district of the DRROD may include:

- (1) Multi-family Residential Uses, provided that the minimum allowable as-of-right density requirements for residential use specified in Section 7.1 shall apply to the residential portion of any Mixed-Use Development Project, with any of the following non-residential uses:
 - (a) Retail
 - (b) Restaurant, with service of alcoholic beverages, no service of alcoholic beverages café, and fast-food
 - (c) Small-scale grocer
 - (d) Personal service establishment
 - (e) Bank
 - (f) Community facility
 - (g) Medical or dental office
 - (h) Business or professional office
 - (i) Arts and crafts studios and workshops
- (2) Two and three-family Residential Uses, provided that the minimum allowable as-of-right density requirements for residential use specified in Section 7.1 shall apply to the residential portion of any Mixed-Use Development Project, with any of the following non-residential uses:
 - (a) Retail
 - (b) Personal service establishment
 - (c) Business or professional office
 - (d) Medical or dental office
 - (e) Arts and crafts studios and workshops

In either case, Mixed-Use Development Projects may include:

- (3) Parking lot or structure as the primary use or any parking accessory to any of the above permitted uses, including surface, garage-under, and structured parking (e.g., parking garages)
- (4) Accessory uses customarily incidental to any of the above permitted uses
- (5) The area devoted to residential uses within a Mixed-Use Development Project shall occupy at least 51% of the gross floor area of the Project. Residential uses shall not occupy the ground floor level of a Mixed-Use Development Project.

G. SUB-DISTRICTS. The following uses apply to the DRROD sub-districts:

- (1) Webster Artists Studio Sub-district: multi-family residential uses; live/work space; and arts and craft studios and workshops
- (2) Sandpaper Artists Studio Sub-district: multi-family residential uses; live/work space; and arts and craft studios and workshops
- (3) Emerson Lofts Sub-district: multi-family residential uses

H. **PROHIBITED USES:** Prohibited uses within the DRROD include the following, or any other uses not specifically allowed in the DRROD in sections

- (1) Large scale retail
- (2) Motor vehicle-related uses
- (3) Drive through facilities

I. HOUSING AND HOUSING AFFORDABILITY

- (1) Number of Affordable Housing Units. For all Projects containing at least 13 residential units, not less than twenty percent (20%) of housing units constructed shall be Affordable Housing. Unless the PAA provides a waiver on the basis that the Project is not otherwise financially feasible, twenty-five percent (25%) of rental dwelling units constructed in a Project containing rental units must be Affordable Rental Units. For purposes of calculating the number of units of Affordable Housing required within a Project, any fractional unit shall be deemed to constitute a whole unit. A Project shall not be segmented to evade the Affordability threshold set forth above.
- (2) Monitoring Agent. A Monitoring Agent which may be the local housing authority or other qualified housing entity shall be designated by the Planning Board. In a case where the Monitoring Agent cannot adequately carry out its administrative duties, upon certification of this fact by the designating official or by DHCD such duties shall devolve to and thereafter be administered by a qualified housing entity designated by the designating official. In any event, such Monitoring Agent shall ensure the following, both prior to issuance of a Building Permit for a Project within the DRROD, and on a continuing basis thereafter, as the case may be:
 - (a) Prices of Affordable Homeownership Units are properly computed; rental amounts of Affordable Rental Units are properly computed;
 - (b) Income eligibility of households applying for Affordable Housing is properly and reliably determined;
 - (c) The housing marketing and resident selection plan conform to all requirements, have been approved by DHCD specifically with regard to conformance with M.G.L. c.40R and 760 CMR 59.00, and are properly administered;

- (d) Sales and rentals are made to Eligible Households chosen in accordance with the housing marketing and resident selection plan with appropriate unit size for each household being properly determined and proper preference being given; and
 - (e) Affordable Housing Restrictions meeting the requirements of this section are approved by DHCD specifically with regard to conformance with M.G.L. c.40R and 760 CMR. 59.00, recorded Plymouth County Registry of Deeds.
- (3) Submission Requirements. As part of any application for Plan Approval for a Project within the DRROD submitted under Sections 9.0 through 13.0 (prior to submission of any application for a Building Permit), the Applicant must submit the following documents to the PAA and the Monitoring Agent:
- (a) A narrative document and marketing plan that establishes that the proposed development of housing is appropriate for diverse populations, including households with children, other households, individuals, households including individuals with disabilities, and the elderly;
 - (b) Evidence that the Project complies with the cost and eligibility requirements of Section 6.4:
 - (c) Project plans that demonstrate compliance with the requirements of Section 6.5; and
 - (d) A form of Affordable Housing Restriction that satisfies the requirements of Section 6.6.

These documents in combination, to be submitted with an application for Plan Approval (or, for Projects not requiring Plan Approval, prior to submission of any application for a Building Permit), shall include details about construction related to the provision, within the development, of units that are accessible to the disabled and appropriate for diverse populations, including households with children, other households, individuals, households including individuals with disabilities, and the elderly.

- (4) Cost and Eligibility Requirements. Affordable Housing shall comply with the following requirements:
- (a) Affordable Housing required to be offered for rent or sale shall be rented or sold to and occupied only by Eligible Households.
 - (b) For an Affordable Rental Unit, the monthly rent payment, including utilities and parking, shall not exceed 30 percent of the maximum monthly income permissible for an Eligible Household, assuming a family size equal to the number of bedrooms in the unit plus one, unless other affordable program rent limits approved by the DHCD shall apply.
 - (c) For an Affordable Homeownership Unit the monthly housing payment, including mortgage principal and interest, private mortgage insurance, property taxes, condominium and/or homeowner's association fees, insurance, and parking, shall not exceed 30 percent of the maximum

monthly income permissible for an Eligible Household, assuming a family size equal to the number of bedrooms in the unit plus one.

Prior to the granting of any Plan Approval for a Project, the Applicant must demonstrate, to the satisfaction of the Monitoring Agent, that the method by which such affordable rents or affordable purchase prices are computed shall be consistent with state or federal guidelines for affordability applicable to Rockland.

- (5) Design and Construction. Units of Affordable Housing shall be finished housing units. Units of Affordable Housing shall be dispersed proportionately throughout the Project of which they are part, across all unit types and be comparable in initial construction quality, size and exterior design to the other housing units in the Project. Only unit types (e.g. live/work units, 3 bedroom units) that contain a proportionate share of the required percentage of Affordable Housing will be considered eligible Bonus Units for the purposes of the Enabling Laws. The bedroom-per-unit average for the Affordable Housing must be equal to or greater than the bedroom-per-unit average for the unrestricted/market-rate units.
- (6) Affordable Housing Restriction. Each Project shall be subject to an Affordable Housing Restriction which is recorded with the Plymouth Registry of Deeds or district registry of the Land Court and which contains the following:
 - (a) specification of the term of the Affordable Housing Restriction which shall be no less than thirty years;
 - (b) the name and address of the Monitoring Agent with a designation of its power to monitor and enforce the Affordable Housing Restriction;
 - (c) a description of the Affordable Homeownership Unit, if any, by address and number of bedrooms; and a description of the overall quantity and number of bedrooms and number of bedroom types of Affordable Rental Units in a Project or portion of a Project which are rental. Such restriction shall apply individually to the specifically identified Affordable Homeownership Unit and shall apply to a percentage of rental units of a rental Project or the rental portion of a Project with the initially designated Affordable Rental Units identified in, and able to float in accordance with, the corresponding Affirmative Fair Housing Marketing Plan (AFHMP) and DHCD's AFHMP guidelines.
 - (d) reference to a housing marketing and resident selection plan, to which the Affordable Housing is subject, and which includes an affirmative fair housing marketing program, including public notice and a fair resident selection process. The plan shall designate the household size appropriate for a unit with respect to bedroom size and provide that the preference for such Unit shall be given to a household of the appropriate size;
 - (e) a requirement that buyers or tenants will be selected at the initial sale or initial rental and upon all subsequent sales and rentals from a list of Eligible Households compiled in accordance with the housing marketing and selection plan;

- (f) reference to the formula pursuant to which rent of a rental unit or the maximum resale price of a homeownership will be set;
 - (g) a requirement that only an Eligible Household may reside in Affordable Housing and that notice of any lease of any Affordable Rental Unit shall be given to the Monitoring Agent;
 - (h) provision for effective monitoring and enforcement of the terms and provisions of the affordable housing restriction by the Monitoring Agent;
 - (i) provision that the restriction on an Affordable Homeownership Unit shall run in favor of the Monitoring Agent and/or the municipality, in a form approved by municipal counsel, and shall limit initial sale and re-sale to and occupancy by an Eligible Household;
 - (j) provision that the restriction on Affordable Rental Units in a rental Project or rental portion of a Project shall run with the rental Project or rental portion of a Project and shall run in favor of the Monitoring Agent and/or the municipality, in a form approved by municipal counsel, and shall limit rental and occupancy to an Eligible Household;
 - (k) provision that the owner[s] or manager[s] of Affordable Rental Unit[s] shall file an annual report to the Monitoring Agent, in a form specified by that agent certifying compliance with the Affordability provisions of this Bylaw and containing such other information as may be reasonably requested in order to ensure affordability; and
 - (l) a requirement that residents in Affordable Housing provide such information as the Monitoring Agent may reasonably request in order to ensure affordability.
- (7) Costs of Housing Marketing and Selection Plan. The housing marketing and selection plan may make provision for payment by the Project applicant of reasonable costs to the Monitoring Agent to develop, advertise, and maintain the list of Eligible Households and to monitor and enforce compliance with affordability requirements.
- (8) Age Restrictions. Nothing in this Section [x] shall permit the imposition of restrictions on age upon Projects throughout the entire DRROD. However, the PAA may, in its review of a submission under Section 6.3, allow a specific Project within the DRROD designated exclusively for the elderly, persons with disabilities, or for assisted living, provided that any such Project shall be in compliance with all applicable federal, state and local fair housing laws and regulations and not less than twenty-five percent (25%) of the housing units in such a restricted Project shall be restricted as Affordable units.
- (9) Phasing. For any Project that is approved and developed in phases in accordance with Section 9.4, the percentage of Affordable units in each phase shall be at least equal to the minimum percentage of Affordable Housing required under Section 6.1. Where the percentage of Affordable Housing is not uniform across all phases, the unit dispersal and bedroom proportionality requirements under Section

6.5 shall be applied proportionate to the Affordable Housing provided for in each respective phase.

- (10) Fair Housing Requirement. All Projects within the DRROD shall comply with all applicable federal, state and local fair housing laws and regulations
- (11) No Waiver. Notwithstanding anything to the contrary herein, the Affordability provisions in this Section 6.0 shall not be waived unless expressly approved in writing by DHCD.

J. DIMENSIONAL AND DENSITY REQUIREMENTS

- (1) Notwithstanding anything to the contrary in this Zoning Bylaw, the dimensional requirements applicable in the DRROD are as follows:

Table of Dimensional Requirements	
Characteristic	Recommendation
Minimum lot area (square feet)	2,000
Minimum lot area per dwelling unit (square feet)	Residential Use or Mixed-use - 500 square feet of lot area per dwelling unit
Allowable residential density (# units per acre of developable land) for multi-family development	20
Minimum lot width (feet)	30
Maximum lot coverage by all buildings (percent)	80
Minimum depth of front yard (feet)	0
Minimum width of side yard (feet)	5
Minimum width of rear yard (feet)	20
Maximum height of buildings (feet)	45 along either side of Union Street. 40 anywhere else in the DRROD*
Maximum height of buildings (stories)	4 along either side of Union Street. 3 anywhere else in the DRROD
Minimum distance between buildings on lot (feet)	None

* If on-site underground parking is provided, the building height may be increased to 50 feet.

- (2) Dimensional Waivers in Substantially Developed Sub-district. The PAA may, in order to encourage the development of infill housing units on undeveloped lots within a Substantially Developed Sub-district, grant a waiver to the dimensional standards of Section 7.1, in accordance with Section 11.3.

K. PARKING REQUIREMENTS: The parking requirements applicable for Projects within the DRROD are as follows.

- (1) Parking space location and design. Any surface parking lot shall, to the maximum extent feasible, be located at the side or rear of a building, relative to any public right-of-way, public open space, or pedestrian way. In no case shall surface parking for new construction be permitted within the required front yard setbacks.
- (2) Number of parking spaces. Unless otherwise approved by the PAA, the following minimum numbers of off-street parking spaces shall be provided by use, either in surface parking, within garages or other structures, or on-street:
 - (a) Dwelling, two-family, three-family and multifamily, and live/work space: 1.5 spaces in the Union Street Corridor Sub-district; two spaces per unit per dwelling unit in all other Sub-districts
 - (b) Personal service, professional office, and retail uses (small-scale grocer, arts and crafts studio and workshops): one space for each 300 square feet plus one space for every two employees
 - (c) Restaurant uses: one space for every two seats and one space for every two employees.
 - (d) Professional office, medical and dental office and community facility uses: one space for every 100 square feet of occupied floor area and one space for every two employees
 - (e) Bank: three (3) spaces per 1,000 square feet

The PAA may require additional visitor parking spaces if deemed appropriate given the design, layout and density of the proposed residential or other development..

- (3) Shared Parking. At the discretion of the PAA, shared use may be made of required parking spaces by intermittent use establishments such as churches, assembly halls, or theaters whose peak parking demand is only at night or on Sundays and by other uses whose peak demand is only during the day. Required spaces shall be within four hundred (400) feet in actual travel distance of the main entrance to the principal buildings served by the shared parking. In order for such shared parking to be eligible to satisfy required off-street parking standards in whole or in part, a written agreement acceptable to the PAA defining the joint use of the common parking facility shall be executed by all parties concerned and approved by the PAA. Such agreement shall specify the location of all spaces to be jointly used, the number of such spaces, the hours during the day that such parking shall be available, and the duration or limit, if any on such parking. Such agreement shall be recorded at the Plymouth County Registry of Deeds.

The PAA may prescribe safeguards and conditions as it shall warrant appropriate.

- (4) Off-site parking. An applicant may use off-site parking to satisfy their parking requirements, where alternative parking is within four hundred (400) feet of the subject property. Off-site parking may be provided in public lots located within four hundred (400) feet of the building. Applicant shall document efforts to promote use of off-site parking by customers, residents or employees. In the event that the off-site parking is no longer available, the applicant shall present a new parking plan to the PAA for approval.
- (5) Reduction in parking requirements. Notwithstanding anything to the contrary herein, any minimum required amount of parking may be waived if it is impractical for the applicant to meet the parking standards and that such waivers are appropriate by reason of the proposed use and will not result in or worsen parking or traffic problems in or in proximity to the Project, and upon demonstration to the reasonable satisfaction of the PAA that a lesser amount of parking will not cause excessive congestion, endanger public safety, or that lesser amount of parking will provide positive environmental or other benefits, taking into consideration:
 - (a) The availability of surplus off-street parking in the vicinity of the use being served;
 - (b) The availability of public or commercial parking facilities in the vicinity of the use being served in accordance with Section 8.4;
 - (c) Age or other occupancy restrictions which are likely to result in a lower level of auto usage;
 - (d) Evidence that a proposed use will result in less parking demand than the required minimum parking standards;
 - (e) Evidence that the number of cars per household within the DRROD can be supported by a reduced number of parking spaces;
 - (f) Impact of the parking requirement on the physical environment of the affected lot or the adjacent lots including reduction in green space, destruction of significant existing trees and other vegetation, destruction of existing dwelling units, or loss of pedestrian amenities along public ways; and
 - (g) Such other factors as may be considered by the PAA.

Waivers cannot be granted using criteria 2 and 3 above in combination.

In mixed-use developments, applicants may request a waiver of the parking requirements based on an analysis of peak demand for noncompeting uses. In such cases the parking requirement for the largest of the uses (in terms of parking spaces required) shall be

sufficient.

This Section does not apply to requests for shared parking pursuant to Section 8.3 above.

L. PLAN APPROVAL OF PROJECTS: GENERAL PROVISIONS

- (1) **Plan Approval.** An Application for Plan Approval shall be reviewed by the PAA for consistency with the purpose and intent of Sections 9.0 through 13.0. Such Plan Approval process shall be construed as an as-of-right review and approval process as required by and in accordance with the Enabling Laws. The following categories of Projects shall be subject to the Plan Approval process:
 - (a) Any Residential Project containing at least 13 residential units;
 - (b) Any Mixed-use Development Project;
 - (c) Any project consisting solely of non-residential uses; and
 - (d) Any Project seeking a waiver.
- (2) **Plan Approval Authority (PAA).** The Rockland Planning Board, consistent with G.L. Chapter 40R and 760 CMR 59.00, shall be the Plan Approval Authority (the “PAA”), and it is authorized to conduct the Plan Approval process for purposes of reviewing Project applications and issuing Plan Approval decisions within the DRROD.
- (3) **PAA Regulations.** The Plan Approval Authority may adopt administrative rules and regulations relative to Plan Approval. Such rules and regulations and any amendments thereto must be approved by the Department of Housing and Community Development and filed with the Town Clerk prior to any mandatory application of such rules and regulations.
- (4) **Project Phasing.** An Applicant may propose, in a Plan Approval submission, that a Project be developed in phases, provided that the submission shows the full buildout of the Project and all associated impacts as of the completion of the final phase, and subject to the approval of the PAA. Any phased project shall comply with the provisions of Section 6.9.

M. PLAN APPROVAL PROCEDURES

- (1) **Pre-application.** Prior to the submittal of a Plan Approval submission, a “Concept Plan” may be submitted to help guide the development of the definitive submission for Project buildout and individual elements thereof. Such Concept Plan should reflect the following:
 - (a) Overall building envelope areas;
 - (b) Open space and natural resource areas; and
 - (c) General site improvements, groupings of buildings, and proposed land uses.

The Concept Plan is intended to be used as a tool for both the applicant and the PAA to ensure that the proposed Project design will be consistent with the Design Standards and other requirements of the DRROD.

- (2) **Required Submittals.** An application for Plan Approval shall be submitted to the PAA on the form provided by the PAA, along with application fee(s) which shall be as set forth in the PAA Regulations. The application shall be accompanied by such plans and documents as may be required and set forth in the PAA Regulations. For any Project that is subject to the Affordability requirements of Section 6.0, the application shall be accompanied by all materials required under Section 6.3. All site plans shall be prepared by a certified architect, landscape architect, and/or a civil engineer registered in the Commonwealth of Massachusetts. All landscape plans shall be prepared by a certified landscape architect registered in the Commonwealth of Massachusetts. All building elevations shall be prepared by a certified architect registered in the Commonwealth of Massachusetts. All plans shall be signed and stamped, and drawings prepared at a scale of one inch equals forty feet (1"=40') or larger, or at a scale as approved in advance by the PAA.
- (3) **Filing.** An applicant for Plan Approval shall file the required number of copies of the application form and the other required submittals as set forth in the PAA Regulations with the Rockland Town Clerk and a copy of the application including the date of filing certified by the Rockland Town Clerk shall be filed forthwith with the PAA.
- (4) **Circulation to Other Boards.** Upon receipt of the Application, the PAA shall immediately provide a copy of the application materials to the Board of Selectmen, Board of Appeals, Board of Health, Conservation Commission, Fire Department, Police Department, Inspector of Buildings, Highway Superintendent, Water Commission, Sewer Commission, the Monitoring Agent (for any Project subject to the Affordability requirements of Section 6.0), and other municipal officers, agencies or boards for comment, and any such board, agency or officer shall provide any written comments within 60 days of its receipt of a copy of the plan and application for approval.
- (5) **Hearing.** The PAA shall hold a public hearing for which notice has been given as provided in Section 11 of G.L. Chapter 40A. The decision of the PAA shall be made, and a written notice of the decision filed with the Rockland Town Clerk, within 120 days of the receipt of the application by the Rockland Town Clerk. The required time limits for such action may be extended by written agreement between the applicant and the PAA, with a copy of such agreement being filed in the office of the Rockland Town Clerk. Failure of the PAA to take action within said 120 days or extended time, if applicable, shall be deemed to be an approval of the Plan Approval application.
- (6) **Peer Review.** The applicant shall be required to pay for reasonable consulting fees to provide peer review of the Plan Approval application, pursuant to G.L. Chapter 40R, Section 11(a). Such fees shall be held by the Town of Rockland in a separate account and used only for expenses associated with the review of the application by outside consultants, including, but not limited to, attorneys, engineers, urban designers, housing consultants, planners, and others. Any surplus remaining after the completion of such review, including any interest accrued, shall be returned to the applicant forthwith.

N. **PLAN APPROVAL DECISIONS**

(1) **Plan Approval.** Plan Approval shall be granted where the PAA finds that:

- (a) the applicant has submitted the required fees and information as set forth in the PAA Regulations; and
- (b) the Project as described in the application meets all of the requirements and standards set forth in this Section and the PAA Regulations, or a waiver has been granted therefrom; and
- (c) any extraordinary adverse potential impacts of the Project on nearby properties have been adequately mitigated.

For a Project subject to the Affordability requirements of Section 6.0, compliance with condition (b) above shall include written confirmation by the Monitoring Agent that all requirements of that Section have been satisfied. The PAA may attach conditions to the Plan Approval decision that are necessary to ensure substantial compliance with this Section, or to mitigate any extraordinary adverse potential impacts of the Project on nearby properties.

(2) **Plan Disapproval.** A Plan Approval application may be disapproved only where the PAA finds that:

- (a) the applicant has not submitted the required fees and information as set forth in the Regulations; or
- (b) the Project as described in the application does not meet all of the requirements and standards set forth in this Section and the PAA Regulations, or that a requested waiver therefrom has not been granted; or
- (c) it is not possible to adequately mitigate significant adverse project impacts on nearby properties by means of suitable conditions.

(3) **Waivers.** Upon the request of the Applicant and subject to compliance with M.G.L. c. 40R and 760 CMR 59.00, the Plan Approval Authority may waive dimensional and other requirements of Sections 7, 8 or 13, including the Design Standards, in the interests of design flexibility and overall project quality, and upon a finding of consistency of such variation with the overall purpose and objectives of the DRROD, or if it finds that such waiver will allow the Project to achieve the density, affordability, mix of uses, and/or physical character allowable under this Section.

(4) **Project Phasing.** The PAA, as a condition of any Plan Approval, may allow a Project to be phased at the request of the Applicant, or it may require a Project to be phased for the purpose of coordinating its development with the construction of Planned Infrastructure Improvements (as that term is defined under 760 CMR 59.00), or to mitigate any extraordinary adverse Project impacts on nearby properties. For Projects that are approved and developed in phases, unless otherwise explicitly approved in writing by the Department in relation to the specific Project, the proportion of Affordable units shall be at least equal to the minimum percentage of Affordable Housing required under Section 6.1.

- (5) **Form of Decision.** The PAA shall issue to the applicant a copy of its decision containing the name and address of the owner, identifying the land affected, and the plans that were the subject of the decision, and certifying that a copy of the decision has been filed with the Rockland Town Clerk and that all plans referred to in the decision are on file with the PAA. If twenty (20) days have elapsed after the decision has been filed in the office of the Rockland Town Clerk without an appeal having been filed or if such appeal, having been filed, is dismissed or denied, the Rockland Town Clerk shall so certify on a copy of the decision. If a plan is approved by reason of the failure of the PAA to timely act, the Rockland Town Clerk shall make such certification on a copy of the application. A copy of the decision or application bearing such certification shall be recorded in the registry of deeds for Plymouth County and district in which the land is located and indexed in the grantor index under the name of the owner of record or recorded and noted on the owner's certificate of title. The fee for recording or registering shall be paid by the applicant.
- (6) **Validity of Decision.** A Plan Approval shall remain valid and shall run with the land indefinitely, provided that construction has commenced within two years after the decision is issued, which time shall be extended by the time required to adjudicate any appeal from such approval and which time shall also be extended if the Project proponent is actively pursuing other required permits for the Project or there is other good cause for the failure to commence construction, or as may be provided in a Plan Approval for a multi-phase Project.

O. CHANGE IN PLANS AFTER APPROVAL BY PAA

- (1) **Minor Change.** After Plan Approval, an applicant may apply to make minor changes in a Project involving minor utility or building orientation adjustments, or minor adjustments to parking or other site details that do not affect the overall buildout or building envelope of the site, or provision of open space, number of housing units, or housing need or affordability features. Such minor changes must be submitted to the PAA on redlined prints of the approved plan, reflecting the proposed change, and on application forms provided by the PAA. The PAA may authorize such changes at any regularly scheduled meeting, without the need to hold a public hearing. The PAA shall set forth any decision to approve or deny such minor change by motion and written decision, and provide a copy to the applicant for filing with the Rockland Town Clerk.
- (2) **Major Change.** Those changes deemed by the PAA to constitute a major change in a Project because of the nature of the change in relation to the prior approved plan, or because such change cannot be appropriately characterized as a minor change as described above, shall be processed by the PAA as a new application for Plan Approval pursuant to Sections 9.0 - through 13.0.

P. DESIGN STANDARDS

- (1) **Adoption of Design Standards.** Any Project undergoing the Plan Approval process shall be subject to design standards as set forth herein.
- (2) **Purpose.** The Design Standards are adopted to ensure that the physical character

of Projects within the DRROD:

- (a) will be complementary to nearby buildings and structures;
 - (b) will provide for high-density quality development consistent with the character of building types, streetscapes, and other community features traditionally found in the downtown area of Rockland.
- (3) **Design Standards.** The PAA may adopt, by simple majority vote, Design Standards which shall be applicable to Development Projects subject to Plan Approval by the PAA. Such Design Standards must be objective and not subjective and may only address the scale and proportions of buildings, the alignment, width, and grade of streets and sidewalks, the type and location of infrastructure, the location of building and garage entrances, off-street parking, the protection of significant natural site features, the location and design of on-site open spaces, exterior signs, and buffering in relation to adjacent properties. DHCD may, at its discretion, require Design Standards to contain graphics illustrating a particular standard or definition in order to make such standard or definition clear and understandable.
- (4) **DHCD Approval.** After adopting Design Standards, the PAA shall submit Design Standards to DHCD for approval. Design Standards shall not take effect until approved by DHCD and filed with the Town Clerk. In submitting proposed Design Standard for DHCD approval, the PAA shall also submit sufficient documentation clearly showing that the proposed Design Standards will not add unreasonable costs to Development Projects or unreasonably impair the economic feasibility of a Development Project. A letter from a developer, property owner or other interested party indicating that the Design Standards will not add unreasonable costs or unreasonably impair the economic feasibility of a Development Project shall not constitute sufficient documentation. At its discretion, DHCD may disapprove Design Standards if it finds that the PAA has not adopted objective Design Standards or has not submitted such documentation.
- (5) **Plan Approval.** An application for Plan Approval that has been submitted to the Town Clerk pursuant to this Section shall not be subject to Design Standards that have not been approved by DHCD and filed with the Town Clerk.
- (6) **Design Standards**

A. Sites and Blocks

Building Placement. Buildings shall be placed on the site to define the edges of streets and public spaces with primary facades oriented to the street or public space, minimally setback and occupying a majority of the lot frontage. Building placement shall respect existing patterns of building placement for the street on which they are located by matching the pattern of façade orientation, setback and lot frontage with minimal variation. Buildings shall be placed to conceal parking at the interior or rear of building lots.

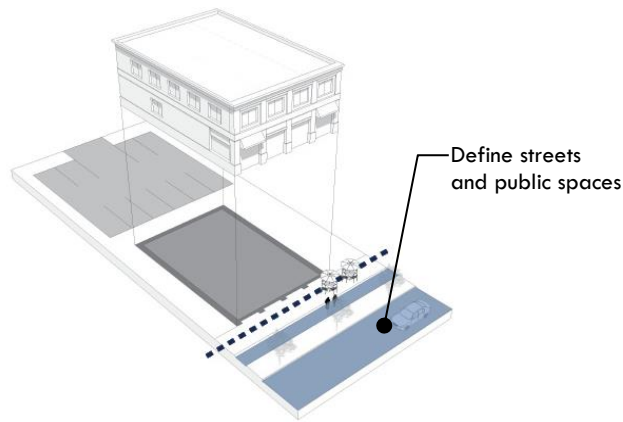


Figure. Building Placement

1. **Building Setbacks.** Building setbacks shall be in accordance with the DRROD Dimensional Regulations and context sensitive. The building setback from the front lot line must be consistent with the surrounding context of the lot. A building must be setback not more than 5 feet further from the street as measured against the existing abutting building that is closest to the street. For example, if a site has an existing building neighbor with a 0-foot setback, a proposed building could be setback up to 5 feet from the front lot line, but under no circumstance could be setback greater than the maximum established by the DRROD Dimensional Regulations. The building setback from the front lot line shall be minimized to strengthen continuity of the street form.

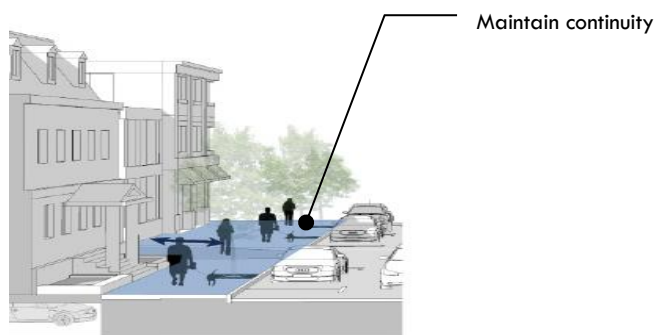


Figure. Building Setbacks

2. **Building Orientation.** Buildings shall be oriented with the primary building façade(s) facing the primary street frontage(s) of the site. Buildings must be oriented parallel to the front lot line to preserve a consistent façade line with the street. Primary building

entrances shall be easily identified and be oriented to the street. The primary entry shall be clearly visible from the public street which provides the building's main orientation. In order to strengthen and define street form, corner buildings shall align to both street

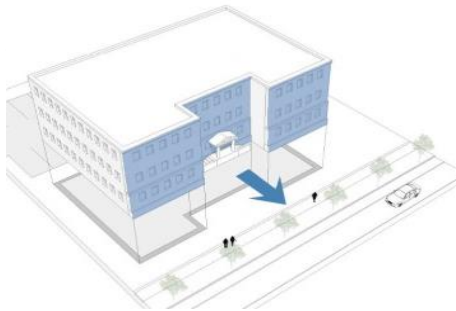


Figure. Building Orientation – Frame and address streets and public spaces

5. **Street Corners.** Corner sites within the DRROD are of particular importance with the ability to define two street edges and an intersection. Projects located at a corner site shall be oriented and configured to define both street edges and the corner of the site. The corner may be defined positively by placing the building with built edges to the corner or defined negatively by framing an open space at the corner with built edges setback from the corner around a landscape plaza or open space.

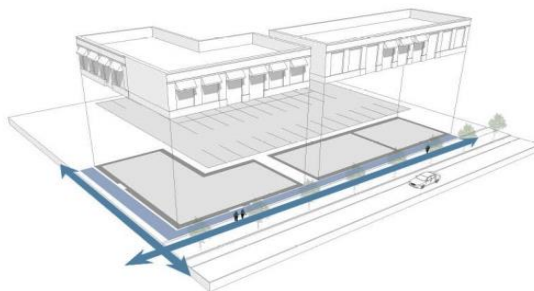
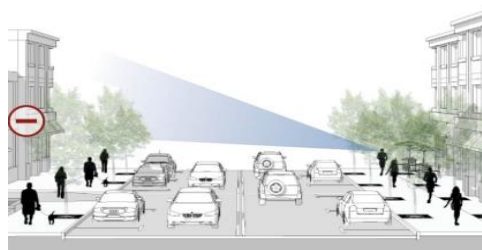


Figure. Street Corner – Acknowledge corner sites and multiple frontages

6. **Design Treatment of Edges.** Buildings that are not physically adjoined to abutters shall treat side yards and the spaces between buildings in a manner consistent with existing patterns of use, in terms of setbacks and use. Landscaping shall be used to define street edges and to buffer and screen edges that may have a negative visual impact, such as parking or loading areas. Access driveways and curb cuts using side yards may be combined between adjoining properties to access parking for multiple buildings at the interior of the block.



7. Building placement, design, massing and form shall ensure the preservation and enhancement of historic and architectural assets through context-sensitive design and contribute to human-scaled streets and public spaces by articulating ground floor levels with architectural components that relate to the scale of a human. No Design Standard shall be interpreted in a manner that would adversely impact the historic character, historic design integrity or historic quality of existing buildings.

B. Building Massing and Form

1. Relationship to Existing Context. Building massing, form and scale shall be complementary to and respectful of the patterns of existing buildings in the immediate vicinity.
2. Building Form. The shape and massing of the building shall complement the abutting structures and define the edges of streets and open spaces. The building form and massing shall use the techniques described herein to reduce the impact of large uninterrupted building masses and façades and to create building forms that are human-scaled.
3. Scale. The scale of proposed revitalizations shall be compatible with the surrounding architecture and landscape context. The configuration of architectural components shall be composed to reduce the overall scale of buildings to relate to a human-scale. Elements that may help to relate building massing proportionally to the size of the human body shall include: articulated building bases through a change in material or color; placement of windows in a regular pattern; use of materials that are made of smaller human-scaled modules; and articulation of building entries with canopies, porches or awnings, façade and roof projections (such cornices, defined bays).
4. Proportion. The proportion of buildings should be related to the scale and importance of the streets on which they are located. The proportions of building elements shall be generally compatible with existing structures and the features and components of the façade.
5. Modulation of Building Mass, Scale and Bulk. By creating variations in roof form, cornice and roofline, treatment of corners and interruption of façade lengths, building masses can be reduced to be more compatible with the context of the district. Blank walls adjacent to streets, alleys or open spaces are not permitted. The ground floors of

all buildings must be designed to encourage and complement pedestrian-scale activity by the use of windows and doors visible and accessible to the street. Building design elements, details and massing shall create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings shall exhibit form and features that reflect the functions within the building. Building façade elements shall be articulated to provide visual interest by incorporating architectural features such as belt courses or horizontal bands to distinguish individual floors; change in materials and color and/or texture that enhances specific form elements or vertical elements of the building; a pattern of windows; and/or bay windows to give scale to the structure. Spacing and width of bays shall provide intervals that create scale elements similar to surrounding buildings. The top of such buildings shall display a distinct profile or outline incorporating such elements as a projecting parapet, cornice, upper level setback or pitched roofline.

6. **Building Roofs.** Building roofs that are visible from the street shall be composed of materials compatible with the Project Area (for example slate or composite shingle roofing materials). Roofing materials shall not call undue attention to the roof itself with bright or contrasting colors, unless historically documented. Large, unbroken expanses of roof shall be articulated at least every one hundred feet, or at a shorter length compatible with adjacent or facing buildings, by interrupting the cornice or roofline, providing variation in roof form, or architectural components (for example a series of dormers or skylights). Building mechanical equipment located on building roofs, sites, or other locations shall be screened from view from the street.
7. **Building Height Step backs.** For buildings that include a 4th story, a building step back of at least 5 feet shall be incorporated to reduce the shadowing effect on public streets and surrounding buildings and prevent a “canyon” effect when taller buildings are located directly across the street from, or adjacent to one another.

Figure. Stepback



C. Building Facades

1. **Façade Design and Relationship to Existing Context.** The façade, or primary building elevation, shall be compatible with the façade design of neighboring buildings so as to create continuity across buildings and the street edge. Primary building façades with frontage along the street shall be sensitive to the existing context of building façades along that street. Building façades facing the street shall have at least 25% of the overall façade in transparent windows and at least 40% of the ground floor façade in transparent windows.
2. **Architectural Treatments.** Architectural details include, but are not limited to, items such as the trim around entrances, corners, eaves, doors and windows; exterior cladding materials; and roof type. These components shall be coordinated to be compatible with the character of the existing buildings in the immediate vicinity of the Project Area and to reinforce the human-scaled aspects of the building design.
3. **Proportion and Pattern of Windows.** Window patterns and openings shall acknowledge and respond to existing adjacent window patterns in proportion, scale, rhythm and number of openings.
4. **Placement and Treatment of Entries.** Entrances shall be oriented to the primary street frontage. Building entries shall be used to introduce human-scaled components to the building façade such as storefronts, canopies, porches and stoops and provide a high level of visibility and transparency into ground floor uses to activate and add interest to the adjacent street.
5. **Ground Level Articulation.** The building façade shall clearly define commercial ground floor space and differentiate the articulation of the ground floor from the residential or mixed-use space on the building stories above. Ground level façades in non-commercial buildings shall be articulated in such a way that they are visually compatible with adjacent commercial storefronts and maintain an active and inviting street level façade.

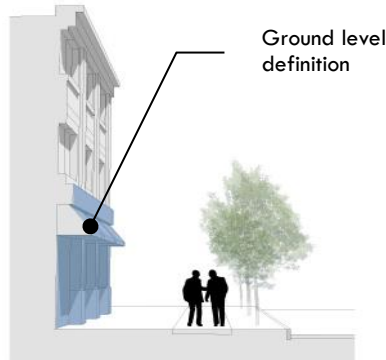


Figure. Ground Level Articulation

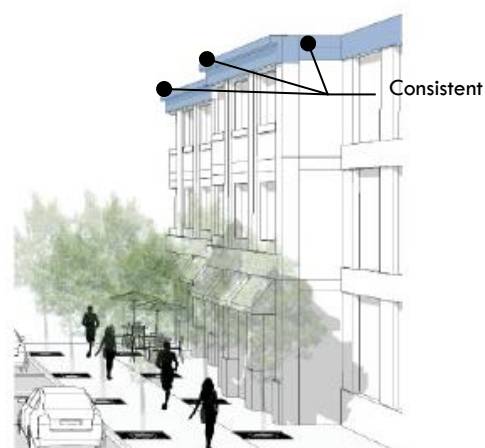


Figure. Roof Parapet and Cornice Lines

6. Roof Parapet and Cornice Lines. Building cornice lines shall be used to define building façades and create façade components consistent with historic parapet or cornice lines as originally designed and built in the district.
7. Building Materials. Building materials shall be selected to be compatible with or complementary to the surrounding context. Materials on the façade that are subject to deterioration (plywood or plastic) shall be avoided. New buildings shall use materials such as brick, cast stone, architectural stone, terra cotta, concrete, wood or shingle siding that incorporate varied texture and color.
8. Signage. Sign type, location and installation shall be consistent with other uses adjacent to and along the same street or within a consistent district. Free standing signs, permanently affixed signs independent of a building or structure are prohibited.

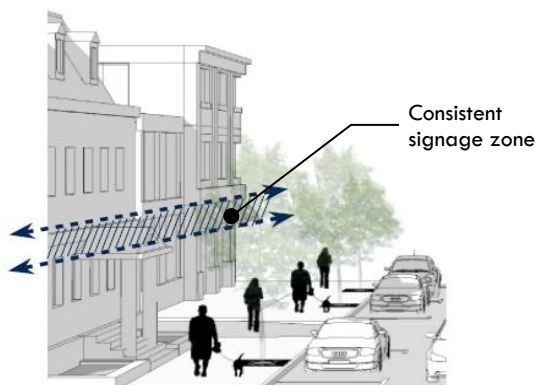


Figure. Signage

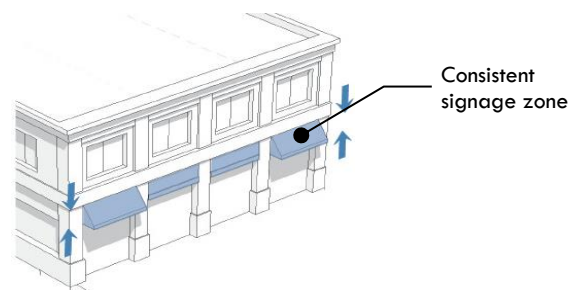


Figure. Multi-Tenant Signage

9. Multi-Tenant Signage. Signs for buildings with multiple tenants shall be coordinated upon a building façade to offer clear, orderly and legible information about the building, address, and tenants. A consistent height and line for a sign band in multiple tenant buildings shall be created in conjunction with the ground floor storefront and articulation; signage shall not be placed on the upper façade of multi-story buildings.
10. Awnings. Awnings may be used to provide a human-scaled element to the ground floor of building façades and protect building entries. Awnings shall not be placed on a building such that they would obscure important architectural details by crossing over pilasters or covering windows. Multiple awnings on a single building shall be consistent in size, profile, location, material, color and design. On multi-tenant buildings the awnings shall be allowed to vary in color and details, but shall be located at the same height on the building façade.

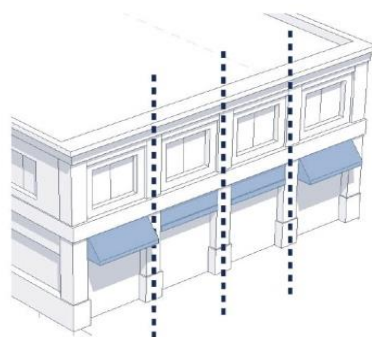


Figure. Awnings

D. Public and Private Open Spaces

1. Private Use of Public Spaces. Generally, public spaces shall be reserved for public uses. Sidewalk use for temporary displays, kiosks, etc. shall be coordinated with and approved with the project. Clearance and access required for public circulation shall be maintained at all times.
2. Private Site Details. Public and private open spaces shall be designed, landscaped, and furnished to be compatible with or complementary to the character of the district in which they are located. Public art shall be used to define and punctuate public spaces. All art installations shall maintain clearances in public spaces, and be constructed of materials that are durable, easily maintained and that do not present safety hazards.

E. Landscape

1. Landscape Use and Orientation. Site, block and building orientation and configuration shall use landscape features to shield negative views, define edges and frame streets and public spaces. No plantings shall obscure site entrances and exit drives, access ways, or road intersections or impair visibility of commercial storefronts. Landscaping shall be used to reinforce human-scaled elements of the building and site and to create outdoor spaces that are scaled comfortably for people.
2. Site and Street Edges. Landscape strips with street trees, street trees in sidewalk tree wells or landscaped medians shall be used as is consistent with the existing landscape patterns of the location of proposed improvements. Landscaping shall be used to define the street edge if the existing pattern of building placement includes a front setback.



Figure. Landscape Site and Street Edges

3. Buffers and Screens. Landscape buffers shall be used to screen parking, loading and service areas that may be visible from public streets or open spaces. All views that could be associated with a negative impact should be screened with strategically selected and located landscape features. Screening may include architectural walls, fences or other visual barriers.



Figure. Landscape Buffers and Screens

F. Parking

1. **Parking Placement.** Parking shall be located at the interior of blocks, behind buildings or at the rear of sites, away from prominent site edges, public spaces and streets.

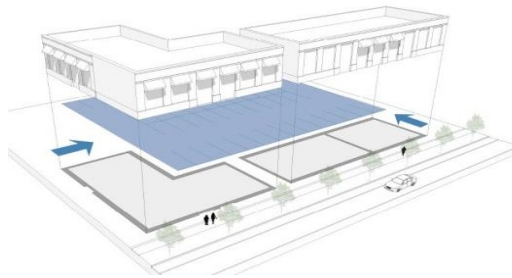
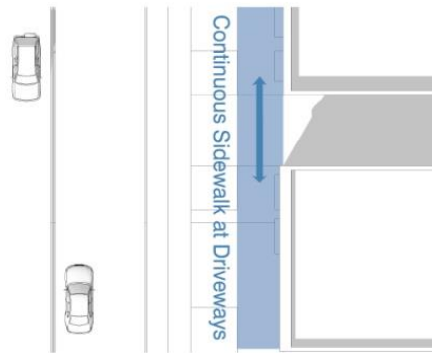


Figure. Placement of Parking

2. **Parking Orientation.** Parking lots shall be designed to recede in the visual environment by creating separations between parking areas and the edges of streets and sidewalks, buffering parking areas with landscaping, and screening parking areas behind buildings or other site components (fences, gates, walls or hedges).
3. **Parking Landscape.** Generous landscape areas shall be designed to ensure plant health, including adequate area for snow removal, and shall create planting strips of not less than 10 feet wide for trees. No landscape island shall be less than 6 feet wide. Landscape areas shall be placed at all exterior edges of the parking area that abut adjacent properties, streets or public spaces. Additional landscape medians shall be provided between parking spaces to break up the impervious surfaces and mitigate the visual impact of parking.
4. **Landscape of Pre-existing Parking Lots.** Upon the expansion of an existing parking lot containing twenty or more parking spaces and/or an alteration of a structure or change in uses that increases the parking requirements by five or more spaces, the entire existing parking lot shall be brought into compliance with these standards to the degree feasible.



5. Curb Cuts. Every curb cut shall provide a continuous and uninterrupted pedestrian walkway. All curb cuts shall be designed so that driveways slope up from the street to the level of the sidewalk. Curb cuts shall not be designed so that the drive is set at the street elevation.



6. Parking Details. Granite curbs shall be used to protect planting areas, define sidewalks, walkways and parking area edges.
7. Parking areas. Where possible, parking areas must be interconnected in a manner that allows the unobstructed flow of pedestrians between uses and parking areas. Adjacent parking areas on abutting properties shall be connected for improved circulation where possible.

G. Streetscape and Sidewalks

1. Sidewalk Configuration. Adjacent Sidewalks shall be widened to accommodate street trees, landscaping and outdoor furnishing and amenities. Sidewalks shall be continuous and uninterrupted at driveways and curb cuts to reinforce priority for pedestrians.
2. Pedestrian Use. Where in reasonable proportion to a Project's transportation impact. Corner and curb radii associated with a Project's vehicle egresses and immediately adjacent intersections shall be reduced to decrease pedestrian crossing distances and to slow traffic speeds at downtown intersections including such techniques as curb extensions and neck

downs to increase safety for pedestrians. Pedestrian crosswalks with accessible curb ramps shall be provided at every such intersection.

3. Bicycle Use. Bicycle travel lanes, road markings, signage and sidewalk amenities shall be provided in reasonable proportion to the transportation impact of the Project and in coordination with roadway improvements. Bicycle lanes shall be a minimum of four feet wide when not adjacent to parking and a minimum of five feet wide when adjacent to parking.
4. Landscape. Rows of street trees shall be provided along the development frontage. To allow healthy tree growth, structural soil shall be used under adjacent sidewalks or paving when street trees are planted in tree wells or planting strips narrower than ten feet. Street trees at sidewalks and parking shall be used to define the street and site edges. Street tree species selection shall be compatible with or complementary to adjacent street trees so as to ensure continuity of the street edge and public realm identity.
5. Street Furniture. All street furniture shall be integrated with street and sidewalk circulation to ensure adequate clearances, access and convenience of the location of these amenities. Street furniture shall be clustered at convenient locations that are plainly visible and accessible.
6. The placement of street furniture or outdoor dining tables should be encouraged whenever possible to enliven the streetscape. However, the placement of such on public property shall be subject to license review and approval by the Board of Selectmen.

H. Lighting

1. Light Placement. Placement of lighting fixtures shall be designed to provide adequate ambient light levels for safety and usefulness and shall be configured to highlight pedestrian paths and building entrances.
2. Site Lighting. Site lighting shall use shielded and full cut-off fixtures that avoid spilling light onto neighboring streets, properties, structures and above into the night sky. Site lighting shall use low height fixtures, between fourteen and seventeen feet, which shall reinforce the human scale.
3. Building Lighting. Building lighting shall use shielded fixtures that avoid spilling light onto neighboring streets, properties, structures and above into the night sky. Building lighting shall focus on illuminating building entries, display windows and building signs. Uncoordinated architectural lighting of façades, building accents, awnings or other features shall be avoided to avoid contributing to a disrupted or disjointed lighting effect in the DRROD.
4. Signage Lighting. Building signage may be lit by a fixture(s) that shall light the sign and shield other views from glare. Light fixtures shall be consistent with the character of the building or shall

5. Be hidden from view.

14. SEVERABILITY.

If any provision of this Section is found to be invalid by a court of competent jurisdiction, the remainder of Section shall not be affected but shall remain in full force. The invalidity of any provision of this Section shall not affect the validity of the remainder of the Town of Rockland's Zoning Bylaws.

ARTICLE #33

The Town voted to amend the Town of Rockland Zoning Map, as shown on a plan on file with the Town Clerk by inserting those parcels of land shown on a Map on file with the Town Clerk into the "Downtown Rockland Revitalization Overlay District (DRROD)".

Explanation: The purpose of this amendment is to amend the zoning map to show the new proposed Smart Growth District described in the proposed article establishing the Downtown Rockland Revitalization Overlay District.

BOARD OF SELECTMEN

Finance Committee Deferred to the Planning Board

Planning Board recommended approval as presented

ARTICLE #34 (PASSED OVER)

The Town voted to **PASSOVER** an amendment to the proposed 40R Overlay District on file with the Town Clerk to add to Assessors Map 39, Parcels 243, 246, 312, 313.

CITIZENS PETITION

Finance Committee Deferred to the Planning Board

Planning Board recommended approval as presented

ARTICLE #35

The Town voted to take from available funds, the sum of Forty Nine Thousand Six Hundred Forty-One Dollars and Thirty Eight Cents (\$49,641.38) for a seventh payment (of ten) of the lease purchase for the 2011 1500 GPM Pumper, with said lease completed in 2021.

FIRE DEPARTMENT

Capital Plan Recommend Approval at Town Meeting

Finance Committee Recommended Transferring from Host Community Trust Fund

ARTICLE 36

The Town voted to take from available funds the sum of Two Hundred Fifty Thousand Dollars (\$250,000.00) to purchase and equip a new ambulance.

FIRE DEPARTMENT

Capital Plan Approved

Finance Committee Recommended Transferring from Host Community Trust Fund

ARTICLE 37 (PASSED OVER)

The Town voted to **PASS OVER** funding the sum of Eighty Thousand Dollars (\$80,000.00) as the first payment for the lease purchase of a new ambulance.

FIRE DEPARTMENT

Capital Plan Approved

Finance Committee Recommended Passing Over

ARTICLE 38

The Town voted to rescind Article 28 of the 2009 Annual Town Meeting and transfer the Lincoln School property, located on 1.67 acres of land on Church Street, Assessors Map 40, Lot 137-0-E, including all buildings situated thereon, from the care and custody of the School Committee, into the care and custody of the Board of Selectmen.

Explanation: This article would rescind Article 28 of the 2009 Annual Town Meeting, the text of which is below. The School Department does not intend to use this property for school purposes, and funding for school capital needs is now funded through the General Fund budget or through borrowing. This article would permit the Board of Selectmen to determine an appropriate use for this property. The School Committee supports this article

The Town unanimously voted to authorize the School Committee to sell, by competitive bid process, the Lincoln School property, located on 1.67 acres of land on Church Street, Assessors Map 40, Lot 137-0-E, including all buildings situated thereon, with the proceeds of said sale being placed in the School Building Capital Trust Fund, pursuant to Chapter 113 of the Acts of 2008.

BOARD OF SELECTMEN

Finance Committee Recommended as Presented

ARTICLE 39

The Town voted to take from available funds the sum of Fifteen Thousand Dollars (\$15,000.00) to purchase 3 medications, intravenous, infusion pumps, now required by law to be carried on all ambulances.

FIRE DEPARTMENT

Finance Committee Recommends Transferring From Free Cash

ARTICLE 40

The Town voted unanimously to amend Chapter 177 of the Rockland General Bylaws, by replacing Article II as follows:

Article II – Dog Licensing

177-4 – All dogs must be licensed by the owner on or before May 1st of each year, pursuant to G.L. c. 140, sections 136A – 174E.

177-5 - Any person who violates this bylaw shall be subject to a fine of not more than \$25 for each dog not licensed.

Purpose/Reason: The funds to be used to recover the costs of the postage and printing costs of reminder letters and postcards sent to delinquent owners.

TOWN CLERK

Finance Committee Recommended as Presented

ARTICLE 41

The Town voted to raise and appropriate and take from available funds the sum of One Million Nine Hundred Fifty Six Thousand Two Hundred Sixty-Four Dollars (\$1,956,264.00) for the purpose of repairing the Memorial Park Stadium and constructing a Park Department facility; and that to meet said appropriation the Treasurer with the approval of the Board of Selectmen, is authorized to borrow said sum under M.G.L. Chapter 44 or any other enabling authority.

PARK COMMISSION

Capital Plan Approved

Finance Committee Recommended appropriating \$1,956,264.00 by transferring \$250,800.00 from Free Cash and \$49,200.00 from Overlay Surplus for a total of \$300,000.00 and borrowing the remaining \$1,656,264.00 for the purposes of repairing the Memorial Park Stadium and constructing a Park Department facility; and that to meet said appropriation the Treasurer, with the approval of the Board of Selectmen, is authorized to borrow said sum under M.G.L. Chapter 44 or any other enabling authority.

ARTICLE 42

The Town voted to re-zone any or all parcels of land on Maps 14 & 8: Lots 08-055, 08-018, 08-043 from R-2 to I-2 .

CITIZENS PETITION

***Finance Committee Deferred to the Planning Board
Planning Board recommended approval as presented***

ARTICLE 43

The Town voted to amend Article VI, §415-45.B. (h)[3] of the Rockland General Code Zoning By-Law by deleting the number 10, in reference to Minimum Height above the traveled surface to the bottom of sign, and replacing it with the number 8.

Explanation: The purpose of this amendment is to lessen the minimum height above the traveled surface to the bottom of a projection sign which is consistent with public safety and wellbeing.

BOARD OF SELECTMEN

***Finance Committee Deferred to the Planning Board
Planning Board recommended approval as presented***

ARTICLE 44

The Town voted to amend Article VI, §415-45. E. “Additional Regulations” of the Rockland General Code Zoning By-Law by adding the following;

- (7) String pennant flags, string flags or pennant strings or the like are prohibited except for the opening of a new business which shall be allowed for seven consecutive calendar days.

Explanation: The purpose of this amendment is to clarify that a temporary pennant, string or flag sign shall be permitted during an opening period of seven calendar days only. This regulation is intended to allow a reasonable use of such signs to advertise a new business opening but to prevent such displays from becoming a permanent sign.

BOARD OF SELECTMEN

Finance Committee Deferred to the Planning Board

Planning Board recommended approval as presented

ARTICLE 45

The Town voted to amend Article IV, §415-19. C. concerning uses allowed by special permit in the H-1 Industrial Park-Hotel District, of the Rockland General Code Zoning By-Law by adding the following new category of use to the existing uses allowed by special permit.

(18) Commercial / Recreation facilities such as:

- (a) Bowling Establishments
- (b) Skating Rinks
- (c) Sports Arenas
- (d) Dance Hall
- (e) Other Similar Facilities

Explanation: The purpose of this amendment is to add a new category of uses allowed by special permit. As Rockland evolved and this district has changed, there appears to be a desire to add such uses as potential uses by special permit where they would be subject to review by the town's Zoning and Planning Boards.

BOARD OF SELECTMEN

Finance Committee Deferred to the Planning Board

Planning Board recommended approval as presented

ARTICLE 46

The Town voted to amend Article IV, §415-15.C. and 415-16.C. of the Rockland General Code Zoning By-Law concerning uses allowed by special permit in the Limited Industrial Zoning District and Industrial Park Zoning District by adding as the next available number in each section the use "Medical / Dental Clinics" and that non-substantive changes with the numbering of this By-law shall be permitted in order that it be in compliance with the numbering format of the Code of Rockland;

Explanation: The purpose of this amendment is to add a new category of uses allowed by special permit in the Limited Industrial Zoning District and Industrial Park Zoning District. As Rockland as evolved and this district has changed, there appears to be a desire to add such uses as potential uses by special permit where they would be subject to review by the town's Zoning and Planning Boards.

BOARD OF SELECTMEN

***Finance Committee Deferred to the Planning Board
Planning Board recommended approval as presented***

ARTICLE 47

The Town voted to amend Article V, §415- 22 A.(1) Parking/access and egress requirements of the Rockland General Code Zoning By-Law by adding the following sentence at the end of the existing paragraph;

“All parking spaces designated to be used for the Handicapped shall be designed to meet the regulations set forth by the Americans with Disabilities Act (ADA) and Architectural Access Board (AAB)”

Explanation: The purpose of this amendment is to clarify the bylaws requirements for the layout and design of handicapped parking spaces and obligate them to be designed in accordance with federal and state regulations governing the design and layout of handicapped spaces.

BOARD OF SELECTMEN

***Finance Committee Deferred to the Planning Board
Planning Board recommended approval as presented***

ARTICLE 48

The Town voted to amend Article IV, §415-13A(3) of the Rockland General Code Zoning By-Law concerning uses requiring a special permit in the Business I Zoning District, by deleting the following: “(a) Automotive service stations and repair shops” and that non-substantive changes with the numbering of this By-law shall be permitted in order that it be in compliance with the numbering format of the Code of Rockland.

Explanation: The purpose of this amendment is to eliminate automobile service stations and repair shops as a use permitted by special permit. The effect of the amendment would be to eliminate the use in the district. Existing uses will be grandfathered and be subject to review

and approval as pre-existing nonconforming uses and may remain unless abandoned or discontinued pursuant to the bylaws.

BOARD OF SELECTMEN

***Finance Committee Deferred to the Planning Board
Planning Board recommended approval as presented***

ARTICLE 49

The Town voted to amend Article V, §415-35.F(2)(a) of the Rockland General Code Zoning By-Law concerning exempt vehicles allowed to overnight park in a Residential District by deleting the existing paragraph as follows:

(a) A vehicle with four or six wheels and no more than seven feet in height, not including ladder racks, regardless of how it is registered. Over all height shall be measured from the ground up to the highest point of the cab, box, body, or to the top of the cab protector when measuring a small dump truck”

and replacing it with the following new paragraph (a) as follows:

“(a) (1) A vehicle that is designed with four wheels and is no more than nine feet in height, not including ladder racks, regardless of how it is registered. Box trucks, converted ambulance, and the like shall not be exempt.

(2) A vehicle with six wheels and no more than seven feet in height, not including ladder racks, regardless of how it is registered.

Overall height shall be measured from the ground up to the highest point of the cab, box, body, or to the top of the cab protector when measuring a small dump truck.”

and that non-substantive changes with the numbering of this By-law shall be permitted in order that it be in compliance with the numbering format of the Code of Rockland, or take any other action relative thereto?

Explanation: The purpose of this amendment is to clarify what types of vehicles may be parked overnight in residential areas as an aid to enforcement against business being located in residential areas.

BOARD OF SELECTMEN

***Finance Committee Deferred to the Planning Board
Planning Board recommended approval as presented***

ARTICLE 50

The Town voted to amend the Town of Rockland Zoning Map, as shown on a plan on file with the Town Clerk by moving the following parcel of land shown on the Rockland Assessor's Maps as Lot 26 on Map #9 from the H-1 Industrial Park-Hotel District and inserting it into the R-2 Residence Zoning District.

Explanation: The purpose of this amendment is to remedy the inadvertent placement of a residential lot in the R-2 Residence Zoning District in 2016 into the H-1 Industrial Park-Hotel District.

BOARD OF SELECTMEN

Finance Committee Deferred to the Planning Board

Planning Board recommended approval as presented

ARTICLE 51

The Town voted to amend the Town of Rockland Zoning Map, as shown on a plan on file with the Town Clerk by moving the following parcel of land shown on the Rockland Assessor's Maps as Lot 63 on Map #8 from the H-1 Industrial Park-Hotel District and inserting it into the I-2 Industrial Park Zoning District.

Explanation: The purpose of this amendment is to remedy the inadvertent placement of an industrial lot in an I-2 Industrial Park Zoning District in 2016 into the H-1 Industrial Park-Hotel District.

BOARD OF SELECTMEN

Finance Committee Deferred to the Planning Board

Planning Board recommended approval as presented

ARTICLE 52

The Town voted to accept Saw Mill Lane as a public way, as laid out by the Board of Selectmen and as shown on a plan or plans, a copy of which is on file in the office of the Town Clerk; to see if the Town will vote to authorize the Board of Selectmen to acquire by gift, purchase, eminent domain or otherwise, easements in any land necessary for laying out and acceptance of Saw Mill Lane, or other easements related to said Saw Mill Lane, and/or to accept grants thereof; and, further, to authorize the Board of Selectmen and other applicable Town of Rockland boards and personnel to take all related actions necessary or appropriate to accomplish the purposes of this article.

Explanation: The purpose of this amendment is to authorize the acceptance of Saw Mill Lane within the Maplewood Subdivision as a public way. The street has been completed in accordance with the approved plans and this article will enable the street known as Saw Mill

Lane to become a public way maintained by the Town of Rockland and thus able to receive town services.

BOARD OF SELECTMEN

Finance Committee Deferred to the Planning Board

Planning Board recommended approval as presented

ARTICLE 53

The Town voted to accept Corn Mill Way as a public way, as laid out by the Board of Selectmen and as shown on a plan or plans, a copy of which is on file in the office of the Town Clerk; to see if the Town will vote to authorize the Board of Selectmen to acquire by gift, purchase, eminent domain or otherwise, easements in any land necessary for laying out and acceptance of Corn Mill Way, or other easements related to said Corn Mill Way, and/or to accept grants thereof; and, further, to authorize the Board of Selectmen and other applicable Town of Rockland boards and personnel to take all related actions necessary or appropriate to accomplish the purposes of this article.

Explanation: The purpose of this amendment is to authorize the acceptance of Corn Mill Way within the Maplewood Subdivision as a public way. The street has been completed in accordance with the approved plans and this article will enable the street known as Corn Mill Way to become a public way maintained by the Town of Rockland and thus able to receive town services.

BOARD OF SELECTMEN

Finance Committee Deferred to the Planning Board

Planning Board recommended approval as presented

ARTICLE 54

WITHDRAWN

ARTICLE 55 (Passed over)

The Town voted to **PASS OVER** a transfer from available funds, the sum of Twenty Nine Thousand Dollars (\$29,000) to purchase a Ford Pickup Truck for the Rockland Youth Commission/Community Center for the transportation of supplies to and from events at Hartsuff Park or take any other action relative thereto?

YOUTH COMMISSION

Finance Committee Recommended Passing Over

ARTICLE 56

The Town voted to take from available funds the sum of Twenty Five Thousand Dollars (\$25,000.00) for repairs at the McKinley Community Center Building.

MCKINLEY COMMUNITY CENTER BUILDING COMMITTEE

Finance Committee Recommended Transferring from Overlay Surplus

ARTICLE 57

The Town voted to take from available funds the sum of Fifty Thousand Dollars (\$50,000.00) to upgrade the Fire Alarm System at the McKinley Community Center Building.

MCKINLEY COMMUNITY CENTER BUILDING COMMITTEE

Finance Committee Recommended Transferring \$49,000 from Overlay Surplus

ARTICLE 58

The Town voted to take from available funds the sum of Twelve Thousand Dollars (\$12,000.00) for the replacement of light bulbs at the Rockland Memorial Stadium.

PARK DEPARTMENT

Finance Committee Recommended Transferring from Overlay Surplus

ARTICLE 59

The Town voted to raise and appropriate or take from available funds the sum of Eighteen Thousand Eight Hundred Dollars (\$18,800.00) for a new 2017 Field Groomer for field maintenance.

PARK DEPARTMENT

Finance Committee Recommended Transferring from Overlay Surplus

ARTICLE 60

The Town voted to accept from the Northeast Region National Park Service the gift of parcel of land on Spruce Street identified as FOST-5C Sub-Parcel SP-SSE shown as a portion of Map 32 Parcel 11 on Rockland Assessor's map.

BOARD OF SELECTMEN

Finance Committee Deferred to the Planning Board

Planning Board recommended approval as presented

ARTICLE 61

The Town voted to take from available funds the sum of One Hundred Thousand Dollars (\$100,000.00) to fund the replacement and upgrading of computers and any technology related expenses.

SCHOOL DEPARTMENT

Capital Plan Approved

Finance Committee Recommended Transferring from the Host Community Trust Fund

ARTICLE 62

The Town voted take from available funds the sum of Seventy-Six Thousand Four Hundred Dollars (\$76,400.00) to fund the third year of a five year combined lease purchase agreement for 2-2015 Ford Transit Special Education Vans and the second year of a five year combined lease purchase for 4-2016 Ford Transit Special Education Vans, and the first year of a five year combined lease purchase agreement for 2-2017 Ford Transit Wheel Chair Accessible Special Education Vans.

SCHOOL DEPARTMENT

Capital Plan Approved

Finance Committee Recommended Transferring from the Host Community Trust Fund

ARTICLE 63

The Town voted to take from available funds the sum of Fifty-Six Thousand Dollars (\$56,000.00) to fund the renovations, repairs, and purchase of equipment for the cafeteria kitchens at the Memorial Park, Jefferson, and Esten Schools.

SCHOOL DEPARTMENT

Capital Plan Approved

Finance Committee Recommends Transferring from the Host Community Trust Fund

ARTICLE 64

The Town voted to take from available funds the sum of Seven Thousand Seven Hundred Five Dollars (\$7,705.00) to fund the second year of a five year lease purchase agreement for a 2016 Fifteen Passenger, Multi-Function School Activity Bus.

SCHOOL DEPARTMENT

Finance Committee Recommended Transferring from the Host Community Trust Fund

ARTICLE 65

The Town voted to take from available funds the sum of Eleven Thousand Three Hundred Thirty Eight Dollars (\$11,338.00) to fund the first year of a five year lease purchase agreement for a 2017 F350 Dump/Plow Truck.

Reason/Explanation: The total purchase price of this vehicle is \$55,037.00.

SCHOOL DEPARTMENT

Capital Plan Approved

Finance Committee Recommended Transferring \$11,338 Eleven Thousand Three Hundred Thirty-Eight Dollars from the Host Community Trust Fund

ARTICLE 66 (PASSED OVER)

The Town voted to **PASS OVER** taking from available funds the sum of One Hundred Thousand Dollars (\$100,000.00) to fund the re-paving of the Memorial Park Elementary School driveway and parking lots.

SCHOOL DEPARTMENT

Capital Plan Approved

Finance Committee Recommended Passing Over

ARTICLE 67

The Town voted to take from available funds the sum of Thirteen Thousand Fifteen Dollars (\$13,015.00) to fund the purchase and mounting of Emergency Preparedness Directories for all classrooms in the district.

SCHOOL DEPARTMENT

Finance Committee Recommended Transferring From Free Cash

ARTICLE 68

The Town voted to take from available funds the sum of Fifty Thousand Dollars (\$50,000.00) to purchase a Compact Track Loader with snow blower and a V plow for the Highway Department.

HIGHWAY DEPARTMENT

Capital Plan Approved

Finance Committee Recommended Transferring from the Host Community Trust Fund

ARTICLE 69

The Town voted to take from available funds the sum of Two Hundred Thirty Thousand Dollars (\$230,000.00) to purchase a street sweeper for the Highway Department to replace a 1995 street sweeper.

HIGHWAY DEPARTMENT

Capital Plan Approved

Finance Committee Recommended Transferring From Free Cash

ARTICLE 70

The Town voted to take from available funds the sum of Twenty Six Thousand Dollars (\$26,000.00) to purchase a Tandem Vibratory Roller for the Highway Department to replace a 1982 Tandem Non-Vibratory Roller.

HIGHWAY DEPARTMENT

Finance Committee Recommended Transferring from the Host Community Trust Fund

A True Record, Attest

Town Clerk