

Town of Rockland WARRANT

2021 Special Town Meeting

Monday May 3, 2021

7:00p.m. Rockland High School

2021 Annual Town Meeting

Monday May 3, 2021

7:15p.m. Rockland High School



BOARD OF SELECTMEN

Michael P. O'Loughlin, Chairman

Kara L. Nyman, Vice Chairman

Larry Ryan

Richard Penney

Michael P. Mullen, Jr. (*term expired April 9, 2021*)

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 2/3rd or 4/5th 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 submitted 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.

TOWN OF ROCKLAND
WARRANT
SPECIAL TOWN MEETING

To one of the constables in the Town of Rockland, County of Plymouth and the Commonwealth of Massachusetts

Greetings:

In the name of the Commonwealth of Massachusetts you are hereby directed to notify and warn the Inhabitants of said Town, qualified to vote in town affairs to meet at the

High School Auditorium
Rockland High School - 52 MacKinlay Way

in said Town on **Monday, May 3, 2021 at 7:00PM.**, then and there to act on the following articles:

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.

SPECIAL TOWN MEETING				
MAY 3, 2021				
LIST OF ARTICLES				
Art. #	Department	Subject	Amount	Funding Source
1	Board of Selectmen	FY2021 Budgetary Items	\$ 690,000	Undesignated Fund Balance
2	Board of Selectmen	Establish Marijuana Host Community Agreement Special Purpose Stabilization Fund	--	Marijuana Dispensaries' Host Community Agreement Funds
3	ARJWW	Hannigan Water Treatment Plant Upgrades	\$175,000	Water Undesignated Fund Balance
4	Board of Selectmen	Transfer Funds for Final Master Plan Technical Assistance Invoice	\$40,000	Transfer from 6/22/20 Annual Town Meeting Article 15

ARTICLE # 1

Will the Town vote to transfer from available funds the sum of Six Hundred Ninety Thousand Dollars (\$690,000.00) for FY2021 Budgetary Items, or take any other action relative thereto?

Contractual Buyout	\$ 125,000.00
Snow & Ice Deficit	\$ 440,000.00
Disposal Fee	\$ 40,000.00
Health Insurance	\$ 85,000.00
Total	\$ 690,000.00

Emergency: These items must be addressed as part of the Fiscal Year 2021 budget. These line items would otherwise end the year in deficit.

Requested By: Town Accountant

Approval Recommend by: Finance Committee

Funding Source: Undesignated Fund Balance

ARTICLE # 2

Will the Town vote effective Fiscal Year 2021 (starting July 1, 2020) to establish a Marijuana Host Community Agreement Special Purpose Stabilization Fund in accordance with MGL 40, Section 5B and, further authorize the deposit of all Host Community Impact Revenue into the newly established fund, or take any other action relative thereto?

Emergency: This article will facilitate the transfer of marijuana Host Community Agreement impact fees into an account that can only be spent by approval of Town Meeting, including funds received in FY21.

Requested by: Town Accountant

Approval Recommend by: Finance Committee

Funding Source: Marijuana Host Community Agreements Impact Fees

ARTICLE # 3

Will the Town vote to authorize the Water Commissioners to take from the Water Undesignated Fund Balance the sum of One Hundred Seventy-Five Thousand Dollars (\$175,000.00), with a like amount from the Town of Abington, to purchase Two Filtering Pressure Vessels for the Hannigan Water Treatment Plant, or take any other action relative thereto?

Emergency: The Filtering Pressure Vessels are mandated by the DEP and must be purchased and installed as soon as practicable.

Requested By: Abington and Rockland Joint Board of Water Commissioners
Approval Recommended by: Board of Selectmen, Finance Committee, Capital Planning Committee
Funding Source: Water Undesignated Fund Balance

ARTICLE #4

Will the Town vote to transfer the sum of Forty Thousand Dollars (\$40,000.00) from the June 22, 2020 Annual Town Meeting Article 15 to pay remaining invoices for consulting services for the update of the Town's Master Plan, or take any other action relative thereto?

Emergency: The invoices in question are overdue for services rendered in relation to the Town's Master Plan.

Requested by: Town Accountant

Approval Recommend by: Finance Committee

Funding Source: 6/22/20 Annual Town Meeting Unspent Article

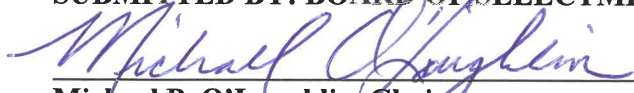
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And you are directed to serve this warrant by posting copies at least fourteen (14) days prior to said meeting in each of the six precincts in said Town.

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.

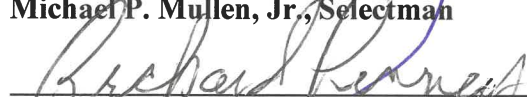
Given under our hand this 6th of April, in the year Two Thousand Twenty-One.

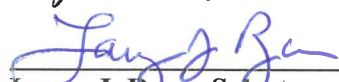
SUBMITTED BY: BOARD OF SELECTMEN


Michael P. O'Loughlin, Chairman


Kara L. Nyman, Vice Chairman


Michael P. Mullen, Jr., Selectman


Richard Penney, Selectman


Larry J. Ryan, Selectman

RETURN OF SERVICE

This is to certify that I have this 16th day of April 2021, 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	Butterfield's Restaurant	372 Market Street
Precinct 6	Rockland Housing Authority	8 Studley Court

TOWN OF ROCKLAND
WARRANT
ANNUAL TOWN MEETING

To one of the constables in the Town of Rockland, County of Plymouth and the Commonwealth of Massachusetts.

Greetings: In the name of the Commonwealth of Massachusetts you are hereby directed to notify and warn the Inhabitants of said Town, qualified to vote in town affairs to meet at the

High School Auditorium
Rockland High School
52 MacKinlay Way

in said Town on Monday, **May 3, 2021 at 7:15 P.M.**, then and there to act on the following articles:

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ANNUAL TOWN MEETING				
May 3, 2021				
LIST OF ARTICLES				
Article #	Department	Subject	Amount	Funding Source
1	Board of Selectmen	Annual Elections	\$ -	N/A
2	Board of Selectmen	Set Elected Official Compensation	\$ -	N/A
3	Board of Selectmen	Establish Capital Stabilization Fund	\$ -	N/A
4	ARJWW	Establish Water Department Enterprise Fund	\$ -	N/A
5	ARJWW	Establish Water Department Stabilization Fund	\$ -	N/A
6	Sewer Commissioners	Establish Sewer Department Enterprise Fund	\$ -	N/A
7	Board of Selectmen	General Fund Operating Budget	\$68,761,474	Raise, appropriate & transfer
8	Board of Selectmen	Transfer to OPEB	\$55,000	Undesignated Fund Balance
9	Board of Selectmen	Transfer to Stabilization	\$100,000	Undesignated Fund Balance
10	Board of Selectmen	Transfer to Capital Stabilization Fund	\$45,000	Transfer from 6/22/20 Annual Town Meeting Article 15
11	Accountant	Reauthorize Revolving Funds	Various	Self-funding
12	Board of Health	Recycling Road Repairs – Phase II	\$120,000	Undesignated Fund Balance
13	Fire Department	Lease Purchase Fire Admin Vehicle	\$22,094	Undesignated Fund Balance
14	Highway Department	Purchase Dump Truck	\$75,000	Undesignated Fund Balance
15	Highway Department	Repave Pine Haven & Gardner Roads	\$180,000	Undesignated Fund Balance
16	Highway Department	Phase I – Spring, Summer, Beech Streets Improvements	\$200,000	Undesignated Fund Balance
17	Board of Selectmen	Town Capital Projects	\$75,000	Undesignated Fund Balance
18	Police	Police Station Roof Replacement	\$120,000	Undesignated Fund Balance
19	Town Clerk	New Voting Machines & Related Equipment	\$45,000	Undesignated Fund Balance
20	School Department	Technology Upgrades	\$100,000	Undesignated Fund Balance
21	School Department	Various Vehicle Lease Purchases	\$70,000	Undesignated Fund Balance
22	Police Department	Two (2) New Police Cruisers	\$96,000	Marijuana Host Community Agreements Special Purpose Stabilization Fund
23	SSRVTS	Debt Authorization	TBD	N/A for FY22
24	ARJWW	Water Dept. Enterprise Budget	\$3,452,916	Water Dept Revenues

ANNUAL TOWN MEETING				
May 3, 2021				
LIST OF ARTICLES				
Article #	Department	Subject	Amount	Funding Source
25	ARJWW	Transfer to Water Stabilization	\$100,000	Water Dept Undesignated Fund Balance
26	ARJWW	Purchase Dump Truck	\$75,000	Water Dept Undesignated Fund Balance
27	ARJWW	Water Meter Upgrades	\$75,000	Water Dept Undesignated Fund Balance
28	ARJWW	Water Treatment Plant Upgrades	\$100,000	Water Dept Undesignated Fund Balance
29	ARJWW	Water Filtering Equipment	\$100,000	Water Dept Undesignated Fund Balance
30	ARJWW	Contractual buyouts	\$35,121	Water Dept Undesignated Fund Balance
31	ARJWW	Water Cross Connections	\$40,000	Water Dept Undesignated Fund Balance
32	ARJWW	Hydrant Replacement	\$25,000	Water Dept Undesignated Fund Balance
33	ARJWW	Backhoe Lease Payment	\$30,000	Water Dept Undesignated Fund Balance
34	ARJWW	Vehicle Replacement	\$25,000	Water Dept Undesignated Fund Balance
35	ARJWW	Paving Equipment	\$25,000	Water Dept Undesignated Fund Balance
36	ARJWW	Water Sludge Removal	\$40,000	Water Dept Undesignated Fund Balance
37	ARJWW	Water Emergency Response Plan	\$15,000	Water Dept Undesignated Fund Balance
38	Sewer	Sewer Enterprise Budget	\$2,663,821	Sewer Funds
39	Sewer	Phase II WWTP Engineering Study	\$300,000	Sewer Undesignated Fund Balance
40	Sewer	Sewer Pump and Injector Station Repair and or Replace	\$100,000	Sewer Undesignated Fund Balance
41	Sewer	Inflow & Infiltration	\$100,000	Sewer Undesignated Fund Balance
42	Parks Commission	Hartsuff Park Open Space Restriction	\$ -	N/A

ANNUAL TOWN MEETING				
May 3, 2021				
LIST OF ARTICLES				
Article #	Department	Subject	Amount	Funding Source
43	Community Preservation Act Committee	CPA Allocations	\$553,800	CPA Estimated Receipts
44	Community Preservation Act Committee	Reeds Pond/Spring Lake Cemetery Land acquisition	\$55,000	CPA Fund Balance Reserve
45	Board of Selectmen	General Bylaw Regarding Police Details	\$ -	N/A
46	Board of Selectmen	Flood Plain Overlay District	\$ -	N/A
47	Board of Selectmen	Flood Plain Overlay District	\$ -	N/A
48	Board of Selectmen	Flood Plain Overlay District	\$ -	N/A
49	Board of Selectmen	Zoning Gateway Mixed Use Overlay District	\$ -	N/A
50	Board of Selectmen	Zoning Gateway Mixed Use Overlay District	\$ -	N/A
51	Board of Selectmen	Zoning Gateway Mixed Use Overlay District	\$ -	N/A
52	Board of Selectmen	Zoning Gateway Mixed Use Overlay District	\$ -	N/A
53	Board of Selectmen	Zoning Gateway Mixed Use Overlay District	\$ -	N/A
54	Board of Selectmen	Zoning Gateway Mixed Use Overlay District	\$ -	N/A

ARTICLE # 1

Will the Town vote to cast votes in the Annual Town Election for the election of candidates for the following offices?

One Town Moderator for three years
Two Selectmen for three years
One Member of the Board of Assessor for three years
One Board of Health Member for three years
One Highway Superintendent for three years
One Housing Authority Member for five years
Two Library Trustees for three years
One Park Commissioner for three years
One Planning Board Member for five years
Two School Committee Members for three years
One Sewer Commissioner for three years
One Water Commissioner for three years

ARTICLE # 2

Will the Town vote to fix the salaries and compensation of all elected officers in the Town in the amounts indicated in the Department Budgets and make such salaries and compensation effective July 1, 2021 (FY2022), 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, or take any other action relative thereto?

Finance Committee Recommends as Presented

ARTICLE # 3

Will the Town vote to establish a Capital Expense Stabilization Fund established under Massachusetts General Laws Chapter 40, Section 5B, effective for fiscal year 2022 beginning on July 1, 2021, or take any other action relative thereto?

Finance Committee Recommends as Presented
Funding Source: Raise, Appropriate & Transfer

ARTICLE # 4

Will the Town vote to accept the provisions of Chapter 44, § 53F½ of the Massachusetts General Laws establishing the Rockland Water Department Special Revenue Fund #2501 as an enterprise fund effective fiscal year 2022; or take any relative action thereto?

Requested by: Abington and Rockland Joint Board of Water Commissioners

Finance Committee Recommends as Presented

Funding Source: Raise, Appropriate & Transfer

ARTICLE # 5

Will the Town vote to establish a Water Stabilization Fund under Massachusetts General Laws Chapter 40, Section 5C, effective for fiscal year 2022 beginning on July 1, 2021, or take any other action relative thereto?

Requested by: Abington and Rockland Joint Board of Water Commissioners

Finance Committee Recommends as Presented

ARTICLE # 6

Will the Town vote to accept the provisions of Chapter 44, § 53F½ of the Massachusetts General Laws establishing the Rockland Sewer Department Special Revenue Fund #2601 as an enterprise fund effective fiscal year 2022; or take any relative action thereto?

Requested by: Board of Sewer Commissioners

Finance Committee Recommends as Presented

ARTICLE # 7

Will the Town vote to raise and appropriate and/or transfer from available funds as indicated, such sums of money necessary for the ensuing year in the General Fund Operating Budget, or take any other action relative thereto?

General Fund Operating Budget: \$68,761,474.51

		TOWN OF ROCKLAND			
		FY2022 BUDGET SUMMARY			
Revenue	VOTED FY2021	Recommended Budget FY2022	Expenditures	VOTED FY2021	Recommended Budget FY2022
General Fund					
Property Taxes			Operating Budget		
Levy Limit	35,176,701.15	36,256,118.68	General Government	2,955,674.14	3,188,878.89
Prop 2 1/2 %	879,417.53	906,402.97	Public Safety	8,663,741.12	8,587,838.12
New Growth	200,000.00	200,000.00	Education	26,211,324.78	26,338,219.52
Sub- Total Property Tax:	36,256,118.68	37,362,521.65	South Shore Vo-Tech	1,833,866.00	1,824,804.00
Debt Exclusion			Norfolk Aggie	189,072.00	241,000.00
Debt Exclusions	4,005,958.24	5,339,229.13	Norfolk Aggie Transportation	15,405.40	15,713.51
ADD BACK : BOND PREMIUM AMORTIZE	(75,873.90)	(67,581.87)	Public Works	3,035,266.50	3,159,358.63
Sub- Total Debt Exclusion	3,930,084.34	5,271,647.26	Human Services	884,762.03	891,360.10
Total Property Taxes	40,186,203.02	42,634,168.91	Culture & Recreation	992,471.00	999,251.00
State Aid			Debt Service	4,334,327.00	5,787,190.11
Cherry Sheet (net of offsets)	18,025,172.00	18,200,540.00	State & County Assessments	3,173,593.00	3,305,065.00
Total State Aid:	18,025,172.00	18,200,540.00	South Field Assessments	9,000.00	9,000.00
Local Estimated Receipts			Benefits	12,407,753.97	12,769,731.54
Local Receipts	6,769,128.00	7,620,965.86	Property & Liability	965,000.00	1,050,000.00
Total Local Est. Receipts:	6,769,128.00	7,620,965.86	OPEB	-	
Total Revenue	64,980,503.02	68,455,674.77	Operating Budget Total	65,671,257	68,167,410
Other Sources of Revenue			To be raised on the recap		
Transfer from Stabilization	500,000.00	-	Snow & Ice Deficit		
Transfer from Free Cash	130,199.05	-	Overlay	577,000	594,064.09
Indirect Costs Water	124,577.84	143,822.54	Other Expenditures Total	577,000	594,064
Indirect Costs Sewer	44,000.00	46,977.21			
Overlay Surplus	200,000.00	100,000.00			
Dog Fund	20,000.00	15,000.00			
Transfer from OPEB Trust	250,000.00	-			
Total Other Revenue:	1,268,776.89	305,799.75			
Total GF Sources of Revenue:	66,249,279.91	68,761,474.52	Total General Fund Expenditures:	66,248,256.94	68,761,474.51

FY2022 GENERAL FUND

General Government

122 Board of Selectmen			Final Budget FY2021	Recommended Budget FY2022
0112251	511001	Salary Town Administrator	160,000.00	168,000.00 ¹
0112251	511006	Salary Exec Assistant	65,000.00	65,000.00
0112251	511035	Human Resources	80,000.00	90,000.00
0112251	511130	Salary Parking Clerk	-	-
0112251	511037	Land Use Coordinator	25,000.00	25,000.00
0112251	511038	Assistant Town Administrator	92,500.00	100,000.00
Sub-Total			422,500.00	448,000.00
0112251	524400	Sundries	3,500.00	3,500.00
0112252	529712	Landfill Monitoring (Pleasant)	40,000.00	40,000.00
0112253	530000	Professional and Technical	6,500.00	6,500.00
0112253	534100	Advertising	4,000.00	4,000.00
0112257	573100	Conference Meetings/Registration	5,000.00	3,700.00
0112257	573200	Selectmen MMA Dues	5,300.00	5,300.00
0112252	545200	Vehicle Maintenance	2,000.00	2,000.00
0112252	New	Wage Adjustment Obligations	-	210,000.00
Sub-Total			66,300.00	275,000.00
Total Board of Selectmen			488,800.00	723,000.00

¹ The FY2022 increase appears artificially large because the Town Administrator voluntarily gave up the contractual FY2021 salary increase. The FY2021 salary should have been \$164,000 (+2.5% over FY2020).

131 Finance Committee			Final Budget FY2021	Recommended Budget FY2022
0113151	511003	Secretary	2,000.00	2,000.00
Sub-Total			2,000.00	2,000.00
			-	
0113157	573100	Conference Meetings/Registration	1,000.00	1,000.00
0113157	579800	Reserve Fund *transferred out	199,000.00	199,000.00
Sub-Total			200,000.00	200,000.00
**Transferred to other departments FY2020 \$90,163.89				
Total Finance Committee			202,000.00	202,000.00

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135 Accounting			Final Budget FY2021	Recommended Budget FY2022
0113551	511001	Town Accountant	98,500.00	102,000.00
0113551	511002	Assistant Town Accountant	58,425.00	59,535.74
0113551	511003	Clerical	39,332.00	40,824.86
Sub-Total			196,257.00	202,360.60
0113552	620004	OPEB Report	8,550.00	8,600.00
0113552	530000	Professional & Technical	-	-
0113554	543100	Sundries	1,200.00	1,200.00
0113554		Telephone	660.00	660.00
0113557	573200	Dues & Seminars	4,000.00	4,000.00
Sub-Total			14,410.00	14,460.00

Total Accounting	210,667.00	216,820.60
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141 Assessor	Final Budget FY2021	Recommended Budget FY2022
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0114151	511001	Personnel - Appraiser	96,200.00	100,000.00
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0114151	511003	Personnel - Clerical	79,073.00	80,721.76
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Sub-Total	175,273.00	180,721.76
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0114153	530200	Legal Services	1,150.00	2,000.00
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0114153	531207	Maps / Engineering	2,700.00	2,700.00
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0114153	531209	Binding Tax & Deed Books	400.00	400.00
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0114153	534200	Postage	1,500.00	1,500.00
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0114153	573200	Dues & Seminars	1,650.00	2,500.00
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0114154	543100	Sundries	1,500.00	1,500.00
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0114154	543300	Computer Software	10,220.00	11,000.00
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Sub-Total	19,120.00	21,600.00
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Total Assessors Budget	194,393.00	202,321.76
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142 Revaluation	Final Budget FY2021	Recommended Budget FY2022
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0114252	62002	Revaluation Services	18,000.00	16,500.00
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Sub-Total	18,000.00	16,500.00
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Total Revaluation Budget	18,000.00	16,500.00
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145 Treasurer			Final Budget FY2021	Recommended Budget FY2022
0114551	511001	Treasurer	82,000.00	82,000.00
0114551	511002	Assistant Treasurer	45,712.00	45,949.00
0114551	511003	Clerical	43,556.00	43,709.00
Sub-Total			171,268.00	171,658.00
0114553	530200	Legal	3,000.00	3,000.00
0114553	534300	Postage	5,500.00	5,500.00
0114553	538000	Tax Title	40,000.00	40,000.00
0114553	539100	Payroll Processing Fees	40,000.00	40,000.00
0114553	539200	Medicaid Billing Fees	10,000.00	14,000.00
0114554	542000	Office Supplies	3,000.00	3,000.00
0114557	573200	Dues & Meetings	1,000.00	1,000.00
Sub-Total			102,500.00	106,500.00
Total Treasurer Budget			273,768.00	278,158.00

146 Tax Collector			Final Budget FY2021	Recommended Budget FY2022
0114651	511001	Tax Collector	82,000.00	82,000.00
0114651	511002	Assistant Tax Collector	45,381.00	45,712.00
0114651	511003	Clerical	18,315.68	19,886.00
NEW Account		Parking Clerk	1,200.00	1,200.00
Sub-Total			146,896.68	148,798.00

0114653	534300	Postage/Maint./Supplies	15,000.00	15,000.00
0114653	538000	Tax Lien	5,000.00	5,000.00
0114654	543100	Sundries	3,000.00	3,000.00
0114657	573201	Dues/Meetings/Travel		
Sub-Total			23,000.00	23,000.00
Total Tax Collector Budget			169,896.68	171,798.00

151 Legal Services			Final Budget FY2021	Recommended Budget FY2022
0115153	530200	Town Counsel - Legal Services	200,000.00	200,000.00
0115153	530202	Legal Zoning		
Sub-Total			200,000.00	200,000.00
Total Legal Services Budget			200,000.00	200,000.00

155 Data Processing			Final Budget FY2021	Recommended Budget FY2022
0115551	511001	Personnel	92,004.00	92,004.00
Sub-Total			92,004.00	92,004.00
0115553	530400	Computer Services	166,553.00	180,578.32
0115553	new	Telephone Services	24,000.00	24,000.00
0115553	542200	Computer Supplies	29,195.35	29,195.35
Sub-Total			219,748.35	233,773.67
Total Data Processing Budget			311,752.35	325,777.67

161 Town Clerk			Final Budget FY2021	Recommended Budget FY2022
0116151	511001	Town Clerk	72,000.00	82,000.00
0116151	511002	Assistant Town Clerk	49,859.00	51,498.00
0116151	511003	Clerical	42,392.00	42,752.00
Sub-Total			164,251.00	176,250.00
0116153	531210	Bookbinding	700.00	700.00
0116153	531212	By-Law & Charter	4,700.00	4,700.00
0116153	531217	Software Licensing	1,200.00	1,200.00
0116154	543100	Supplies	3,000.00	3,000.00
0116157	573200	Dues & Meetings	5,000.00	5,000.00
Sub-Total			14,600.00	14,600.00
Total Town Clerk Budget			178,851.00	190,850.00

162 Town Meeting/Elections			Final Budget FY2021	Recommended Budget FY2022
0116251	511019	Personnel	38,000.00	28,000.00
Sub-Total			38,000.00	28,000.00
0116253	539900	Services	15,000.00	10,000.00
0116254	543100	Postage & Supplies	10,000.00	5,000.00
Sub-Total			25,000.00	15,000.00

Total Town Meeting/Election Budget	63,000.00	43,000.00
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163 Registrar of Voters	Final Budget FY2021	Recommended Budget FY2022
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0116354	543100	Supplies	9,000.00	11,000.00
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Sub-Total	9,000.00	11,000.00
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Total Registrar of Voters Budget	9,000.00	11,000.00
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171 Conservation Commission	Final Budget FY2021	Recommended Budget FY2022
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0117151	511003	Secretary	4,500.00	4,500.00
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Sub-Total	4,500.00	4,500.00
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NEW	543100	Sundries & Expenses	725.00	725.00
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Sub-Total	725.00	725.00
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Total Conservation Commission Budget	5,225.00	5,225.00
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175 Planning Board	Final Budget FY2021	Recommended Budget FY2022
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0117551	511003	Secretary	4,500.00	4,500.00
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Sub-Total	4,500.00	4,500.00
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0117554	543100	Sundries & Expenses	725.00	725.00
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Sub-Total	725.00	725.00
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Total Planning Board Budget	5,225.00	5,225.00
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176 Zoning	Final Budget FY2021	Recommended Budget FY2022
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0117651	513042	Secretary	5,400.00	5,400.00
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Sub-Total	5,400.00	5,400.00
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0117653	534101	Advertising	150.00	150.00
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0117653	534200	Postage	150.00	150.00
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0117653	539910	Expenses	975.00	975.00
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Sub-Total	1,275.00	1,275.00
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Total Zoning Board Budget	6,675.00	6,675.00
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192 Town Hall	Final Budget FY2021	Recommended Budget FY2022
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0119251	512020	Personnel - Custodian	-	11,500.00
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Sub-Total	-	11,500.00
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0119252	521500	Utilities/Maintenance	75,000.00	63,500.00
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0119254	542005	Supplies	5,000.00	5,000.00
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0119257	579000	Postage	2,300.00	2,300.00
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Sub-Total	82,300.00	70,800.00
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Total Town Hall Budget	82,300.00	82,300.00
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195 Town Reports			Final Budget FY2021	Recommended Budget FY2022
0119553	531000	Town Reports and Warrants	5,500.00	5,500.00
Sub-Total			5,500.00	5,500.00
Total Town Reports Budget			5,500.00	5,500.00

196 Utilities General Government			Final Budget FY2021	Recommended Budget FY2022
0119600	520001	Engineering		-
119640	521101	Solar Energy Costs		-
0119641	521100	Electricity School Administration	318,000.00	290,106.75
0119650	521100	Electricity Town Hall	22,000.00	22,000.00
0119652	521100	Electricity Fire Department	18,500.00	18,500.00
0119653	521100	Electricity Police Department	32,300.00	32,300.00
0119654	521100	Electricity Highway	4,600.00	4,600.00
0119655	521100	Electricity Park	3,500.00	3,500.00
0119657	521100	Electricity Senior Center	32,400.00	32,400.00
0119658	521100	Electricity Library	19,500.00	19,500.00
0119659	521100	Electricity Recycling	2,500.00	2,500.00
0119670	521100	Electricity Street Poles	20,800.00	20,800.00
0119671	521100	Electricity Traffic Lights	7,021.11	7,021.11
Sub-Total			481,121.11	453,227.86
Total Utilities General Gov. Budget			481,121.11	453,227.86

199 Audit			Final Budget FY2021	Recommended Budget FY2022
0119953	530900	Audit	49,500.00	49,500.00
Sub-Total			49,500.00	49,500.00
Total Audit Budget			49,500.00	49,500.00
Total General Government			2,955,674.14	3,188,878.89

Public Safety

241 Building Department			Final Budget FY2021	Recommended Budget FY2022
0124151	511001	Inspector	92,250.00	92,250.00
0124151	511006	Administrative Assistant	44,451.00	44,841.00
0124151	511034	Local Inspector	13,728.00	13,728.00
0124151	511040	Junior Clerk	20,322.00	20,368.00
0124151	514040	Inspector Education	500.00	500.00
0124151	515010	Vacation Coverage	798.00	798.00
Sub-Total			172,049.00	172,485.00
0124154	542100	Supplies	2,000.00	2,000.00
0124157	573000	Auto Allowance	1,679.00	1,679.00
0124157	573100	Seminars	1,500.00	1,500.00
0124157	573200	Dues & Meetings	300.00	300.00
Sub-Total			5,479.00	5,479.00

Total Building Department Budget	177,528.00	177,964.00
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242 Gas Inspector	Final Budget FY2021	Recommended Budget FY2022
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0124251	511001	Inspector	5,215.00	5,215.00
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0124251	511014	On Call Coverage	500.00	500.00
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Sub-Total	5,715.00	5,715.00
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0124257	573000	Auto Allowance	480.00	480.00
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Sub-Total	480.00	480.00
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Total Gas Inspector Budget	6,195.00	6,195.00
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243 Plumbing Inspector	Final Budget FY2021	Recommended Budget FY2022
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0124351	511001	Inspector	8,812.00	8,812.00
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0124351	511014	On Call Coverage	500.00	500.00
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Sub-Total	9,312.00	9,312.00
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0124357	531211	Seminars	400.00	400.00
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0124357	573000	Auto Allowance	810.00	810.00
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Sub-Total	1,210.00	1,210.00
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Total Plumbing Inspector Budget	10,522.00	10,522.00
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244 Weights / Measures	Final Budget	Recommended Budget
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			FY2021	FY2022
0124451	511001	Inspector	5,000.00	5,000.00
Sub-Total			5,000.00	5,000.00
0124454	543100	Supplies	800.00	800.00
0124457	573000	Auto Allowance	150.00	150.00
Sub-Total			950.00	950.00
Total Weights & Measurers Budget			5,950.00	5,950.00

245 Wiring Inspector			Final Budget FY2021	Recommended Budget FY2022
0124551	511001	Inspectors (2)	25,083.00	25,083.00
0124551	511014	On Call Coverage	3,000.00	3,000.00
Sub-Total			28,083.00	28,083.00
0124557	573000	Auto Allowance	677.00	677.00
0124554	519060	Bi-Annual Certification	400.00	400.00
Sub-Total			1,077.00	1,077.00
Total Wiring Inspector Budget			29,160.00	29,160.00

205 Dispatching			Final Budget FY2021	Recommended Budget FY2022
0120552	520000	Purchase of Service	309,000.00	168,270.00
0120552	581057	Dispatch Software	55,000.00	55,000.00

Sub-Total	364,000.00	223,270.00
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Total Dispatching Budget	364,000.00	223,270.00
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210 Police			Final Budget FY2021	Recommended Budget FY2022
0121051	511001	Salary - Chief	152,827.00	160,327.00
0121051	511002	Salary - Deputy Chief	110,156.00	110,156.00
0121051	511003	Salary - Clerical	51,302.00	51,302.00
0121051	511005	Salary Executive Assistant	57,587.00	57,587.00
0121051	511007	Salary - Lieutenant	98,320.00	98,320.00
0121051	511008	Superior Officers	520,174.00	520,174.00
0121051	511010	Substitute Payroll	360,000.00	360,000.00
0121051	511011	Salaries - Officers	1,774,037.00	1,774,037.00
0121051	512041	Salary - Custodian	47,082.00	47,082.00
0121051	513090	Salary - Animal Control Officer	51,500.00	51,500.00
0121051	513098	Crossing Guards	10,000.00	10,000.00
0121051	514005	Proficiency Incentive	-	-
0121051	514010	Longevity	15,000.00	15,000.00
0121051	514030	Holiday Pay	119,850.00	119,850.00
0121051	514040	Education Incentive	303,756.00	318,756.00
121051	515021	Insurance Reimbursement	-	-
0121051	515090	Clothing Allowance	49,850.00	52,550.00
0121051	519011	Uniform Allowance	350.00	350.00
Sub-Total			3,721,791.00	3,746,991.00

0121052	525200	Maintenance of Radios	800.00	800.00
0121052	525400	Fuel Vehicle Maintenance	90,000.00	90,000.00
0121052	525404	Aux Vehicle Maintenance	4,000.00	4,000.00
0121053	534600	Teletype	3,500.00	3,500.00
0121053	534700	Radio & Repeaters	7,500.00	7,500.00
0121054	543100	Supplies	110,000.00	110,000.00
0121054	543700	Station Maintenance	70,000.00	70,000.00
0121054	548100	Gasoline	1,500.00	1,500.00
0121054	548402	Aux Uniforms	3,000.00	3,000.00
0121054	548403	Aux Vehicle Fuel	5,200.00	5,200.00
0121054	548404	Aux Equipment	3,000.00	3,000.00
0121054	548405	Aux Training Expense	3,000.00	3,000.00
0121055	558100	Dog Supplies	1,000.00	1,000.00
0121055	558110	Dog Care	1,500.00	1,500.00
0121055	558140	Prof. Medical Care Animals	-	-
0121057	579900	Police Other Charges / Expenses	7,500.00	7,500.00
Sub-Total			311,500.00	311,500.00
Total Police Budget			4,033,291.00	4,058,491.00

220 Fire			Final Budget FY2021	Recommended Budget FY2022
0122051	511001	Salary - Chief	147,000.00	147,000.00
0122051	511002	Salary - Deputy Chief	150,200.00	152,610.00
0122051	511005	Salary - Executive Assistant	65,500.00	71,000.00
0122051	511007	Salaries Lieutenants	250,601.00	263,413.00

0122051	511010	Clothing Allowance	36,250.00	36,250.00
0122051	511011	Salary - Permanent Fire Fighter	1,718,873.00	1,710,816.00
0122051	511014	Call Payroll	-	-
0122051	511016	College Credits	73,324.00	100,854.00
0122051	514010	Longevity Payroll	12,000.00	10,500.00
0122051	514016	Captains	186,492.00	186,492.00
0122051	514020	Substitute Payroll	485,000.00	485,000.00
0122051	514030	Holiday Pay	141,816.00	142,205.00
0122051	514031	EMT Incentive	5,000.00	5,000.00
0122051	515080	Overtime Payroll	175,000.00	175,000.00
0122051	516000	Call Firefighter Clothing	-	-
0122051	519040	Training Payroll	91,800.00	91,800.00
0122051	519041	Fire Training	47,378.00	47,485.00
Sub-Total			3,586,234.00	3,625,425.00
0122052	520002	Ambulance Collection Fee	30,000.00	30,000.00
0122052	521400	Natural Gas	15,000.00	15,000.00
0122053	534400	Telephone	10,000.00	10,000.00
0122054	542200	Computer Supplies	15,000.00	15,000.00
0122054	543100	Sundries and other charges	1,200.00	1,200.00
0122054	543400	Equipment Maintenance & Repair	65,000.00	65,000.00
0122054	543700	Building Maintenance & Supplies	20,000.00	20,000.00
0122054	543900	Office Supplies & Advertising	4,500.00	4,500.00
0122054	548400	Ambulance Supplies	35,000.00	35,000.00
0122054	548401	Vehicle Fuel	25,000.00	25,000.00

0122055	553100	Educational Materials	20,000.00	20,000.00
Sub-Total			240,700.00	240,700.00
Total Fire Budget			3,826,934.00	3,866,125.00

291 Emergency Management			Final Budget FY2021	Recommended Budget FY2022
0129151	511003	Clerical	1,200.00	1,200.00
Sub-Total			1,200.00	1,200.00
0129152	522100	Technology	6,000.00	6,000.00
0129154	526000	Generator Maintenance	1,200.00	1,200.00
0129154	543100	Sundries	500.00	500.00
0129154	548300	Gas	200.00	200.00
0129154	552401	Equipment	2,000.00	2,000.00
0129154	552900	Training Expenses	1,000.00	1,000.00
Sub-Total			10,900.00	10,900.00
Total Emergency Management Budget			12,100.00	12,100.00

293 Traffic Control			Final Budget FY2021	Recommended Budget FY2022
0129353	531214	Traffic Lighting	20,000.00	20,000.00
Sub-Total			20,000.00	20,000.00
Total Traffic Control Budget			20,000.00	20,000.00

294 Tree Dept			Final Budget FY2021	Recommended Budget FY2022
0129451	511001	Tree Warden	18,205.03	18,205.03
0129451	511016	Labor	110,156.09	110,156.09
0129451	511043	On Call	2,800.00	2,800.00
0129451	514005	Proficiency Incentive	-	-
0129451	514010	Longevity	1,400.00	1,400.00
0129451	514042	Licensing	3,000.00	3,000.00
0129451	514043	Pesticide License	500.00	500.00
0129451	562100	Uniforms	2,000.00	2,000.00
Sub-Total			138,061.12	138,061.12
0129452	525400	Vehicle Maintenance	10,000.00	10,000.00
0129453	531214	Hired Equipment	25,000.00	25,000.00
0129454	543600	Supplies/Clothing/Equipment	5,000.00	5,000.00
Sub-Total			40,000.00	40,000.00
			-	-
Total Tree Department Budget			178,061.12	178,061.12
Total Public Safety			8,663,741.12	8,587,838.12
300 Education			Final Budget FY2021	Recommended Budget FY2022
300		Rockland Public Schools	26,211,324.78	26,338,219.52

0130056	566100	South Shore Vocational Technical HS	1,833,866.00	1,824,804.00
0130056	566110	Norfolk Agricultural Tuition	189,072.00	241,000.00
0130056	566111	Norfolk Agricultural Transportation	15,405.40	15,713.51
Total Education Budget			28,249,668.18	28,419,737.03

Public Works

421 Highway Department			Final Budget FY2021	Recommended Budget FY2022
0142151	511011	Salary Superintendent	90,782.20	90,782.20
0142151	511006	Salary - Secretary	48,295.44	48,362.00
0142151	511016	Labor	345,386.52	345,386.52
0142151	511018	Highway Police Details	25,000.00	25,000.00
0142151	511019	Highway Police Calls	6,000.00	6,000.00
0142151	511043	On Call Coverage	7,950.00	7,950.00
0142151	514010	Longevity	2,900.00	2,900.00
0142151	514042	Licensing	10,000.00	10,000.00
0142151	514043	Pesticide License	500.00	500.00
0142151	519010	Uniforms	7,000.00	7,000.00
Sub-Total			543,814.16	543,880.72
0142152	521500	Utilities	5,000.00	5,000.00
0142152	525500	Radio Repairs	2,000.00	2,000.00
0142152	525700	Street Striping	25,000.00	25,000.00

	526100	Machine Maintenance		
0142152			20,000.00	20,000.00
	533000	Materials & Hired Equipment		
0142152			400,000.00	400,000.00
	558100	Misc Tools & Supplies		
0142152			4,000.00	4,000.00
	543900	Building Maintenance		
0142154			5,000.00	5,000.00
	551000	Gas/Oil/Diesel/Etc.		
0142157			30,000.00	30,000.00
	570002	Fuel System Maintenance		
0142157			3,000.00	3,000.00
	573000	Auto Allowance		
0142157			100.00	100.00
	573200	Dues & Meetings		
0142157			300.00	300.00
Sub-Total			494,400.00	494,400.00
				-
Total Highway Department Budget			1,038,214.16	1,038,280.72

423 Snow & Ice			Final Budget FY2021	Recommended Budget FY2022
				-
0142352	529100	Snow Removal		
			150,000.00	150,000.00
Sub-Total			150,000.00	150,000.00
				-
Total Snow & Ice			150,000.00	150,000.00

433 Waste Disposal & Collection			Final Budget FY2021	Recommended Budget FY2022
				-
0143351	511026	Landfill Attendant Full Time		
			35,195.34	35,220.91
0143351	511033	Landfill Attendant Full Time		
0143351			18,700.00	18,700.00
	562100	Uniforms		
			700.00	700.00
Sub-Total			54,595.34	54,620.91

			-	-
0143352	525600	Landfill Maintenance	1,000.00	1,000.00
0143352	529200	Refuse Collection	1,116,457.00	1,184,457.00
0143352	529210	South Shore Recycling Coop	5,000.00	5,000.00
	529220	Disposal Fee		
0143352			390,000.00	440,000.00
	529230	Hazardous Waste Collection		
0143352			6,000.00	6,500.00
	529300	Bulky Rubbish Pick Up		
0143352			73,000.00	77,500.00
	529613	Data Processing		
0143352			11,000.00	12,000.00
	529700	Landfill Testing		
0143352			40,000.00	40,000.00
Sub-Total			1,642,457.00	1,766,457.00
**Revolving \$22,648.66				-
Total Waste Disposal & Collection				
Budget			1,697,052.34	1,821,077.91

			-	-
490 Storm Water			Final Budget FY2021	Recommended Budget FY2022
0149057	570000	Drainage Repair		
			150,000.00	150,000.00
Sub-Total			150,000.00	150,000.00
				-
Total Storm Water			150,000.00	150,000.00
				-
Total Public Works			3,035,266.50	3,159,358.63

Health and Human Services

			-	-
510 Board of Health			Final Budget FY2021	Recommended Budget FY2022
0151051	511003	Salary Clerical (PT)	14,088.37	14,088.37

0151051	511006	Salary Administrative Assistant	38,032.66	39,742.73
0151051	513041	Salary Health Agent	61,200.00	61,200.00
0151051	513020	Part-Time Inspections / Clerical	-	-
NEW ACCOUNT		Animal Control Pick Up Allowance	800.00	800.00
Sub-Total			114,121.03	115,831.10
0151052	530000	Professional & Technical	525.00	525.00
0151052	531213	Health & Hospitals	1,200.00	1,200.00
151053	534400	Telephone	-	-
0151054	543100	Sundries	-	-
0151054	545300	Office Supplies	1,000.00	1,000.00
0151057	573002	Commissioners Auto Allowance	600.00	-
0151057	573003	Mileage	1,000.00	1,000.00
0151057	573100	Auto Allowance Health Agent	-	-
0151057	573201	Meeting & Seminars	1,000.00	-
Sub-Total			5,325.00	3,725.00
**Revolving Fund direct charge \$14,781.23 (10% of Office Salary \$ 5,981.23 and \$8900 Health Agent Salary)				
Total Health Department Budget			119,446.03	119,556.10

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522 Public Health Nurse			Final Budget FY2021	Recommended Budget FY2022
0152253	539900	Public Health Nurse	40,000.00	40,000.00
Sub-Total			40,000.00	40,000.00
Total Public Health Nurse Budget			40,000.00	40,000.00

541 Council On Aging			Final Budget FY2021	Recommended Budget FY2022
0154151	511001	Personnel - Director	71,750.00	71,750.00
0154151	511026	Personnel - Bus Driver	36,899.00	38,516.00
0154151	511036	Personnel - Receptionist	41,533.00	42,202.00
0154151	511044	Personnel - Kitchen Aide	14,567.00	14,567.00
0154151	511045	Personnel - Kitchen Manager	18,077.00	18,077.00
0154151	513020	Personnel - Custodian	40,870.00	41,072.00
0154151	545300	Other Uniforms	350.00	350.00
Sub-Total			224,046.00	226,534.00
0154152	521500	Other Energy Utilities	5,000.00	5,000.00
0154152	524200	Maintenance of Buildings	16,000.00	20,000.00
0154152	525400	Maintenance of Vehicles	1,600.00	1,600.00
0154154	542000	Supplies	6,500.00	6,500.00
0154154	543100	Operating Supplies	5,000.00	5,000.00
			-	-
Sub-Total			34,100.00	38,100.00
Total Council On Aging Budget			258,146.00	264,634.00

542 Recreation Department			Final Budget FY2021	Recommended Budget FY2022
0154251	511001	Salary Director	70,000.00	70,000.00
0154251	511017	Salaries Park Staff	35,000.00	35,000.00

0154251	513042	Rec. Dept. Teen Center PT	9,000.00	9,000.00
Sub-Total			114,000.00	114,000.00
0154254	540000	Supplies	10,000.00	10,000.00
0154254	542001	Supplies Hartstuff Park	9,000.00	9,000.00
0154254	543100	Maintenance (Professional & Technical)	4,400.00	4,400.00
Sub-Total			23,400.00	23,400.00
Total Recreation Dept. Budget			137,400.00	137,400.00

543 Veterans Agent			Final Budget FY2021	Recommended Budget FY2022
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0154351	511001	Salary - Agent	56,000.00	56,000.00
NEW ACCOUNT		Part-time share		-
Sub-Total			56,000.00	56,000.00
0154352	525400	Maintenance of Vehicles	2,000.00	2,000.00
0154352	534400	Postage	300.00	300.00
0154352	543100	Maintenance Supplies	-	-
0154354	534400	Telephone	720.00	720.00
0154354	540000	Supplies	500.00	500.00
0154357	573000	Auto Allowance	-	-
0154357	577000	Dues & Meetings	250.00	250.00
0154357	578000	Veterans Benefits	270,000.00	270,000.00
Sub-Total			273,770.00	273,770.00

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Total Veterans Agent Budget	329,770.00	329,770.00
	-	
Total Health & Human Services	884,762.03	891,360.10

Culture & Recreation

610 Library			Final Budget FY2021	Recommended Budget FY2022
0161051	511001	Director	80,000.00	77,395.00
0161051	511025	Staff	382,809.00	392,194.00
0161051	545300	Other Uniform	350.00	350.00
Sub-Total			463,159.00	469,939.00
0161053	531217	Software Licensing (Budget trf to State Aid)		-
0161053	540000	Operating Expenses	56,411.00	56,411.00
0161054	543100	Supplies	11,000.00	11,000.00
0161055	552300	Books & Related Materials	96,141.00	96,141.00
Sub-Total			163,552.00	163,552.00
Total Library Budget			626,711.00	633,491.00

650 Park Department			Final Budget FY2021	Recommended Budget FY2022
0165051	511000	Salaries & Labor	171,240.00	171,240.00
0165051	511001	Salary Park Manager	84,050.00	84,050.00
0165051	511017	S/W Labor (Part timers)	4,020.00	14,020.00

0165051	514010	Longevity	2,000.00	2,000.00
0165051	514042	Licensing	1,250.00	1,250.00
0165051	516000	Overtime	11,000.00	11,000.00
0165051	519010	Uniforms	4,000.00	4,000.00
Sub-Total			277,560.00	287,560.00
0165052	521500	Other Energy Utilities	10,000.00	10,000.00
0165052	524100	General Maintenance	25,000.00	25,000.00
0165052	524101	Stadium Maintenance	5,000.00	-
0165052	525400	Maintenance of Vehicles	10,000.00	10,000.00
	543100	Supplies	6,000.00	6,000.00
0165054	543101	Rail Trail Maintenance	5,000.00	-
0165054	543701	Materials	18,000.00	18,000.00
Sub-Total			79,000.00	69,000.00
Total Park Department Budget			356,560.00	356,560.00

691 Historical Commission			Final Budget FY2021	Recommended Budget FY2022
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0169152	520000	Purchase of Service	400.00	400.00
Sub-Total			400.00	400.00
Total Historical Commission Budget			400.00	400.00

692 Celebrations			Final Budget FY2021	Recommended Budget FY2022
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0169251	511003	Secretary Memorial Day	300.00	300.00
Sub-Total			300.00	300.00
0169257	579600	Memorial Day Observations	3,000.00	3,000.00
0169257	579700	Tri-Town Parade Celebration	5,500.00	5,500.00
Sub-Total			8,500.00	8,500.00
			-	
Total Celebrations Budget			8,800.00	8,800.00
			-	
Total Culture & Recreation Budget			992,471.00	999,251.00

Debt Service

710 Principal On Maturing Debt			Final Budget FY2021	Recommended Budget FY2022
0171059	591000	Maturing Principal Excluded Debt	2,520,000.00	2,810,000.00
0171059	591001	Maturing Principal Non-Excluded Debt	230,000.00	285,000.00
			-	
Total Principal Maturing Debt			2,750,000.00	3,095,000.00
711 Interest On Maturing Debt			Final Budget FY2021	Recommended Budget FY2022
0175159	592000	Maturing Interest Excluded Debt	1,417,625.00	2,529,229.13
New		Maturing Interest BAN Excluded Debt	43,333.00	-
0175159	592002	Non-Excluded Interest	98,369.00	137,960.98

Total Interest Maturing Debt**1,559,327.00****2,667,190.11****752 Interest on Short Term Debt****Final
Budget
FY2021****Recommended
Budget
FY2022**

0175259 593000 Short Term Interest, BAN Costs

25,000.00

25,000.00

-

-

Total Interest Payments**25,000.00****25,000.00****Total Debt Service****4,334,327.00****5,787,190.11****State and County Assessments****820 State and 830 County Assessments****Final
Budget
FY2021****Recommended
Budget
FY2022**

0182056 563200 School Choice

141,708.00

145,000.00

0182056 563400 Special Education

2,003.00

173.00

0182056 563700 RMV Non Renewal Surcharge

28,720.00

28,720.00

0182056 563900 Group Insurance Municipal Teachers

1,181,761.00

1,287,658.00

0182056 564000 Mosquito Control

41,406.00

43,151.00

0182056 564100 Air Pollution

5,184.00

5,322.00

0182056 564300 Metropolitan Planning Council

9,641.00

9,909.00

0182056 566200 MBTA

68,519.00

68,676.00

0182056 566400 Regional Transit

53,237.00

54,571.00

0182056 570000 Charter Schools

1,598,622.00

1,616,930.00

0183056	563000	County Tax	42,792.00	44,955.00
Sub-Total			3,173,593.00	3,305,065.00
0183056	563001	Southfield Bond Assessment	9,000.00	9,000.00
			-	-
Sub-Total			9,000.00	9,000.00
Total State and County Assessments			3,182,593.00	3,314,065.00

Benefits

911 Retirement Contributions	Final Budget FY2021	Recommended Budget FY2022
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0191151	515010	Contributory Retirement	3,830,022.97	4,133,169.33
0191151	515011	Pensions	3,000.00	3,000.00
			-	-
Total Retirement Budget			3,833,022.97	4,136,169.33

913 Unemployment Insurance	Final Budget FY2021	Recommended Budget FY2022
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0191351	515070	Unemployment	20,000.00	50,000.00
Total Unemployment Insurance Budget			20,000.00	50,000.00

914 Group Insurance	Final Budget FY2021	Recommended Budget FY2022
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0191451	515080	Group Insurance Active	6,833,062.08	6,685,671.10
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0191451	515081	Retiree Health Life Dental	1,113,168.92	1,259,832.72
0191451	515082	Private Insured	62,500.00	70,000.00
Total Group Insurance Budget			8,008,731.00	8,015,503.81

916 Medicare			Final Budget FY2021	Recommended Budget FY2022
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0191651	515030	FICA Expense	546,000.00	568,058.40
Total Medicare Budget			546,000.00	568,058.40
Total Benefits Budget			12,407,753.97	12,769,731.54

945 Liability Insurance			Final Budget FY2021	Recommended Budget FY2022
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0194551	515040	Liability Insurance	965,000.00	1,050,000.00
Total Liability Insurance Budget			965,000.00	1,050,000.00

990 Other Financing Uses			Final Budget FY2021	Recommended Budget FY2022
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0199059	569201	Transfer to OPEB Fund	-	-
Total OPEB Budget			-	-

Total Expenditures	65,671,256.94	68,167,410.42
Overlay	577,000.00	594,064.09
Total General Fund Budget	66,248,256.94	68,761,474.51

Finance Committee Recommends as Presented

Funding Source: Raise, Appropriate & Transfer

ARTICLE # 8

Will the Town vote to transfer the sum of Fifty-Five Thousand Dollars (\$55,000.00) from Free Cash as Certified July 1, 2020 to the OPEB Trust Fund (Other Post-Employment Benefits), or take any other action relative thereto?

Finance Committee Recommends as Presented

Funding Source: Undesignated Fund Balance

ARTICLE # 9

Will the Town vote to transfer the sum of One Hundred Thousand Dollars (\$100,000.00) from Free Cash as Certified July 1, 2020 to the General Stabilization Fund, or take any other action relative thereto?

Finance Committee Recommends as Presented

Funding Source: Undesignated Fund Balance

ARTICLE # 10

Will the Town vote to transfer the sum of Forty-Five Thousand Dollars (\$45,000.00) from the June 22, 2020 Annual Town Meeting Article 15 to the Capital Stabilization Fund, or take any other action relative thereto?

Finance Committee Recommends as Presented

Funding Source: 6/22/20 Annual Town Meeting Unspent Article

ARTICLE # 11

Will the Town vote to authorize and/or reauthorize revolving funds for Fiscal 2022, pursuant to M.G.L. Chapter 44, Section 53 E 1/2 as amended for the following purposes:

Department	Fund	Name	Receipt Type	Use of Fund	Spending Limit
School Committee	1211	Transportation Fees	Transportation Fees	Student Transportation	80,000.00
Recreation Department	1212	Recreation Department Revolving	Program Fees	Youth and Tot Enrichment Programs	100,000.00
Council on Aging	2102	COA Revolving	Program Fees	Activities & Programs	45,000.00
Board of Health	2104	BOH Revolving	Recycling Fees	Recycling Center Operations	95,000.00
Highway Department	2108	Highway Gas/Diesel	Department Allocations	Fuel Purchases (Gas & Deisel)	175,000.00
Community Center	2109	McKinley Community Center Revolving	Building User Fees	Building Operations	175,000.00
Recreation Department	2110	Recreation Department Revolving	Program Fees	Youth Activities	225,000.00
Zoning	2113	Zoning Revolving	Application Fees	Consulting Fees	15,000.00
Conservation Commission	2114	Conservation Revolving	Application Fees	Consulting Fees	75,000.00
Fire Department	2115	Fire Alarm Revolving	Permit Fees	Town Wide Alarm System	60,000.00
Rent Control Board	2117	Rent Control Revolving	Rent Control Fees	Legal Fees	15,000.00
Selectmen	2119	Insurance Recovery Revolving	Insurance Claims	Insurance Repairs	150,000.00
Police Department	2120	Police Cruiser Revolving	Cruiser Detail Fees	Cruiser Maintenance	25,000.00
Teen Center	2123	Teen Center	Program Fees	Program Costs	50,000.00
Rockland Day	2124	Rockland Day Revolving	Sponsorship	Celebrations	50,000.00
Road Work Revolving Fund	2125	Road Work Revolving	Road Repair Fees	Repair of Roads	100,000.00
Police Department	2805	Police Ins Proceed	Insurance Claims	Claims Costs	150,000.00
					1,585,000.00

or take any other action relative thereto?

Finance Committee Recommends as Presented

Funding Source: Self-Funded

ARTICLE # 12

Will the Town vote to raise and appropriate or take from available funds, the sum of One Hundred Twenty Thousand Dollars (\$120,000.00) to complete Phase II of the Beech Street Recycling Center Road Upgrades or, or take any other action relative thereto?

Requested by: Board of Health and Highway Superintendent

Approval Recommended by: Capital Planning Committee and Finance Committee

Funding Source: Undesignated Fund Balance

ARTICLE # 13

Will the Town vote to raise and appropriate or take from available funds, the sum of Twenty-Two Thousand Ninety-Four Dollars (\$22,094.00) to fund year two of a three-year lease purchase agreement for a Fire Department Administration Vehicle, or take any other action relative thereto?

Requested by: Fire Chief

Approval Recommended by: Capital Planning Committee and Finance Committee

Funding Source: Undesignated Fund Balance

ARTICLE # 14

Will the Town vote to raise and appropriate or take from available funds, the sum of Seventy-Five Thousand Dollars (\$75,000.00) to fund the purchase of a F-550 Dump Truck for the Highway Department, or take any other action relative thereto?

Requested by: Highway Superintendent

Approval Recommended by: Capital Planning Committee and Finance Committee

Funding Source: Undesignated Fund Balance

ARTICLE # 15

Will the Town vote to raise and appropriate or take from available funds, the sum of One Hundred Eighty Thousand Dollars (\$180,000.00) to fund road improvements to Gardner Street and Pine Haven Circle or take any other action relative thereto?

Requested by: Highway Superintendent

Approval Recommended by: Capital Planning Committee and Finance Committee

Funding Source: Undesignated Fund Balance

ARTICLE # 16

Will the Town vote to raise and appropriate or take from available funds, the sum of Two Hundred Thousand Dollars (\$200,000.00) to fund Phase I road improvements to Spring, Summer/Beech and Beech Street curbs and walkways or take any other relative action thereto?

Requested by: Highway Superintendent

Approval Recommended by: Capital Planning Committee and Finance Committee

Funding Source: Undesignated Fund Balance

ARTICLE # 17

Will the Town vote to raise and appropriate or take from available funds, the sum of Seventy-Five Thousand Dollars (\$75,000.00), in combination with any matching grant funding if available, for capital projects and repairs, or take any other action relative thereto?

Requested by: Board of Selectmen

Approval Recommended by: Capital Planning Committee and Finance Committee

Funding Source: Undesignated Fund Balance

ARTICLE # 18

Will the Town vote to raise and appropriate or take from available funds, the sum of One Hundred Twenty Thousand Dollars (\$120,000.00), to repair or replace Phase I of the Police Department Roof project, or take any other action relative thereto?

Requested by: Police Chief

Approval Recommended by: Capital Planning Committee and Finance Committee

Funding Source: Undesignated Fund Balance

ARTICLE # 19

Will the Town vote to raise and appropriate or take from available funds, the sum of Forty-Five Thousand Dollars (\$45,000.00), to replace Town Clerk Voting Equipment, or take any other action relative thereto?

Requested by: Town Clerk

Approval Recommended by: Finance Committee

Funding Source: Undesignated Fund Balance

ARTICLE # 20

Will the Town vote to raise and appropriate or take from available funds, the sum of One Hundred Thousand Dollars (\$100,000.00) thereby allowing the School Department to purchase and/or enter into five-year lease purchase agreements to fund the replacement and upgrading of School Department computers and any technology related items, or take any other action relative thereto?

Requested by: School Committee

Approval Recommended by: Board of Selectmen, Capital Planning Committee, and Finance Committee

Funding Source: Undesignated Fund Balance

ARTICLE # 21

Will the Town vote to raise and appropriate or take from available funds the sum of Seventy Thousand Dollars (\$70,000.00) thereby allowing the School Department to enter into five-year lease purchase agreements for various School Department student transportation vehicles or take any action relative thereto?

Requested by: School Committee

Approval Recommended by: Capital Planning Committee and Finance Committee

Funding Source: Undesignated Fund Balance

ARTICLE # 22

Will the Town vote to transfer to the General Fund from the Marijuana Host Community Agreement Special Purpose Stabilization Fund the sum of Ninety-Six Thousand Dollars (\$96,000.00) to purchase and equip two (2) Police Cruisers, or take any other action relative thereto?

Requested by: Chief of Police

Approval Recommended by: Capital Planning Committee and Finance Committee

Funding Source: Marijuana Host Community Agreement Special Purpose Stabilization Fund

ARTICLE # 23

Debt Authorization for the South Shore Regional Vocational School District (South Shore Regional Vocational Technical High School)

To see if the Town will vote to approve the \$18,960,537 indebtedness authorized by the Regional District School Committee of the South Shore Regional Vocational School District to pay costs of remodeling and making extraordinary repairs to the South Shore Regional Vocational Technical High School, including the payment of all costs incidental and related thereto, as more fully described in the District's 2018 Facilities Master Plan; provided, however, that upon the completion of the improvements described in the District's 2018 Facilities Master Plan, the District shall not borrow or expend any balance of this amount without the prior approval of the District's member towns in accordance with the provisions of G.L. c. 71, §16(d), or to take any other action relative thereto.

Requested by: South Shore Regional Vocational School District

Approval Recommended by: Board of Selectmen, Capital Planning Committee, and Finance Committee

Funding Source: N/A

ARTICLE # 24

Will the Town vote to raise and appropriate and/or transfer from available funds as indicated, such sums of money necessary for the ensuing year in the Water Enterprise Operating Budget, or take any other action relative thereto?

Water Enterprise Operating Budget: \$3,452,916.00

FY 2022 WATER BUDGET

<u>Water Revenues (2501)</u>			Voted FY2021	Recommended Budget FY2022
25014502	421100	Water Rates Revenue	3,452,916.00	3,452,916.00
25014502	421200	Joint Water Rates		
25014502	422111	Joint Water Service Charges		
25014502	422112	Water Service Charges Revenue		
		Water System Development		
25014502	422113	Revenue		
25014502	422114	Rockland Water Capital Fund		
25014503	439900	Water Interest Revenue		
25014503	439901	Joint Water Interest Revenue		
25014503	439909	Water Liens Revenue		

Other Financing Sources

Total Revenue and Other Sources

3,452,916.00

3,452,916.00

<u>Water Expenditures</u>			Voted FY2021	Recommended Budget FY2022
		-		
25014501	511018	Police Details	10,000.00	10,000.00
25014502	520001	Engineering	5,000.00	5,000.00
25014502	526900	Systems Maintenance	100,000.00	150,000.00
25014504	540000	Field Support / Overhead	25,000.00	50,000.00
25014504	542000	Office Supplies	25,000.00	25,000.00
25014505	558000	Freight / Miscellaneous	500.00	500.00
25014506	565100	Joint Expenses	2,515,875.69	2,513,794.30
25014506	565101	Joint Maintenance Personnel	-	
25014506	565102	Joint Maintenance Expenses	-	

25014509	591000	Debt Service Principal	474,249.34	371,095.30
25014509	591039	Master Plan Update	-	
25014509	592001	Water Debt Interest	144,587.53	137,714.33
		Short Term Debt	25,000.00	5,000.00
25014509	592003	Administrative Debt Expense	3,125.60	2,819.64
2501	596000	Interfund Transfers Out	124,577.84	143,822.54
		Commissioner Reserve	-	38,169.89
			3,452,916.00	3,452,916.00

Requested by Abington and Rockland Joint Board of Water Commissioners

Finance Committee Recommends as Presented

Funding Source: Raise, Appropriate & Transfer

ARTICLE # 25

Will the Town vote to transfer to the Water Stabilization Fund a sum of One Hundred Thousand Dollars (\$100,000.00) from the Water Department Undesignated Fund Balance or take any other action thereto?

Requested by: Abington and Rockland Joint Board of Water Commissioners

Finance Committee Recommends as Presented

Funding Source: Water Undesignated Fund Balance

ARTICLE # 26

Will the Town vote to authorize the Water Commissioners to take from the Water Undesignated Fund Balance the sum of Seventy-Five Thousand Dollars (\$75,000.00), with a like amount from the Town of Abington for the purpose of purchasing a Joint Water Works Heavy Duty Dump Truck, or take any other action relative thereto?

Requested by: Abington and Rockland Joint Board of Water Commissioners

Approval Recommended by: Capital Planning Committee and Finance Committee

Funding Source: Water Undesignated Fund Balance

ARTICLE # 27

Will the Town vote to authorize the Water Commissioners to take from the Water Undesignated Fund Balance the sum of Seventy-Five Thousand Dollars (\$75,000.00), for the purpose of purchasing water meters, or take any other action relative thereto?

Requested by: Abington and Rockland Joint Board of Water Commissioners

Approval Recommended by: Capital Planning Committee and Finance Committee

Funding Source: Water Undesignated Fund Balance

ARTICLE # 28

Will the Town vote to authorize the Water Commissioners to take from the Water Undesignated Fund Balance the sum of One Hundred Thousand Dollars (\$100,000.00), with a like amount from the Town of Abington, for the purpose of Redeveloping and updating the Treatment System, or take any other action relative thereto?

Requested by: Abington and Rockland Joint Board of Water Commissioners

Approval Recommended by: Capital Planning Committee and Finance Committee

Funding Source: Water Undesignated Fund Balance

ARTICLE # 29

Will the Town vote to authorize the Water Commissioners to take from the Undesignated Water Fund Balance the sum of One Hundred Thousand Dollars (\$100,000.00), with a like amount from the Town of Abington, for the purpose of upgrading Finish and Raw water pumping equipment and filters at all treatment plants or take any other action relative thereto?

Requested by: Abington and Rockland Joint Board of Water Commissioners

Approval Recommended by: Capital Planning Committee and Finance Committee

Funding Source: Water Undesignated Fund Balance

ARTICLE # 30

Will the Town vote to authorize the Water Commissioners to take from the Water Undesignated Fund Balance the sum of Thirty-Five Thousand One Hundred Twenty One Dollars and 60/100 (\$35,121.60), for the purpose of sick leave buy back or take any other action relative thereto?

Requested by: Abington and Rockland Joint Board of Water Commissioners

Approval Recommended by: Finance Committee
Funding Source: Water Undesignated Fund Balance

ARTICLE # 31

Will the Town vote to authorize the Water Commissioners to take from the Water Undesignated Fund Balance the sum of Forty Thousand Dollars (\$40,000.00) 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), or take any other action relative thereto?

Requested by: Abington and Rockland Joint Board of Water Commissioners
Approval Recommended by: Finance Committee
Funding Source: Water Undesignated Fund Balance

ARTICLE #32

Will the Town vote to authorize the Water Commissioners to take from the Water Undesignated Fund Balance the sum of Twenty-Five Thousand Dollars (\$25,000.00), for the purpose of purchasing water hydrants, or take any other action relative thereto?

Requested by: Abington and Rockland Joint Board of Water Commissioners
Approval Recommended by: Finance Committee
Funding Source: Water Undesignated Fund Balance

ARTICLE # 33

Will the Town vote to authorize the Water Commissioners to take from the Water Undesignated Fund Balance the sum of Thirty Thousand Dollars (\$30,000.00) for the purpose of making the third payment on the five-year lease to purchase Agreement for a Backhoe/Front End Loader, or take any other action relative thereto?

Requested by: Abington and Rockland Joint Board of Water Commissioners
Approval Recommended by: Finance Committee
Funding Source: Water Undesignated Fund Balance

ARTICLE # 34

Will the Town vote to authorize the Water Commissioners to take from the Water Undesignated 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 purchasing a Joint Water Works Vehicle, or take any other action relative thereto?

Requested by: Abington and Rockland Joint Board of Water Commissioners
Approval Recommended by: Finance Committee
Funding Source: Water Undesignated Fund Balance

ARTICLE # 35

Will the Town vote to authorize the Water Commissioners to take from the Water Undesignated 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 purchasing an Asphalt Roller and paving equipment, or take any other action relative thereto?

Requested by: Abington and Rockland Joint Board of Water Commissioners
Approval Recommended by: Finance Committee
Funding Source: Water Undesignated Fund Balance

ARTICLE # 36

Will the Town vote to authorize the Water Commissioners to take from the Water Undesignated Fund Balance the sum of Forty Thousand Dollars (\$40,000.00), with a like amount from the Town of Abington, for the purpose of the sludge management program for the Water Treatment Plants, or take any other action relative thereto?

Requested by: Abington and Rockland Joint Board of Water Commissioners
Approval Recommended by: Finance Committee
Funding Source: Water Undesignated Fund Balance

ARTICLE # 37

Will the Town vote to authorize the Water Commissioners to take from the Water Undesignated Fund Balance the sum of Fifteen Thousand Dollars (\$15,000.00), with a like amount from the Town of Abington, for the purpose of Updating our Emergency Response Plan or take any other action relative thereto?

Requested by: Abington and Rockland Joint Board of Water Commissioners
Approval Recommended by: Finance Committee
Funding Source: Water Undesignated Fund Balance

ARTICLE # 38

Will the Town vote to raise and appropriate and/or transfer from available funds as indicated, such sums of money necessary for the ensuing year in the Sewer Enterprise Operating Budget, or take any other action relative thereto?

Sewer Enterprise Operating Budget: \$2,663,821.61

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FY 2022 SEWER BUDGET

<u>Sewer Revenue</u>	-	-	Voted FY2021	Recommended FY2022
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26014403	414600	Sewer Liens	-	
26014403	413700	Miscellaneous Income		
26014403	438001	Grease Trap Inspector		
26014403	439907	App. Committed Sewer		
26014403	473000	Intergovernmental		
26014402	421300	Sewer Rates	2,662,749.00	2,663,821.61
26014402	421400	Sewer Interest Revenue		
26014402	421907	Sewer Development		
26014402	421908	Sewer Service Charges		
26014404	443015	Drain Layers License		
26014404	445025	Sewer Permits		

Other Financing Sources Undesignated Fund Balance

Total Revenue and Other Sources

2,662,749.00	2,663,821.61
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<u>Sewer Expenditures</u>	-	-	Voted FY2021	Recommended FY2022
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Personnel

26014401	511001	Superintendent	100,000.00	100,000.00
26014401	511006	Administrative Assistant	50,467.00	50,971.67
26014401	514020	Auto Allowance	675.00	675.00
26014401	515082	Private Insured	5,000.00	5,000.00
26014401	515020	Retire/Ins/Comp	50,000.00	7,000.00
Sub-Total			206,142.00	163,646.67

Expenses

26014402	529610	Contract Operations	2,000,000.00	2,000,000.00
26014402	529612	Computer Services	10,000.00	10,000.00
26014402	529614	Legal Services	3,000.00	3,000.00
26014402	529620	Drainage	80,000.00	80,000.00
26014402	529630	Industrial Pretreatment	5,000.00	5,000.00
26014402	529640	Repair & Maintenance	140,000.00	178,500.00
26014402	526672	Inflow & Infiltration	56,000.00	-
26014402	529800	COVID-19		-
26014402	543100	Sundries	20,000.00	20,000.00
26014407	574000	Insurance Premiums	50,000.00	50,000.00
26014407	578002	Debt & Interest	17,872.00	17,157.58
26014407	579500	Emergency Fund	30,735.00	45,000.00
2601	596000	Transfer Indirect Costs	44,000.00	46,977.21
NEW #		Pension Costs		44,540.15
Sub-Total			2,456,607.00	2,500,174.94
Total Expense			2,662,749.00	2,663,821.61

Requested by Sewer Board of Commissioners
Finance Committee Recommends as Presented
Funding Source: Raise, Appropriate & Transfer

ARTICLE # 39

Will the Town vote to authorize the Sewer Commissioners to take from the Sewer Department Unreserved Fund Balance Account the sum of Three Hundred Thousand Dollars (\$300,000.00)

for the completion of a Comprehensive Wastewater Management Plan (CWMP) or take any other action relative thereto?

Requested by: Sewer Board of Commissioners

Approval Recommended by: Capital Planning Committee and Finance Committee

Funding Source: Sewer Department Undesignated Fund Balance

ARTICLE # 40

Will the Town vote 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 fund the repair and/or replacement of system pumps and injector stations or take any other action relative thereto?

Requested by: Sewer Board of Commissioners

Approval Recommended by: Capital Planning Committee and Finance Committee

Funding Source: Sewer Department Undesignated Fund Balance

ARTICLE # 41

Will the Town vote 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 or take any other action relative thereto?

Requested by: Sewer Board of Commissioners

Approval Recommended by: Capital Planning Committee and Finance Committee

Funding Source: Sewer Department Undesignated Fund Balance

ARTICLE # 42

Will the Town vote to authorize the Board of Selectmen to execute a declaration of restriction and/or grant a perpetual open space and/or conservation restriction in a form acceptable to Town Counsel or Land Use Counsel, in a certain parcels of land, containing 7.3 acres, more or less, identified as Assessor's Parcel 30-32-0, acquired by the Town of Rockland in August 2020 abutting Hartsuff Park meeting the requirements of Massachusetts General Laws, Chapter 44B, § 12 and Massachusetts General Laws, Chapter 184, §§ 31-33, and to enter into all agreements and execute any and all other documents as may be necessary to effectuate the restriction of said property; or take any other action relative thereto?

Requested by: Parks Commission

Approval Recommended by: Board of Selectmen and Finance Committee as presented

ARTICLE # 43

Will the Town vote to appropriate or reserve from the Community Preservation Fund annual revenues in the amounts recommended by the Community Preservation Committee for committee administrative expenses, community preservation projects and other expenses in fiscal year 2022, with each item to be considered a separate appropriation as follows:

Appropriations:

From FY 2022 estimated revenues for Committee Administrative Expenses	\$ 27,500
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Reserves:

From FY 2022 estimated revenues for Historic Resources Reserve	\$ 55,400
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From FY 2022 estimated revenues for Community Housing Reserve	\$ 55,400
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From FY 2022 estimated revenues for Open Space Reserve	\$ 55,400
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From FY 2022 estimated revenues for Budgeted Reserve	\$ 360,100
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or take any other action relative thereto?

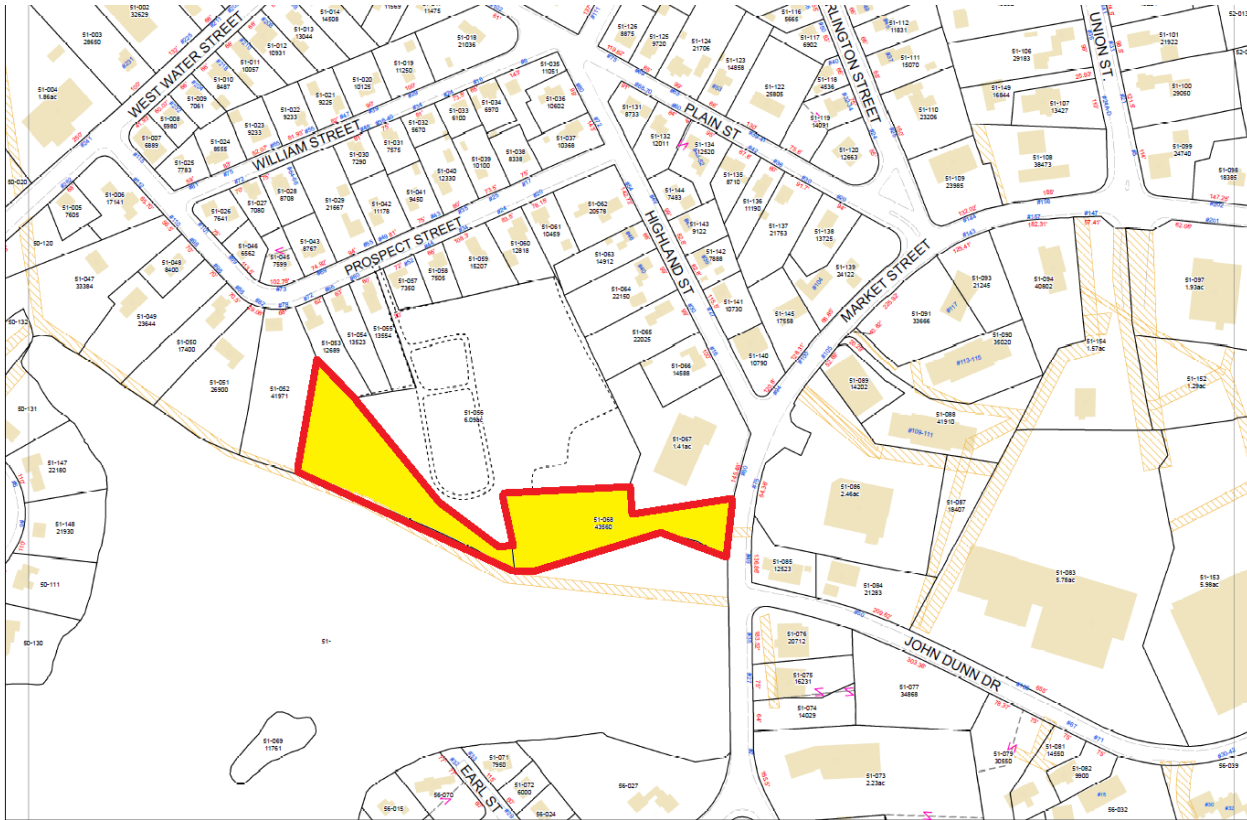
Requested by: Community Preservation Committee

Finance Committee Recommends Deferring to Community Preservation Committee

Funding Source: Fiscal Year 2022 Estimated Receipts

ARTICLE # 44

Will the Town vote to appropriate the sum of Fifty-Five Thousand Dollars (\$55,000.00), based on the recommendation of the Community Preservation Committee for open space or conservation purposes, pursuant to Massachusetts General Laws, Chapter 44B, to purchase a certain parcel of land shown on the Town of Rockland's Assessor's Maps as a portion of Parcel 51-56 & Parcel 51-68, also as shown on a plan on file with the Town Clerk, and further to authorize the Board of Selectmen to execute a declaration of restriction and/or grant a perpetual open space and/or conservation restriction in a form acceptable to Town Counsel or Land Use Counsel, in said land, meeting the requirements of Massachusetts General Laws, Chapter 44B, § 12 and Massachusetts General Laws, Chapter 184, §§ 31-33, and to enter into all agreements and execute any and all other documents as may be necessary to effectuate the restriction of said property; or take any other action relative thereto?



Requested by: Community Preservation Committee

Approval Recommended by: Board of Selectmen and the Finance Committee as presented

Funding Source: CPA Open Space Reserve or CPA Fund Balance

ARTICLE # 45

Will the Town vote to amend Part II of the Town's General Bylaw, Chapter 314, Peace and Good Order, by inserting a proposed new general bylaw, as follows, or take any other action relative thereto?

§314-6 Police Details

A. Purpose. The purposes of this bylaw are to: (1) ensure public safety through reducing the threats to life and personal injury; and (2) reduce or eliminate the hazards associated with traffic and activity related to construction sites and activities that result in the congregation of large numbers of persons.

B. The chief of police or his or her designee shall have the authority to require police details at any time he or she shall determine in his or her discretion that it is in the interest of public safety to do so. Any establishment, entity or individual operating under permit, license or otherwise, and any individual or private entity which produces and operates an event open to the public, shall procure at his or her own expense sufficient police detail furnished by the police department as the chief of police or his or her designee may require.

The foregoing shall apply to any construction sites or where construction activities are occurring and where the passage or flow of pedestrian or vehicular traffic will be impeded or rerouted, and where the safety, health and welfare of the general public is concerned, said contractor receiving the permit or license for such construction shall procure at his or her own expense sufficient police detail furnished by the police department.

The fee for police details shall be set by the town and shall be payable in advance.

Explanation: The Town recently had a challenge to the long-recognized authority of the Chief of Police to require details for events or incidents that led to disruptions to peace, order, and/or the orderly flow of traffic. This bylaw would memorialize the authority of the Chief of Police to order details under such circumstances.

Requested by: Police Chief

ARTICLE # 46

Will the Town vote to amend Article III, Establishment of Districts, §415-3 of the Rockland General Code Zoning By-laws by adding a new district entitled the Floodplain Overlay District to the existing list of zoning districts as follows:

P. Floodplain Overlay District.

Or take any other action relative thereto?

Requested by: Board of Selectmen

Explanation: The Board of Selectmen are proposing a change to the town's zoning bylaws to establish a Floodplain Overlay District that is required in order to maintain eligibility for flood insurance programs and in order to regulate structures and uses in areas that are prone to flooding. This article creates the overlay district.

ARTICLE # 47

Will the Town vote to amend Article III, Establishment of Districts, §415-4, Zoning Map of the Rockland General Code Zoning By-laws that depicts the boundary lines of the enumerated

zoning districts by adding the zoning district entitled the Floodplain Overlay District to include includes all special flood hazard areas within the Town of Rockland designated as Zone A, AE, AH, AO, A99, V, or VE on the Plymouth County Flood Insurance Rate Map (FIRM) dated July 6, 2021. The exact boundaries of the District shall be defined by the 1%-chance base flood elevations shown on the FIRM and further defined by the Plymouth County Flood Insurance Study (FIS) report dated of July 6, 2021. The FIRM and FIS report are incorporated herein by reference and are on file with the Town Clerk, Planning Board, Building Department, Conservation Commission and Board of Selectmen.

Or take any other action relative thereto?

Requested by: Board of Selectmen

Explanation: The Board of Selectmen are proposing a change to the town's zoning bylaws to establish a Flood Plain Overlay District that is required in order to maintain eligibility for flood insurance programs and in order to regulate structures and uses in areas that are prone to flooding. This article amends the official zoning map of the town to show the newly proposed flood plain overlay district.

ARTICLE # 48

Will the Town vote to amend Article IV, Permitted Uses, by inserting a proposed new zoning overlay district, as follows:

§415-21.5 Floodplain Overlay District.

A. Purpose. The purposes of this bylaw are to: (1) ensure public safety through reducing the threats to life and personal injury; (2) eliminate new hazards to emergency response officials; (3) prevent the occurrence of public emergencies resulting from water quality, contamination, and pollution due to flooding; (4) avoid the loss of utility services which if damaged by flooding would disrupt or shut down the utility network and impact regions of the community beyond the site of flooding; (5) eliminate costs associated with the response and cleanup of flooding conditions; and (6) reduce damage to public and private property resulting from flooding waters; and (7) ensure that the Town of Rockland qualifies for participation in the National Flood Insurance Program.

B. Applicability.

The Floodplain Overlay District is herein established as an overlay district. The District includes all special flood hazard areas within the Town of Rockland designated as Zone A, AE, AH, AO, A99, V, or VE on the Plymouth County Flood Insurance Rate Map (FIRM) dated July 6, 2021

issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. The exact boundaries of the District shall be defined by the 1%-chance base flood elevations shown on the FIRM and further defined by the Plymouth County Flood Insurance Study (FIS) report dated July 6, 2021. The FIRM and FIS report are incorporated herein by reference and are on file with the Town Clerk, Planning Board, Building Department, Conservation Commission and Board of Selectmen. In the event any provisions of this bylaw are in conflict with requirements for any other districts, the more restrictive regulation shall take precedence.

C. Abrogation and conflicting bylaws.

The floodplain management regulations found in this Floodplain Overlay District section shall take precedence over any less restrictive conflicting local laws, ordinances or codes.

D. Disclaimer of liability.

The degree of flood protection required by this Floodplain Overlay District bylaw is considered reasonable but does not imply total flood protection.

E. Severability.

If any section, provision or portion of this Floodplain Overlay District bylaw is deemed to be unconstitutional or invalid by a court, the remainder of the ordinance shall be effective.

F. Definitions.

The following definitions shall apply in the Floodplain Overlay District:

DEVELOPMENT means any man-made change to improved or unimproved real estate, including but not limited to building or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials. [US Code of Federal Regulations, Title 44, Part 59]

FLOOD BOUNDARY AND FLOODWAY MAP means an official map of a community issued by FEMA that depicts, based on detailed analyses, the boundaries of the 100-year and 500-year floods and the 100-year floodway. (For maps done in 1987 and later, the floodway designation is included on the FIRM.)

FLOOD HAZARD BOUNDARY MAP (FHBM.) An official map of a community issued by the Federal Insurance Administrator, where the boundaries of the flood and related erosion areas having special hazards have been designated as Zone A or E. [US Code of Federal Regulations, Title 44, Part 59]

FLOODWAY. The channel of the river, creek or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. [Base Code, Chapter 2, Section 202]

FUNCTIONALLY DEPENDENT USE means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities. [US Code of Federal Regulations, Title 44, Part 59] Also [Referenced Standard ASCE 24-14]

HIGHEST ADJACENT GRADE means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure. [US Code of Federal Regulations, Title 44, Part 59]

HISTORIC STRUCTURE means any structure that is:

- (a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- (c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- (d) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either: (1) by an approved state program as determined by the Secretary of the Interior; or (2) directly by the Secretary of the Interior in states without approved programs. [US Code of Federal Regulations, Title 44, Part 59]

NEW CONSTRUCTION. Structures for which the start of construction commenced on or after the effective date of the first floodplain management code, regulation, ordinance, or standard adopted by the authority having jurisdiction, including any subsequent improvements to such structures. New construction includes work determined to be substantial improvement. [Referenced Standard ASCE 24-14]

RECREATIONAL VEHICLE means a vehicle which is:

- (a) Built on a single chassis;
- (b) 400 square feet or less when measured at the largest horizontal projection;
- (c) Designed to be self-propelled or permanently towable by a light duty truck; and

(d) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

[US Code of Federal Regulations, Title 44, Part 59]

REGULATORY FLOODWAY - see FLOODWAY.

SPECIAL FLOOD HAZARD AREA. The land area subject to flood hazards and shown on a Flood Insurance Rate Map or other flood hazard map as Zone A, AE, A1-30, A99, AR, AO, AH, V, VO, VE or V1-30. [Base Code, Chapter 2, Section 202]

START OF CONSTRUCTION. The date of issuance for new construction and substantial improvements to existing structures, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement is within 180 days after the date of issuance. The actual start of construction means the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of a slab or footings, installation of pilings or construction of columns.

Permanent construction does not include land preparation (such as clearing, excavation, grading or filling), the installation of streets or walkways, excavation for a basement, footings, piers or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main building. For a substantial improvement, the actual “start of construction” means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building. [Base Code, Chapter 2, Section 202]

STRUCTURE means, for floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home. [US Code of Federal Regulations, Title 44, Part 59]

SUBSTANTIAL REPAIR OF A FOUNDATION. When work to repair or replace a foundation results in the repair or replacement of a portion of the foundation with a perimeter along the base of the foundation that equals or exceeds 50% of the perimeter of the base of the foundation measured in linear feet, or repair or replacement of 50% of the piles, columns or piers of a pile, column or pier supported foundation, the building official shall determine it to be substantial repair of a foundation. Applications determined by the building official to constitute substantial repair of a foundation shall require all existing portions of the entire building or structure to meet the requirements of 780 CMR. [As amended by MA in 9th Edition BC]

VARIANCE means a grant of relief by a community from the terms of a flood plain management regulation. [US Code of Federal Regulations, Title 44, Part 59]

VIOLATION means the failure of a structure or other development to be fully compliant with the community's flood plain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in

§60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided. [US Code of Federal Regulations, Title 44, Part 59]

ZONES, FLOOD – The community shall use the pertinent definitions for flood zones delineated within the community. All of these terms are defined in the US Code of Federal Regulations, Title 44, Part 64.3.

G. Designation of community floodplain administrator.

The Town of Rockland hereby designates the Building Commissioner/Zoning Enforcement Officer, or such other official as the Board of Selectmen, shall appoint by written appointment filed with the Town Clerk, to be the official floodplain administrator for the Town of Rockland.

H. Requirement to submit new technical data.

If the Town of Rockland acquires data that changes the base flood elevation in the FEMA mapped Special Flood Hazard Areas, the Town of Rockland will, within 6 months, notify FEMA of these changes by submitting the technical or scientific data that supports the changes. Notification shall be submitted to:

FEMA Region I Risk Analysis Branch Chief
99 High St., 6th floor, Boston, MA 02110

And copy of notification to:

Massachusetts NFIP State Coordinator
MA Dept. of Conservation & Recreation, 251 Causeway Street, Boston, MA 02114

I. Variances to building code floodplain standards.

The Town of Rockland will request from the State Building Code Appeals Board a written and/or audible copy of the portion of the hearing related to the variance, and will maintain this record in the community's files. The Town of Rockland shall also issue a letter to the property owner regarding potential impacts to the annual premiums for the flood insurance policy covering that property, in writing over the signature of a community official that (i) the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction below the base flood level increases risks to life and property. Such notification shall be maintained with the record of all variance actions for the referenced development in the Floodplain Overlay District.

J. Variances to local zoning bylaws (related to community compliance with the National Flood Insurance Program (NFIP)).

The Zoning Board of Appeals may grant a variance modifying the performance standards in §§ 415-21.5K where the proposed use or structure meets the requirements set out by state law, and where the Zoning Board of Appeals finds that there is: 1) good and sufficient cause and exceptional non-financial hardship exist; 2) the variance will not result in additional threats to public safety, extraordinary public expense, or fraud or victimization of the public; and, 3) the variance is the minimum action necessary to afford relief.

K. Permits are required for all proposed development in the Floodplain Overlay District

- (1) The Town of Rockland requires a permit for all proposed construction or other development in the Floodplain Overlay District, including new construction or changes to existing buildings, placement of manufactured homes, placement of agricultural facilities, fences, sheds, storage facilities or drilling, mining, paving and any other development that might increase flooding or adversely impact flood risks to other properties. The Town of Rockland Building Department permit review process includes the use of a checklist of all local, state and federal permits that will be necessary in order to carry out the proposed development in the Floodplain Overlay District. The proponent must acquire all necessary permits, and must submit the completed checklist demonstrating that all necessary permits have been acquired.
- (2) Application for Flood Plain permit. Applications for Flood Plain permits shall be made to the Building Commissioner/Zoning Enforcement Officer except where indicated below. Applications shall contain:
 - (a) Elevation in relation to mean sea level of the lowest floor (including basements or cellars) of all existing and proposed structures.
 - (b) Elevation in relation to mean sea level of existing and proposed floodproofing.
 - (c) Signed statement by a registered professional engineer or architect that the requirements of this bylaw have been met. (Note: The above-referenced requirements may be met through submission of a FEMA elevation certificate.)
 - (d) Plans for any breakaway walls to be used to enclose space below the base flood elevation (in V Zones).
 - (e) Description of topographic alterations including existing and proposed grades and a delineation of the special flood hazard area boundary line.

- (f) Site plan certified by a registered land surveyor showing all existing and proposed natural and constructed features on the property. The site plan shall include a notation of the special flood hazard area designation for all existing and proposed structures.
 - (g) Base flood elevation data is required for subdivision proposals or other developments greater than 50 lots or five acres, whichever is the lesser, within Zone A, where such data is not provided on the FIRM.
- (3) Standards for areas of special flood hazard. All permits granted under this bylaw above shall be subject to the following provisions:
- (a) All development and redevelopment, whether permitted by right or by special permit, shall be in accordance with the standards of the Massachusetts State Building Code, the Wetlands Protection Act (MGL c. 131, § 40) and regulations (310 CMR 10.00, 310 CMR 13.00, and 310 CMR 12.00), septic system regulations (310 CMR 15, Title 5), and all other applicable federal, state and local requirements. Any variance from the provisions and requirements of the above-referenced state regulations may only be granted in accordance with the required variance procedures of these state regulations.
 - (b) No alteration of topography shall be permitted where it may result in increased runoff or drainage to the detriment of other property owners or the Town.
 - (c) Certification by a registered professional engineer or architect for all floodproofing measures shall be required.
 - (d) Storage of fuel oil or toxic or hazardous materials below the base flood elevation shall be floodproofed.
- (4) Within Zones AH and AO, adequate drainage paths must be provided around structures on slopes to guide floodwaters around and away from proposed structures
- (5) Uses that are encouraged. The following uses of low flood damage potential and causing no obstructions to flood flows are encouraged provided they are permitted in the underlying zoning district and they do not require structures, fill, or storage of materials or equipment:
- (a) Agricultural uses such as farming, grazing, truck farming, horticulture, etc.
 - (b) Forestry and nursery uses.

- (c) Outdoor recreational uses, including fishing, boating, play areas, etc.
- (d) Conservation of water, plants, wildlife.
- (e) Wildlife management areas, foot, bicycle, and/or horse paths.
- (f) Temporary non-residential structures used in connection with fishing, growing, harvesting, storage, or sale of crops raised on the premises.

L. Subdivision proposals

All subdivision proposals and development proposals in the Floodplain Overlay District shall be reviewed to assure that:

- (1) Such proposals minimize flood damage.
- (2) Public utilities and facilities are located & constructed so as to minimize flood damage.
- (3) Adequate drainage is provided.

M. Base flood elevation data for subdivision proposals.

When proposing subdivisions or other developments greater than 50 lots or 5 acres (whichever is less), the proponent must provide technical data to determine base flood elevations for each developable parcel shown on the design plans.

N. Unnumbered A Zones.

In A Zones, in the absence of FEMA BFE data and floodway data, the building department will obtain, review and reasonably utilize base flood elevation and floodway data available from a Federal, State, or other source as criteria for requiring new construction, substantial improvements, or other development in Zone A as the basis for elevating residential structures to or above base flood level, for floodproofing or elevating nonresidential structures to or above base flood level, and for prohibiting encroachments in floodways.

O. Floodway encroachment.

In Zones A, A1-30, and AE, along watercourses that have not had a regulatory floodway designated, the best available Federal, State, local, or other floodway data shall be used to prohibit encroachments in floodways which would result in any increase in flood levels within the community during the occurrence of the base flood discharge. In Zones A1-30 and AE, along watercourses that have a regulatory floodway designated on the Town of Rockland's FIRM or Flood Boundary & Floodway Map (choose map which delineates floodways for your community) encroachments are prohibited in the regulatory floodway which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.

P. Watercourse alterations or relocations in riverine areas.

In a riverine situation, the Conservation Commission shall notify the following of any alteration or relocation of a watercourse:

- (1) Adjacent communities, especially upstream and downstream
- (2) NFIP State Coordinator
Massachusetts Department of Conservation and Recreation
251 Causeway Street, 8th floor
Boston, MA 02114
- (3) NFIP Program Specialist
Federal Emergency Management Agency, Region I
99 High Street, 6th Floor
Boston, MA 02110

Q. AO and AH zones drainage requirements.

Within Zones AO and AH on the FIRM, adequate drainage paths must be provided around structures on slopes, to guide floodwaters around and away from proposed structures.

R. Recreational vehicles.

In A1-30, AH, AE Zones, V1-30, VE, and V Zones, all recreational vehicles to be placed on a site must be elevated and anchored in accordance with the zone's regulations for foundation and elevation requirements or be on the site for less than 180 consecutive days or be fully licensed and highway ready.

S. Local enforcement.

Enforcement of this Floodplain Overlay District bylaw shall be in accordance with the provisions of §415-90.

Or take any other action relative thereto?

Requested by: Board of Selectmen

Explanation: The Board of Selectmen are proposing a change to the town's zoning bylaws to establish a Floodplain Overlay District that is required in order to maintain eligibility for flood insurance programs and in order to regulate structures and uses in areas that are prone to flooding. This article establishes the procedural and substantive requirements applicable to structures and uses in the new proposed Floodplain Overlay District.

ARTICLE # 49

Will the Town vote to amend Article II, Definitions, § 415-2, Definitions and Word Usage, of the Rockland General Code Zoning By-laws, by inserting the following additional definitions in appropriate alphabetical order in the existing Zoning By-laws, as follows:

Arts and Crafts Studio and Workshop – An establishment for the preparation, display, and/or sale of individually crafted artwork, jewelry, furniture, sculpture, pottery, leathercraft, hand-woven articles, and related items.

Artisanal Market – A market held in an open area or in a structure in which stalls or areas are set aside, and rented or otherwise provided, and which are used by various groups of individual sellers to offer for sale to the public articles, including food products, that are either homemade, homegrown, freshly caught, handcrafted, old, obsolete or antique and may include selling goods at retail by businesses or individuals who are generally engaged in retail trade.

Assisted Living Facility – A residential facility that provides living units and associated facilities designed to provide room and board to residents who do not require 24-hour skilled nursing care; to provide assistance with activities of daily living.

Brewery, Distillery, or Winery— A business located in a building where the primary use is for the production and distribution of malt, spirituous, or vinous beverages, licensed under the relevant state and federal statutes.

Brew Pub – Restaurants licensed under the relevant state and federal statutes to produce and sell beer and ale at the location and whose primary business is the sale and preparation of food to be consumed on the premises, but which also produces beer and ale on the premises. Malt beverages including beer, ales and hard ciders produced on the premises may be sold to other establishments but shall not to exceed 50 percent of the establishment's production capacity.

Carsharing Service – A membership-based entity with a distributed fleet of carsharing vehicles that charges a use-based fee related to a specific vehicle.

Clinic – A facility providing medical, dental, surgical, psychiatric, therapeutic, diagnostic or other health care service with no overnight patient facilities.

Community facility – A non-profit 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 municipal buildings and structures, community centers, and learning/training facilities.

Cultural center – A use providing for display, performance, programs, activities, or enjoyment of heritage, science, history, or the arts, or other endeavors that encourage refinement or development of the mind through observation and interaction, such as but not limited to museums, performance venues, art galleries, music and/or dance facilities; but excluding movie theaters.

Day Care facility – Any facility operated for the purpose of providing care, protection and guidance to individuals during only part of a 24-hour day. This term includes nursery schools, preschools, day care centers for individuals, and other similar uses but excludes public and private educational facilities or any facility offering care to individuals for a full 24-hour period.

Farmers' Market – An occasional or periodic market held in an open area or in a structure where groups of individual sellers offer for sale to the public such items as fresh produce, seasonal fruits, fresh flowers, arts and crafts items, and food and beverages dispensed from booths located on-site.

Grocery Store – A retail establishment where most of the floor area is devoted to the sale of food products for home preparation and consumption, which typically also offer other homecare and personal care products.

Live/Work Space – Spaces within buildings that are jointly used for artist studio/commercial and residential purposes.

Personal Service Establishment – A facility providing personal services, including but not limited to hair salon, barbershop, tanning beds, dry cleaning, print shop, and photography studio.

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.

or take any action relative thereto.

Requested by: Board of Selectmen

Explanation: The proposed amendment seeks to add new definitions to the existing Zoning By-laws that define certain terms in the existing By-laws and adds additional definitions that relate to certain terms projected for the proposed Gateway Mixed-Use Overlay District.

ARTICLE # 50

Will the Town vote to amend Article III, Establishment of Districts, §415-3 of the Rockland General Code Zoning By-laws, by adding a new district entitled the Gateway Mixed-Use Overlay District to the existing list of zoning districts, as follows:

Q. Gateway Mixed-Use Overlay District.

or take any action relative thereto.

Requested by: Board of Selectmen

Explanation: The proposed amendment seeks to add a new Gateway Mixed-Use Overlay District to the section of the Zoning By-laws listing zoning and zoning overlay districts in the town.

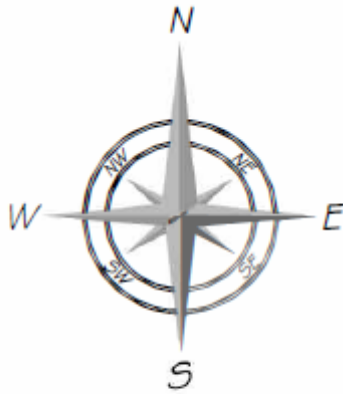
ARTICLE # 51

Will the Town vote to amend Article III, Establishment of Districts, §415-4, Zoning Map of the Rockland General Code Zoning By-laws, that depicts the boundary lines of the existing zoning districts by adding to the map a new zoning overlay district entitled the Gateway Mixed-Use Overlay District to include all areas on the map entitled “Gateway Mixed-Use Overlay District, dated February 2021, as adopted by the Town of Rockland”, which said map is on file with the Town Clerk.

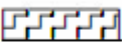
or take any action relative thereto.

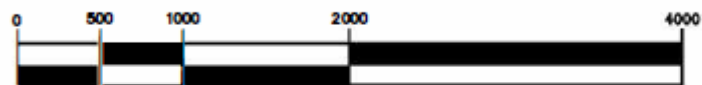
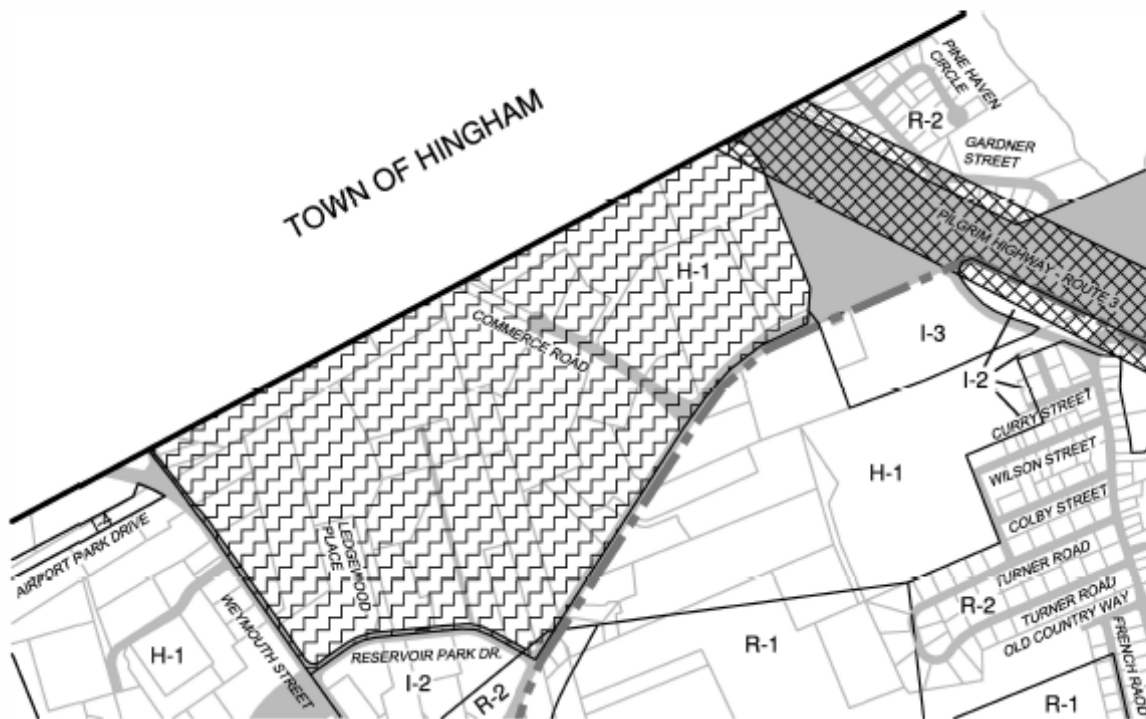
Requested by: Board of Selectmen

Explanation: The proposed amendment seeks to amend the existing zoning map to include the area of the proposed Gateway Mixed-Use Overlay District.



LEGEND

-  R3CSOD - RT. 3 CORRIDOR SIGN OVERLAY DISTRICT
-  WATERSHED PROTECTION DISTRICT
-  GMOD - GATEWAY MIXED-USE OVERLAY DISTRICT



GRAPHIC SCALE 1 inch = 1000 ft. (IN FEET)

ARTICLE # 52

Will the Town vote to amend Article IV, Permitted Uses, of the Rockland General Code Zoning By-laws, by inserting a proposed new zoning overlay district known as the Gateway Mixed-Use Overlay District, as follows:

§ 415-21.6 – Gateway Mixed-Use Overlay District

A. Purpose.

The purpose of the Gateway Mixed-Use Overlay District (GMOD) is to:

- (1) Encourage mixed-use development, including office, retail, services, general commercial, and multi-family housing.
- (2) Promote creative, efficient and appropriate solutions to the development of complex sites and encourage redevelopment of underutilized properties by providing greater flexibility of design and promoting more efficient use of land while remaining sensitive to surrounding properties and natural resources.
- (3) Provide incentives to develop larger parcels at higher densities and in a coordinated, planned approach.
- (4) Provide the opportunity to develop pockets of higher density, coordinated mixed-use developments that include a diverse use profile and act as centers of commerce and activity within the overlay district.
- (5) Ensure high-quality land planning, architecture, and landscape design that enhances the district's visual character and identity of Rockland.
- (6) Maintain a consistently high level of design quality in terms of social design connecting people (i.e., network of open spaces, mix of land uses, etc.) enhancing walkability and daily lifestyle throughout the district.
- (7) Encourage the development of projects of appropriate scale in transit-oriented locations and areas that provide proximate access to major transportation routes.
- (8) Promote health and well-being by adopting active design principles (environmental design) into the master planning process encouraging walking, bicycling, alternative transit use, active recreation, and healthy eating.
- (9) Promote arts and culture as an integral part of the district that will further distinguish the area taking on many forms such as public art installations, musical performances, and infrastructure that encourages the connection between art, community and sustainability.
- (10) Generate positive tax revenues.

B. Establishment of Overlay District.

The Gateway Mixed-Use Overlay District, hereinafter referred to as the “GMOD,” is an overlay district having a land area of approximately 140 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 “Gateway Mixed-Use Overlay District, dated February 2021, as adopted by the Town of Rockland”, on file with the Town Clerk.

C. Applicability of GMOD.

- (1) **Applicability of GMOD.** An applicant may seek development of a mixed-use project located within the GMOD in accordance with the provisions of this Section of the Bylaw, upon application to and granting of a Special Permit by the Zoning Board of Appeals. In such case, notwithstanding anything to the contrary in the Zoning Bylaw, such application shall not be subject to any other provisions of the Zoning Bylaw other than the procedural provisions of §415-89.
- (2) **Underlying Zoning.** The GMOD is an overlay district superimposed on all underlying zoning districts. The regulations for use, dimension, and all other provisions of the Zoning Bylaw 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 GMOD, a developer may elect either to develop a project subject to the GMOD Special Permit in accordance with the requirements of this section of the Zoning Bylaw, or to develop a project in accordance with requirements of the regulations for use, dimension, and all other provisions of the Zoning Bylaw governing the underlying zoning district(s).

D. Authority.

The Zoning Board of Appeals shall serve as the Special Permit Granting Authority for all Gateway Mixed-Use Overlay District Special Permits. Where standards or other requirements listed as part of this overlay district may conflict with those in the underlying district(s), the overlay provisions shall apply.

E. Use Provisions.

Development under this Section requires a GMOD Special Permit issued by the Zoning Board of Appeals in compliance with the provisions of this Section.

- (1) A Mixed-Use development may be authorized within the GMOD by a Special Permit. GMOD Special Permits shall be granted only for uses specified below. Multiple uses may be contained within a single building or structure, including, in appropriate cases, a mix of residential and non-residential uses, pursuant to a GMOD Special Permit. Multiple buildings shall be allowed on a single lot.
- (2) The following uses are permitted by GMOD Special Permit within the GMOD.

- (a) Multi-family residences above non-residential use.
- (b) Multi-family residences.
- (c) Live/Work spaces.
- (d) Restaurants, commercial kitchens, cafés, and coffee shops.
- (e) Eating or drinking establishments where alcoholic beverages are served on the premises.
- (f) Outdoor seating associated with restaurants, cafés, coffee shops, and eating or drinking establishments where alcoholic beverages are served on the premises, subject to applicable licensing requirements.
- (g) Art galleries.
- (h) Cultural centers.
- (i) Community facilities.
- (j) Grocery stores, food specialty stores and supermarkets.
- (k) Movie theaters.
- (l) Hotel, Motel and Extended Stay Lodging.
- (m) Carsharing services.
- (n) Telecommunication towers.
- (o) Liquor stores.
- (p) Commercial/recreational facilities (indoor or outdoor), such as specialty fitness facilities, health clubs, bowling establishments, skating rinks, sports arenas, dance halls, and other similar places of amusement and assembly.
- (q) Offices, including business, professional, co-working and live/work.
- (r) Retail sales and services.
- (s) Retail nurseries, greenhouses and garden centers, not exempt by statute.
- (t) Personal service establishments.
- (u) Banks.
- (v) Shopping centers.

- (w) Artisanal markets, artisan/makers halls, and market/food halls.
 - (x) Arts and crafts studios and workshops.
 - (y) Farmers' Market.
 - (z) Medical, dental and veterinary offices.
 - (aa) Brew pub, brewery, winery, distillery, which may include beer garden, indoor and outdoor tasting areas, food and beverage.
 - (bb) Day care facilities, childcare services and nursery schools.
 - (cc) Pet services.
 - (dd) Commercial kennel facilities, including pet daycare, grooming, and lodging.
 - (ee) Nursing home/rest home.
 - (ff) Open air theaters.
 - (gg) Sporting centers and athletic facilities.
 - (hh) Recreational uses.
 - (ii) Public or private schools.
 - (jj) Clinic.
 - (kk) Residential commercial care facilities.
 - (ll) Assisted Living and residential senior housing.
 - (mm) Parking and utilities serving uses located anywhere within the GMOD and not uses outside of the GMOD.
- (3) The following accessory uses are permitted by GMOD Special Permit within the GMOD.
- (a) Parking, including parking lot or structure accessory to any of the above permitted uses, including surface, below-grade podium garage, and structured parking (e.g., parking garages).
 - (b) Accessory uses customarily incidental to any of the above permitted uses, irrespective of whether such use is located on the same lot as the principal use, provided that the principal use to which such use is accessory shall be clearly identified, and further provided that such accessory use shall be specifically reviewed and approved by the Zoning Board of Appeals in the GMOD Special Permit.

- (c) Drive through or drive-up windows for any use which is otherwise allowed in the overlay zoning district shall only be allowed by special permit from the Zoning Board of Appeals.
- (d) Tasting Room to Brewery, Distillery, or Winery not to exceed 33 percent of the building's gross square footage, is permitted as an accessory use.

F. Affordable Units.

At least 15% of the total number of Dwelling Units in a GMOD project shall be developed as affordable housing for persons of low or moderate income, as defined under the regulations of the Department of Housing and Community Development, and shall meet the requirements for Local Initiative Program (LIP) units or otherwise qualify so as to be included in the computation of the total of affordable housing units in the Town of Rockland under the provisions of MGL c. 40B, §§ 20 to 23 and eligible for the Department of Housing and Community Development's subsidized housing inventory list (SHI). The affordable units shall be marketed through a housing organization approved by the Zoning Board of Appeals, and shall be subject to resale restrictions that assure continued affordability in perpetuity. The applicant shall submit copies of proposed deed riders and covenants to impose resale restrictions, conforming to state regulatory requirements for affordable units.

G. Alternative Dimensional and Density Requirements.

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

Table of Dimensional and Density Requirements	
Project Characteristic	Requirement
Minimum project area ¹	2.5 acres
Allowable residential density within development project (number of dwelling units per acre of land)	15
Maximum Floor Area Ratio, not including area of parking structure	1.0
Minimum project frontage	75 feet
Maximum building coverage by all buildings in project	80%
Minimum depth of front yard	5 feet
Minimum width of side yard	10 feet
Minimum width of rear yard	10 feet
Maximum height of buildings ²	4.0 stories / 55 feet
Minimum distance between buildings, not including parking structures	20 feet

¹ Minimum project area shall include contiguous parcels and parcels separated by a road, driveway, parking lot, or by a public open space that does not separate parcels in common ownership by more than 200 feet.

² The calculation of height shall not include parapet, mechanicals, or amenity roof-decks. In addition, ground floor areas within a building that contain parking facilities and/or commercial areas shall not be calculated as part of the allowable height.

- (2) Dimensional and Density Incentive. The Zoning Board of Appeals shall allow the maximum height (stories/feet) to be increased to 5.0/60 and the allowable residential density to be increased to 20 dwelling units per acre, if the applicant for a GMOD Special Permit project makes provision for any of the following:
- (a) At least 20% of the total number of Dwelling Units in a GMOD project are developed as affordable housing for persons of low or moderate income, as defined under the regulations of the Department of Housing and Community Development, and meet the requirements for Local Initiative Program (LIP) units or otherwise qualify so as to be included in the computation of the total of affordable housing units in the Town of Rockland under the provisions of MGL c. 40B, §§ 20 to 23 and eligible for the Department of Housing and Community Development's subsidized housing inventory list (SHI).
 - (b) Certain public benefit improvements, acceptable to the Zoning Board of Appeals, are made by the applicant that provide benefits to residents and businesses in the project, as well as to the GMOD and surrounding area. Public benefit improvements may include off-site infrastructure improvements, streetscape improvements, open space or other amenities, serving a public purpose, to be constructed in an attractive, context-sensitive, or pedestrian-oriented manner.
 - (c) Sustainable/Green buildings and site development standards are incorporated into the design of the development, such as incorporation of energy-efficient construction methods and technologies, energy-efficient technology in building materials, lighting, heating, ventilating and air conditioning systems, sustainable roof infrastructure components (vegetation, green roof or photovoltaic devices for portions of the roof area not occupied by building systems equipment or required outdoor amenity spaces), retention and treatment of stormwater on-site, or installation of bioretention areas, rain gardens, and bioswales.

H. Parking and Loading Requirements.

The off-street parking and loading requirements of Sections 415-35 and 415-36 shall not apply to a GMOD. In all GMOD developments adequate off-street parking shall be provided. The Zoning Board of Appeals and the applicant shall have as a goal, for the purposes of defining adequate off-street parking for the development, making the most efficient use of the parking facilities to be provided and minimizing the area of land to be paved for this purpose. In implementing this goal, the Zoning Board of Appeals shall make provision for complementary or shared use of parking areas by activities having different peak demand times. Implementation of such complementary use of parking areas may result in the Zoning Board

of Appeals approving reductions in the parking requirements set out in this Section of the Bylaw.

(1) Number of Parking Spaces.

- (a) Unless otherwise approved by the Zoning Board of Appeals, the following minimum number of off-street parking spaces shall be provided by use category, either in surface parking, within garages or other structures, or on-street:

[1] Community/Recreation: one space per each 200 square feet of floor area.

[2] Lodging: 0.75 spaces per unit.

[3] Medical: one space per each 250 square feet of occupied floor area.

[4] Office: one space per each 400 square feet of occupied floor area.

[5] Residential: one space per each studio/one-bedroom dwelling unit; 1.25 spaces per each two-bedroom dwelling unit; 1.50 spaces per each three-bedroom dwelling unit.

[6] Retail: one space per each 350 square feet of occupied floor area.

[7] School: one space per every nine students.

[8] Service: one space per each 275 square feet of occupied floor area.

- (b) The Zoning Board of Appeals shall reference the parking standards published by the Institute of Transportation Engineers (ITE) in determining the parking requirements for a use category not specified above, and shall set such requirements as are necessary to meet the realistic requirements of the proposed development and satisfy the objectives of this Section.

- (2) Shared Parking and Mixed Use. Shared use may be made of required parking spaces when determined by the Zoning Board of Appeals to be appropriate based upon an analysis of peak demands. In making such determination, the Zoning Board of Appeals may consider complementary uses and activities having different peak demand periods to share parking facilities, transportation demand management (TDM) measures, and such other means as may be applicable. The Zoning Board of Appeals may require an evaluation prepared by the applicant following the procedures of the Urban Land Institute (ULI) Shared Parking Manual (latest edition) or the ITE Shared Parking Guidelines (latest edition), or other approved procedures determined by the Board. The Zoning Board of Appeals may approve a parking reduction where an active carsharing program is made available to residents and/or employees of a GMOD development site, and where cars for the carshare program are available on the site or within a 700-foot walking distance of the site.

- (3) Off-Site Parking. The Zoning Board of Appeals may allow required parking to be

provided off-site, except for any required handicapped parking, as permitted according to the provisions of and when conforming to the following: (i) a lot featuring the off-site parking must be located within seven hundred (700) feet in walking distance, measured from the nearest point of the off-site parking along walkways to the principal building entrance served; (ii) pedestrian access between the use and the off-site accessory parking area must be via paved sidewalk or walkways; and (iii) a lease, recorded covenant, or other comparable legal instrument, executed and filed with the Town of Rockland, guaranteeing long term use of the site is provided to the Zoning Board of Appeals.

- (4) **Waivers from Parking Requirements.** The Zoning Board of Appeals may waive strict adherence to the requirements of this Section if it finds such application meets the following criteria:
 - (a) Satisfactory demonstration of parking adequacy as evidenced by the results of a parking study conducted pursuant to the standards of the ITE and/or the ULI prepared by a Professional Engineer duly licensed in the Commonwealth of Massachusetts with demonstrated experience in the Fields of Traffic Engineering and Transportation Planning, and concurrence with said results by the Zoning Board of Appeals' review consultant.
 - (b) Such relief will promote the goals of this subsection and is consistent with the purpose and objectives of the GMOD.
- (5) **Loading.** In all GMOD developments adequate off-street loading shall be provided. Unless otherwise approved by the Zoning Board of Appeal, the off-street loading requirements of § 415-36 of the Bylaw shall apply to the GMOD development. Notwithstanding, in recognition of the mixed-use nature of a GMOD development, the Zoning Board of Appeals may approve a reduced/alternative arrangement for off-street loading upon a finding that sufficient off-street loading is proposed to ensure all loading operations take place off the public way.

I. Design Standards.

The Design Standards in this section shall be applied to development within the Gateway Mixed-Use Overlay District where applicable.

- (1) **Buildings and Site Design**
 - (a) **Modulation of building mass, scale, and bulk.** Large building masses and volumes greater than 100' should be reduced in scale and bulk by varying architectural form. By creating variations in roof form, cornice, and roofline, treatment of corners and interruption of facade lengths, large building masses can be reduced to increase compatibility with the context of the district. Buildings greater than 100' in length should be broken up with multiple bays at a minimum of every 75'. Where windows are not possible or appropriate to the intended use, vertical articulation in the form of raised or recessed surfaces, piers, columns, pilasters, etc. should be used to break up blank walls.

- (b) Buildings shall be arranged in a manner that optimizes the ability of residents and consumers to access public space and pedestrian amenities.
 - (c) Buildings should be connected to each other with sidewalks, walking paths, and/or crosswalks.
 - (d) The pedestrian safety of the district should be enhanced with visible and well-marked street crossings and driveway crossings. Because of their superior visibility, crosswalks shall be in the continental or ladder style.
 - (e) Buildings shall be oriented toward each other in a way that minimizes conflicts between pedestrians and automobiles.
 - (f) To the extent practicable, parking should be located in areas that minimize their visibility and detract from the pedestrian experience. Ideally, parking should be located behind buildings. Where this is not possible, landscaping with bushes and trees should shield parking areas. Parking areas should provide pedestrian connections to buildings and other sidewalks and walking paths.
 - (g) All access roads and drives and all interior roads and drives shall be designed and constructed in accordance with the provisions of the Rules and Regulations of the Planning Board Under the Subdivision Control Law unless specific provisions are waived by the Zoning Board of Appeals as part of the GMOD Special Permit.
 - (h) New roadways and, where practicable, new driveways should contain bicycle facilities such as bicycle lanes, buffered bicycle lanes, and the like. Bicycle parking should be provided in convenient locations, such as adjacent to residential buildings, open spaces, and retail areas.
 - (i) Landscape areas should be placed at all exterior edges of the parking area that abut adjacent properties, streets or public spaces. Parking bays greater than 30 consecutive spaces shall be broken up by at least one planting bed per bay.
 - (j) All existing or proposed utilities and municipal services shall be installed underground at the time of initial construction except to the extent that this provision is waived by the Zoning Board of Appeals as part of the GMOD Special Permit.
 - (k) Provisions shall be made for the storage, collection and removal of all solid waste. All necessary facilities shall be screened appropriately.
- (2) Signs. Signs in a GMOD mixed-use development are permitted subject to the following requirements and standards.
- (a) General Provisions. Exterior signs pertaining to uses on the same premises as the location of such sign are permitted upon the issuance of a permit by the Building Inspector subject to the following restrictions:

- [1] No sign shall obstruct visibility in such a way as to constitute a hazard to the safety of persons travelling upon a public way.
 - [2] The top edge of such sign, whether freestanding or not, shall be placed not higher than the average height of the main roofs of the buildings on the property.
 - [3] Such signs may be illuminated only from the exterior of the advertising matter.
 - [4] No sign shall exceed one hundred square feet gross display area.
 - [5] Each business unit is permitted not more than two signs, but excluded from this sub-section are signs necessary for public safety or convenience.
 - [6] No business and commercial signs of general advertising nature, which do not pertain to a structure or use on the same premises as the location of such sign shall be permitted.
- (b) Signs by Special Permit. Special permits by the Zoning Board of Appeals shall be granted for signage for a GMOD mixed-use development only after a finding that: the sign is reasonable in design and size, the sign is economically necessary, and the sign will not be a hazard to the public.
- [1] For sale signs, for rent signs, rooms to let signs, etc. between six square feet and twenty square feet.
 - [2] Signs may be placed along traveled ways within the GMOD for the purpose of indicating directions to its facility by special permit of the Zoning Board of Appeals. Such signs must be reasonably needed for directional purposes and must not exceed one hundred square feet in size.
- (c) Additional Standards Applicable to All Signs.
- [1] No signs shall be affixed upon or painted on any rock, tree, utility pole, or town sign on public property.
 - [2] No signs shall obstruct visibility of vehicular traffic.
 - [3] Nothing herein shall be construed to prohibit the placement within the GMOD of street signs, traffic signs, directional signs or any other governmental authority or agency signs.
 - [4] Any lawful sign existing at the time this amendment to the Bylaw is adopted may be continued, although such signs do not conform to the provisions hereof.
 - [5] Any total replacement or substantial change of an existing sign shall be required to conform to the above provisions.

[6] Signs shall be affixed and maintained in such a way as to be safe and free of hazard to the public, and shall be maintained in good repair.

[7] No sign or display may be moving or make use of blinking or intermittent lights or any other animation.

J. Gateway Mixed-Use Overlay District Special Permit.

Applicants may apply for, and the Zoning Board of Appeals may grant, a GMOD Special Permit subject to the following provisions.

- (1) **Eligibility:** To be eligible to apply for a GMOD Special Permit, the site must contain at least 2.5 acres of contiguous buildable land. For the purposes of the bylaw, land may be considered contiguous if it is separated by a road or by a public open space that does not separate parcels in common ownership by more than 200 feet.
- (2) **Use Profile:** An applicant for a GMOD Special Permit shall restrict the development to a specific general use profile that complies with the parameters listed below. The area of a particular use shall be determined by dividing its Gross Floor Area (GFA) by the total GFA in the development. The Zoning Board of Appeals shall include continued compliance with the proposed use profile as a condition of any Special Permit granted under this Section of the Bylaw.
 - (a) The development area shall not contain more than sixty percent (60%) residential use;
 - (b) The development area shall not contain more than thirty percent (30%) office use;
 - (c) The development area shall not contain more than fifty percent (50%) food and beverage use;
 - (d) The development area shall not contain more than fifty percent (50%) retail use;
 - (e) The development area shall not contain more than thirty percent (30%) service industry use; and
 - (f) The development area shall contain a minimum of ten percent (10%) of the site as open space accessible to the public.
- (3) **Multiple Structures and Uses:** More than one principal structure shall be allowed on a lot in a development subject to a GMOD Special Permit, and multiple uses shall be allowed within a single building or structure, including, in appropriate cases, a mix of residential and non-residential uses, pursuant to a GMOD Special Permit.
- (4) **Waivers.** Upon the request of the applicant, the Zoning Board of Appeals may waive dimensional, use and other requirements of this Section 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 GMOD, or if it finds that such waiver will allow the project to achieve the density, mix of uses, and/or physical character allowable under this section.

K. Application Process and Requirements.

Applicants for a GMOD Special Permit shall submit an application for Special Permit under this Section in lieu of any other approvals under the Zoning Bylaw. Applicants for a GMOD Special Permit shall comply with the Special Permit Procedures outlined in § 415-89 and shall provide all applicable information for Site Plan Review pursuant to Article VIII of the Bylaw. Prior to submitting a formal application, an applicant shall meet in a formal pre-submission meeting with the Zoning Board of Appeals in order to present its preliminary concept for the GMOD proposal and to obtain the Zoning Board of Appeals' recommendations and feedback as to that proposal.

L. Peer Review.

The applicant shall be required to pay for reasonable consulting fees to provide peer review of the GMOD Special Permit application. 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.

M. Decision.

The Zoning Board of Appeals may approve an application for GMOD Special Permit with any conditions necessary in the judgment of the Board, and based on the following findings:

- (1) The proposed development is consistent with the Purposes listed in Section A of this Bylaw;
- (2) All applicable standards for use, parking and dimensional requirements are met;
- (3) All applicable design standards are met;
- (4) Where multiple structures are proposed, the site design reflects a thoughtful arrangement of elements that will facilitate the pedestrian and vehicular movement;
- (5) The applicant has provided adequate documentation to ensure the use profile within the development shall permanently comply with those restrictions listed in Section J.(2), above.

N. Severability.

If any provision of this Bylaw is held invalid by a court of competent jurisdiction, the remainder of the Bylaw shall not be affected thereby.

or take any action relative thereto.

Requested by: Board of Selectmen

Explanation: The proposed amendment seeks to amend the existing Zoning By-law to include a new Gateway Mixed-Use Overlay District (GMOD). The GMOD is proposed to overlay an area containing 140 acres of land located off of Weymouth Street, Reservoir Park Drive, and Hingham Street. Developer, AW Perry, Inc., a principal landowner proposed in 2020, prior to the 2020 Annual Town Meeting, several zoning amendments the purpose of which was to authorize mixed-use development, including office, retail, services, general commercial, and multi-family housing with creative, efficient, high-quality design, planning, architecture, and landscape design that would enhance the district's visual character and identity of Rockland. The Town of Rockland engaged the Metropolitan Area Planning Council, a regional land planning agency, to evaluate a proposed bylaw and during the course of twelve months reached consensus with AW Perry on a proposed zoning amendment that is consistent with legitimate planning purposes and the goals and interests of the town.

ARTICLE # 53

Will the Town vote to amend Article XI, Enforcement, § 415-89.B(1), Special Permits, of the Rockland General Code Zoning By-laws, by amending the existing language to delete the words that are stricken and inserting the following underlined language, as follows:

The Zoning Board of Appeals is designated as the granting authority for special permits as required under Article IV, Schedule of Permitted Uses, Uses Requiring Special Permit (except for Planned Unit Developments), § 415-22E, Land alteration regulations, ~~and~~ § 415-38, Shopping centers, and § 415-21.6, Gateway Mixed-Use Overlay District. Special permits may be granted upon application to the Zoning Board of Appeals and after consideration of recommendations as appropriate from other Town Boards and Agencies.

or take any action relative thereto.

Requested by: Board of Selectmen

Explanation: The proposed amendment seeks to designate the Zoning Board of Appeals and the special permit granting authority for proposed development in the proposed Gateway Mixed-Use Overlay District.

ARTICLE # 54

Will the Town vote to amend Article V, Building, Lot and General District Regulations, § 415-29, Number of buildings on single lot, of the Rockland General Code Zoning By-laws by amending the existing language to delete the word(s) that are stricken and inserting the following underlined language (to include reference to § 415-21.5, Gateway Mixed-Use Overlay District), as follows:

Only one principal residential building shall be allowed on a single lot except as provided in Article VII, Planned Unit Developments, ~~and~~ § 415-22F, Multi-family developments, and § 415-21.6, Gateway Mixed-Use Overlay District (GMOD) Special Permit. Only one principal structure shall be allowed on a lot except in the Industrial 1 and Industrial 2 Districts upon the granting of a Special Permit from the Zoning Board of Appeals for more than one principal structure per lot, or in the GMOD upon the granting of a GMOD Special Permit from the Zoning Board of Appeals.

or take any action relative thereto.

Requested by: Board of Selectmen

Explanation: The proposed amendment seeks to ensure that the Zoning Board of Appeals may permit more than one principal residential building on a lot of land in a prospective development in the proposed Gateway Mixed-Use Overlay District.

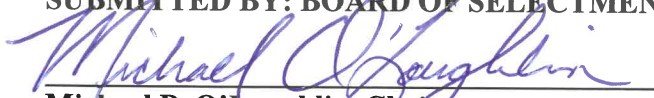
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And you are directed to serve this warrant by posting copies at least fourteen (14) days prior to said meeting in each of the six precincts in said Town.

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.

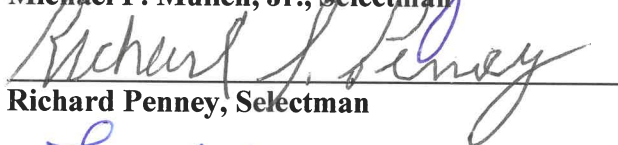
Given under our hand this 6th of April, in the year Two Thousand Twenty One.

SUBMITTED BY: BOARD OF SELECTMEN


Michael P. O'Loughlin, Chairman


Kara L. Nyman, Vice Chairman


Michael P. Mullen, Jr., Selectman


Richard Penney, Selectman


Larry J. Ryan, Selectman

RETURN OF SERVICE

This is to certify that I have this 14th day of April 2021, 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	Butterfield's Restaurant	372 Market Street
Precinct 6	Rockland Housing Authority	8 Studley Court