

# Town of Rockland Warrant

**Special Town Meeting**  
Tuesday November 7, 2023  
7:00p.m. Rockland High School



## **BOARD OF SELECTMEN**

Michael P. O'Loughlin, Chair  
Tiffanie Needham, Vice Chair  
Lori Childs  
Donna Shortall  
John J. Ellard, Jr.

## **MODERATOR**

Kevin Henderson

## **RULES AND PROCEDURES FOR THE CONDUCT OF THE MEETING**

**EVERY VOTER** desiring to speak shall arise and address the Chair, after recognition is obtained, state his name and address and stand while speaking, using the microphone in the front, unless otherwise directed. No motion made by anyone will be in order unless this procedure is followed.

**ANY VOTER** has the right to speak for or against any Article. A **NON-VOTER** may speak as long as they have the permission of the Moderator. After you speak on an Article, return to your seat. If you have a question on any Article before the house, address the Chair and I will direct the question to the proper person for an answer.

**THE FINANCE COMMITTEE** recommendation is the first and main motion under each Article and under each Budget. Any attempt by a Department Head or anyone to move another figure would be an amendment to the main motion.

A motion to pass the Article over is the same as defeating the Article.

**IF THE FINANCE COMMITTEE DISAPPROVES AN ARTICLE** it is an automatic motion to **PASS THE ARTICLE OVER** and that will be the first action on the Article.

After the Finance Committee reports on an Article, if they so desire, and the Article is referred to a certain **BOARD, COMMITTEE, or DEPARTMENT HEAD, IT WILL BE THE RULE** that they will be recognized first for their report. **IF I FORGET, REMIND ME.**

**A UNANIMOUS VOTE IS BEST AND SAVES TIME.** If I do not see or hear any objection, I will declare it, **“A UNANIMOUS VOTE”**.

If an Article requires a 2/3<sup>rd</sup> or 4/5<sup>th</sup> vote and it is not **UNANIMOUS, IT IS THE Moderator’s** responsibility to see that a vote is taken.

**IF A HAND VOTE** is immediately questioned by seven (7) or more voters who stand to question the **VOTE**; it will be counted by the Tellers.

**ARTICLE III SECTION 10 OF THE TOWN BY-LAWS STATES:**

**NO VOTE SHALL BE RECONSIDERED** except after the affirmative vote of two-thirds of the voters present and voting on a motion to reconsider such vote. Any voter may move to reconsider except that no motion to reconsider shall be made by any adjourned session of the same meeting unless he has given notice of his intention to move reconsideration at the session of the meeting at which the vote was passed. A vote shall not be reconsidered a second time or after a motion to reconsider has failed to pass.

**TOWN BY-LAW ARTICLE II**

**SECTION 4.** All reports, motions, and resolutions Requested for the consideration of the meeting involving the expenditure of money shall be in writing and other reports, motions or resolutions shall be reduced to writing if the Moderator so directs.

**TOWN CHARTER**

**SECTION 3.06.** All action taken at any and all Town Meetings shall be only upon those items contained in the Warrant for said Town Meeting and all articles in the Warrant shall be acted upon in order unless otherwise voted at any such Town Meeting, and printed copies of each such Warrant, with the recommendations of the Finance Committee is hereinafter set forth, shall be furnished to the voters of the Town in accordance with the provisions of Section 2.02 (a) (iv) Article II of this Charter.

*Kevin T. Henderson, Town Moderator*

## MUNICIPAL FINANCE TERMINOLOGY

The following terms are frequently used in the Annual Town Warrant and at Town Meetings. In order to provide everyone with a better understanding of the meaning, the following definitions are provided.

**RAISE AND APPROPRIATE:**

The amount allowable by General Law to be raised for annual appropriations based on Property Tax Levy Limits and estimated local and state receipts.

**AVAILABLE FUNDS:**

Available Funds include Undesignated Fund Balance in the General Fund and Unreserved Fund Balance in the Water and Sewer Funds as well as Overlay Surplus and the Host Community Trust Fund Balance.

**UNDESIGNATED FUND BALANCE: (often referred to as “Free Cash”)**

Fund Balance is the amount certified annually by the State Bureau of Accounts by deducting from surplus revenue all uncollected taxes for prior years. This fund may be used by a vote for the Town Meeting.

**OVERLAY:**

The overlay is the amount raised by the Assessors in excess of appropriations and other charges for the purpose of creating a fund to cover abatements granted and avoiding fractions.

**OVERLAY SURPLUS:**

This is the accumulated amount of the Overlay for various years not used or required to be held in the specific Overlay Account for a given year, certified by the Board of Assessor, and may be used by a vote of the Town.

**RESERVE FUND:**

This fund is established by the votes at an Annual Town Meeting only and may be composed of an appropriation (not exceeding 5% of the tax levy of the preceding year). It is available throughout the year by vote of the Finance Committee for Unexpected and/or Extraordinary expenditures.

**STABILIZATION FUND:**

This is a fund created to provide a reserve. Appropriations from the Stabilization funds may be made at an Annual Town Meeting by a two-thirds vote for any lawful purpose.

**CHERRY SHEET:**

Named for the cherry-colored paper on which the Massachusetts Commission of Corporations and Taxation traditionally has printed it. The cherry sheet carries the state aid figures that must be used by the Assessors in determining the amount to be raised by taxation.

It lists the amounts of county tax and state assessments, as well as the established tax distributions from the General Fund, reimbursements, agency funds and the Sales and Use Taxes.

<b>SPECIAL TOWN MEETING</b>				
<b>NOVEMBER 7, 2023</b>				
<b>LIST OF ARTICLES</b>				
<b>Art. #</b>	<b>Department</b>	<b>Subject</b>	<b>Amount</b>	<b>Funding Source</b>
1.	School Department	Unanticipated FY24 SPED Expenses	\$300,000	Free Cash
2.	Fire Department	Current & New Station Feasibility Studies	\$150,000	Free Cash
3.	Fire Department	Training Grant Match	\$4,102.86	Free Cash
4.	Police Department	Additional Funding for Roof & HVAC Replacement	\$100,000	Free Cash
5.	Community Preservation Committee	Schoolhouse Apartments – Senior Affordable Housing Project	\$100,000	Community Preservation Act
6.	Town Accountant	Correction to Library Director FY24 Salary	\$2,866.93	Raise, appropriate and/or transfer
7.	Town Clerk	Adopt M.G.L. c.41 s.110A: Office Hours on Saturday	N/A	N/A
8.	Town Accountant	Unpaid Bills from Prior Year	\$1,438.08	Use of Current Budget
9.	Planning Board	Union Point Zoning Bylaw Update	N/A	N/A
10.	Planning Board	Union Point Zoning Bylaw Map Update	N/A	N/A
11.	Planning Board	Union Point Zoning Bylaw Update – Governing Authority for the Southfield Redevelopment Authority	N/A	N/A

**ARTICLE # 1**

Will the Town vote to raise and appropriate or take from available funds, the sum of Three Hundred Thousand Dollars (\$300,000.00), for unanticipated and extraordinary FY24 Special Education costs, or take any other action relative thereto?

**Emergency:** These unanticipated costs must be paid in the current fiscal year.

**Requested by:** School Committee

**Approval Recommended by:** School Committee, Board of Selectmen, Finance Committee

**Funding Source:** Free Cash

**ARTICLE # 2**

Will the Town vote to raise and appropriate or take from available funds, the sum of One Hundred Fifty Thousand Dollars (\$150,000.00), to update the Feasibility Study completed for a new Fire Station to be located at 99 Church Street and to complete a new Feasibility Study for necessary improvements at the current Fire Station located at 360 Union Street, or take any action relative thereto?

**Emergency:** This will fund an updated feasibility study that will take into consideration the feedback from the May 2023 Annual Town Meeting and ballot votes pertinent to the building of a new fire station and/or renovations to the current Fire Station Headquarters. Time is of the essence as there are serious health and safety concerns in the existing building, as well as several large private commercial and residential developments currently being permitted by the Town’s regulatory boards that may require additional Fire/EMS services in the future.

**Requested by:** Fire Chief

**Approval Recommended by:** Board of Selectmen, Finance Committee

**Funding Source:** Free Cash

**ARTICLE # 3**

Will the Town vote to raise and appropriate or take from available funds, the sum of Four Thousand One Hundred Two Dollars and Eighty-Six Cents (\$4,102.86) for the purpose of a federal grant match for the Fire Department, or take any action relative thereto?

**Emergency:** This appropriation is time sensitive to receive this federal grant match for elevator rescue and forceable entry training.

**Requested by:** Fire Chief

**Approval Recommended by:** Board of Selectmen, Finance Committee

**Funding Source:** Free Cash

#### **ARTICLE # 4**

Will the Town vote to raise and appropriate, borrow and/or transfer from available funds in the Treasury, the sum of One Hundred Thousand Dollars (\$100,000.00) to supplement the funding authorized from Articles 35 and 36 from the May 1, 2023 Annual Town Meeting for the replacement of the flat rubber membrane roof and rooftop HVAC unit at the Rockland Police Station?

**Emergency:** This additional appropriation is necessary as there has been significant price inflation since the May 2023 Town Meeting appropriation, and the HVAC project now needs to have a complete electronic controls system upgrade. This appropriation is time sensitive as the roof is leaking and the HVAC unit is failing.

**Requested by:** Police Chief

**Approval Recommended by:** Board of Selectmen, Finance Committee

**Funding Source:** Free Cash

#### **ARTICLE # 5**

Will the Town vote to approve and expend, from the Community Preservation Fund, the sum of One Hundred Thousand Dollars (\$100,000.00) for the local matching contribution for grants to supplement construction costs for the conversion of the former Holy Family School to senior housing at the Schoolhouse Apartments Project, located at 6 Delprete Avenue, or take an action relative thereto?

**Emergency:** Time is of the essence for the applicant to be eligible for significant federal and state grant subsidies for this project.

**Requested by:** Community Preservation Committee

**Approval Recommended by:** Board of Selectmen & Community Preservation Committee  
(Finance Committee Defers to the Community Preservation Committee)

**Funding Source:** Community Preservation Housing Fund

**ARTICLE # 6**

Will the Town vote to raise and appropriate, borrow and/or transfer from available funds an additional sum of Two Thousand Eight Hundred Sixty Six Dollars and Ninety Three Cents (\$2,866.93) to correct the FY24 salary for the Public Library Director as follows:

<b>610 Library</b>			<b>FY2024</b>
0161051	511001	Director	\$87,546.28

**Emergency:** This appropriation is necessary to cover a shortfall in the FY24 budget.

**Requested by:** Town Accountant

**Approval Recommended by:** Board of Selectmen, Finance Committee

**Funding Source:** Raise and appropriate and/or transfer from available funds

**ARTICLE # 7**

Will the Town vote to Adopt M.G.L. c.41 s.110A: Office Hours on Saturday, or take any action relative thereto?

**Emergency:** This vote is needed to avoid incurring unnecessary overtime expenses on Saturdays in the Town Clerk’s Office.

**Requested by:** Town Clerk

**Approval Recommended by:** Board of Selectmen

**Funding Source:** N/A

**ARTICLE # 8**

Will the Town vote to authorize the Accounting Department to pay the unpaid bills totaling One Thousand Four Hundred Thirty Eight Dollars and Eight Cents (\$1,438.08) on file with the Town Clerk from a prior year as of June 30, 2023 from the current year departmental budgets or take any other action relative thereto?

**Emergency:** The above-mentioned invoices were unpaid June 30, 2023 and were not Requested in time to meet the deadline to be paid via encumbrances. The invoices should be paid as soon as practicable to minimize hardship for the vendors.

**Requested by:** Board of Selectmen

**Approval Recommend by:** Finance Committee

**Funding Source:** FY2024 Departmental Budgets

**9/10<sup>th</sup> Majority Vote Required**

### **ARTICLE # 9**

Will the Town vote to approve the Zoning and Land Use By-Laws for NAS South Weymouth, including the Master Development Plan entitled “Master Development Plan, Mixed Use Development District, With Core Development Area,” dated March 3, 2023 (and accompanying supporting materials) and on file with the Town Clerk, or to take any other action relative thereto?

**Emergency:** This vote must be taken at a Special Town Meeting to comply with Chapter 291 of the Acts of 2014.

**Requested by:** Planning Board, Board of Selectmen

**Approval Recommend by:** Planning Board, Board of Selectmen, Finance Committee, Southfield Redevelopment Authority

**Funding Source:** N/A

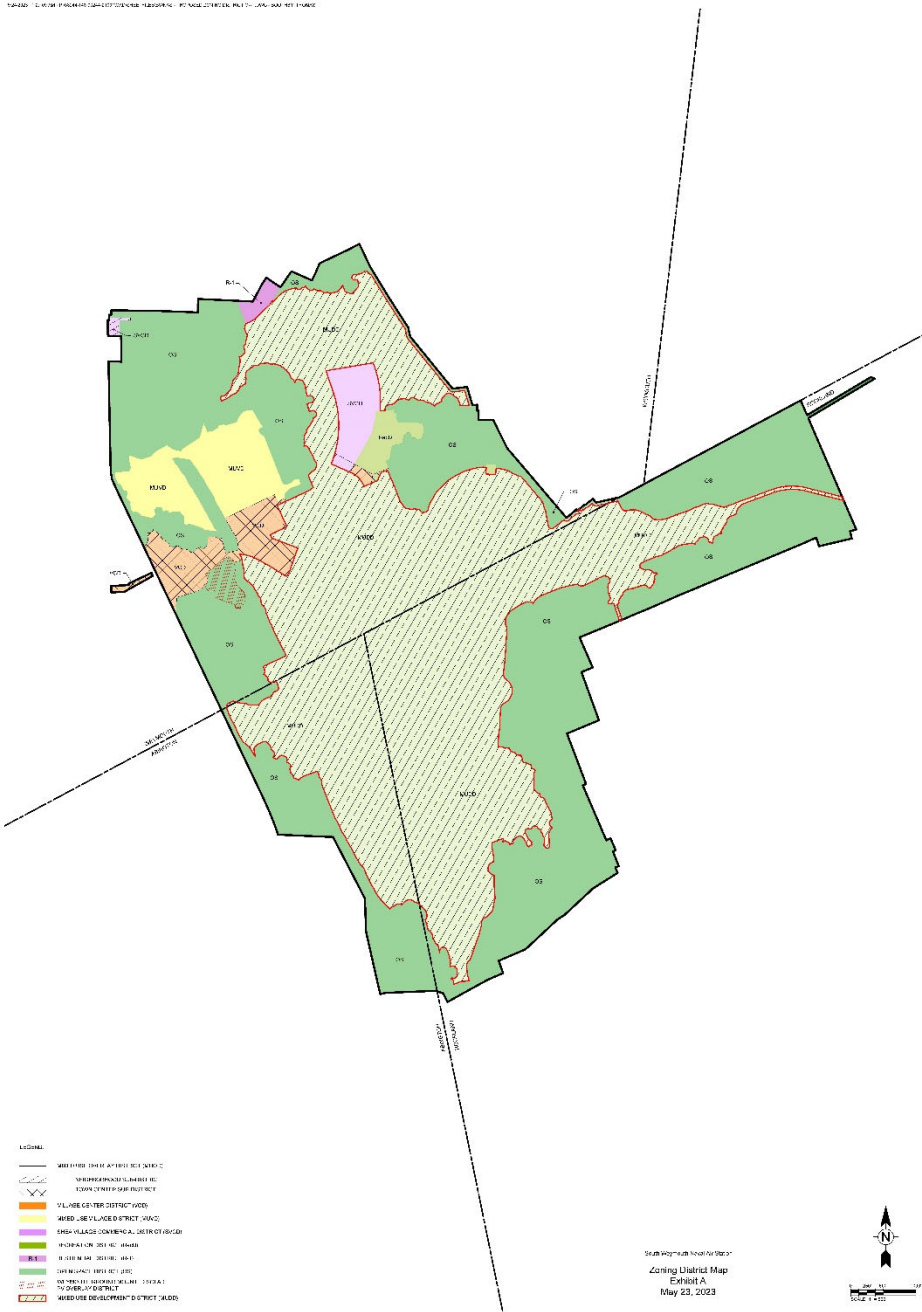
**2/3<sup>rd</sup> Majority Vote Required**





# ARTICLE # 10

Will the Town vote to approve the “South Weymouth Naval Air Station Zoning District Map Exhibit A,” dated May 23, 2023 and on file with the Town Clerk, and as shown below, or to take any other action relative thereto?



**Emergency:** This vote must be taken at a Special Town Meeting to comply with Chapter 291 of the Acts of 2014

**Requested by:** Planning Board, Board of Selectmen

**Approval Recommend by:** Planning Board, Board of Selectmen, Finance Committee, Southfield Redevelopment Authority

**Funding Source:** N/A

**2/3<sup>rd</sup> Majority Vote Required**



## **ARTICLE # 11**

Will the Town vote to amend the Rockland Zoning Bylaw and Map to provide that, “Notwithstanding anything to the contrary in the Rockland Zoning Bylaw and Map, any land located within Rockland that is also located within the boundaries of the former South Weymouth Naval Air Station shall be governed by the relevant Southfield Redevelopment Authority documentation, including the Zoning and Land Use By-Laws for NAS South Weymouth and the “South Weymouth Naval Air Station Zoning District Map Exhibit A,” dated May 23, 2023, each as on file with the Town Clerk,” or to take any other action relative thereto?

**Emergency:** This vote must be taken at a Special Town Meeting to comply with Chapter 291 of the Acts of 2014

**Requested by:** Planning Board, Board of Selectmen

**Approval Recommend by:** Planning Board, Board of Selectmen, Finance Committee, Southfield Redevelopment Authority

**Funding Source:** N/A

**2/3<sup>rd</sup> Majority Vote Required**

And you are directed to serve this warrant by posting copies at least fourteen (14) days prior to said meeting in each of the six precincts in said Town.

Hereof, fail not, and make return of this Warrant, with your doings thereon, on the Town Clerk, at the time and place of holding said meeting.

Given under our hand this 17<sup>th</sup> of October, in the year Two Thousand Twenty-Three.

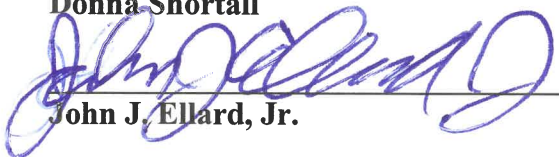
**REQUESTED BY: BOARD OF SELECTMEN**

  
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**Michael P. O'Loughlin, Chair**

  
\_\_\_\_\_  
**Tiffanie Needham, Vice Chair**

  
\_\_\_\_\_  
**Lori Childs**

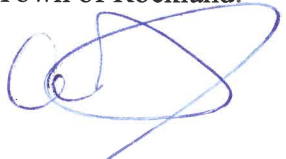
  
\_\_\_\_\_  
**Donna Shortall**

  
\_\_\_\_\_  
**John J. Ellard, Jr.**

**RETURN OF SERVICE**

This is to certify that I have this 17<sup>th</sup> day of October 2023, posted this warrant in each of the six precincts in the Town of Rockland.

ATTEST:  
CONSTABLE



- |            |                                   |                    |
|------------|-----------------------------------|--------------------|
| Precinct 1 | T.K.O, Shea's                     | 932 Hingham Street |
| Precinct 2 | Sullivan Tire                     | 1 VFW Drive        |
| Precinct 3 | Town Hall (Rockland Town Offices) | 242 Union Street   |
|            | Rockland Public Library           | 20 Belmont Street  |
|            | Rockland Senior Center            | 344 Plain Street   |
|            | Rockland Post Office              | 39 Webster Street  |
| Precinct 4 | UPS Store                         | 319 Centre Avenue  |
| Precinct 5 | Stevie G's Restaurant             | 372 Market Street  |
| Precinct 6 | Rockland Housing Authority        | 8 Studley Court    |