



TOWN OF ROCKLAND

Planning Board

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TOWN CLERK, ROCKLAND
MAR 28 '25 PM 1:07

Planning Board Minutes Tuesday, March 25, 2025, at 7:00 pm Rockland High School Lecture Hall

In attendance – Michael Corbett, Chairman, John Lucas, Charles Williams, Randy Hoblitzelle, David Cronin
(absent James Wells)

Call to Order 7:00pm

The audience, participants and general public should be aware that any and all portions of this open meeting may be recorded by audio and video resources. All or some of this meeting may be rebroadcast periodically by WRPS or other outlets. Persons wanting a DVD copy of this meeting should contact WRPS. A small fee will be charged. Chairman Corbett noted the meeting is being recorded for note taking purposes. The recording will be destroyed once minutes are recorded.

Open Public Hearing 7:00 – Motion Charles Williams
Second John Lucas
Unanimous

Accessory Dwelling Unit

Article 1 - A self-contained residential housing unit, inclusive of sleeping, cooking and sanitary facilities on the same lot as a principal dwelling, subject to otherwise applicable dimensional and parking requirements, that: maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the principal dwelling sufficient to meet the requirements of the state building code for safe egress; is not larger in floor area than 1/2 the gross floor area of the principal dwelling or 900 square feet, whichever is smaller; and; is subject to such additional restrictions as may be imposed by a municipality, including, but not limited to additional size restrictions and restrictions or prohibitions on short-term rental.

Motion to recommend – John Lucas
Second – Randy Hoblitzelle
4 votes in favor, 1 vote opposed

Common Lots

Article 2 - Lot protection for certain nonconforming lots in common ownership. Notwithstanding any provision of this Zoning Bylaw to the contrary, and in accordance with General Laws, Chapter 40A §6, no merger of adjacent lots in common ownership, shall occur if at the time of recording or endorsement of a plan, the lots:

1. conformed to then existing requirements of area, frontage, width, yard or depth, where each such lot has not less than 10,000 square feet of area and 75 feet of frontage; and
2. are located in a zoning district that allows for single-family residential use.

Also, as a condition of maintaining eligibility for said protection, , any single-family residential structures constructed on any lot protected by this exemption shall not exceed 1,850 square feet of heated living area, shall contain not less than 3 bedrooms, and shall not be used as a seasonal home or short-term rental. Any single-family residential structures constructed hereunder shall also be required to meet all yard setback requirements of these Zoning Bylaws.

Motion to recommend – Charles Williams

Second – John Lucas

4 votes in favor, 1 vote opposed

Setback Requirements

Article 3 - This zoning change is intended to bring the Rockland Zoning Bylaw into compliance with the changes set forth in Section 10 of the Massachusetts Affordable Homes Act from 2024 (Chapter 150 of the Acts of 2024). Certain nonconforming lots in common ownership will no longer merged by operation of law provided they meet certain lot size and use requirements 61 and the homes are limited in size and are not used seasonally or as short term rentals. In creating these rules, the state is converting qualifying lots to buildable status while simultaneously imposing permanent restrictions that could, it appears, create a permitting environment favorable to development of so-called “starter homes”.

Motion to recommend – John Lucas

Second – Randy Hoblitzelle

4 votes in favor, 1 vote opposed

Rob Rosa, suggested the setbacks come before the ADU bylaw. Town Planner the articles have already been submitted will see if it can be before the ADU article. Town Planner will be framing as a package. Chairman Corbett agrees with Rob Rosa to put setback requirement changes before the ADU bylaw.

Motion to close Public Hearing at 7:36pm – Randy Hoblitzelle

Second – Charles Williams

Unanimous

Motion to open Public Meeting at 7:37pm – John Lucas

Second – Charles Williams

Unanimous

Chairman Corbett mentioned that 421 Forest Street has been continued to the April 22, 2025 meeting.

Administrative

Motion to approve minutes for February 25, 2025 – Charles Williams

Second – Randy Hoblitzelle

Unanimous

Motion to pay WB Mason \$27.87 for supplies – Charles Williams

Second – Randy Hoblitzelle

Unanimous

Motion to pay PGB Engineering \$226.55 for 333-343 Weymouth Street – Randy Hoblitzelle

Second – John Lucas

Unanimous

Motion to pay Christine MacPherson \$14.60 for stamps – Charles Williams

Second – John Lucas

Unanimous

Motion to pay Secretary \$225.00 for meeting March 25, 2025 – Randy Hoblitzelle

Second – John Lucas

Unanimous

Motion to close – Charles Williams

Second – John Lucas

Unanimous

Adjourned 7:43pm

For the Planning Board:



Michael Corbett - Chairman