



TOWN OF ROCKLAND

Planning Board

Town Hall
242 Union Street
Rockland, Massachusetts 02370

Telephone: 781-871-1874 X1196
Fax: 781-871-0386
E-mail: planningboard@rockland-ma.gov

Planning Board Minutes Tuesday, May 27, 2025, at 7:00 pm Rockland High School – Lecture Hall

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

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.

New Business

Board Reorganization

Motion to re-appoint Michael Corbett as Chairman – John Lucas
Second – Charles Williams
Michael Corbett accepted
All In Favor

Motion to re-appoint John Lucas as Vice Chairman – Michael Corbett
Second – Charles Williams
John Lucas accepted
All In Favor

Motion to re-appoint Charles Williams as Clerk – John Luvas
Second – Michael Corbett
Charles Williams accepted
All In Favor

Motion to re-appoint Charles Williams as CPA representative – John Lucas
Second – Michael Corbett
Charles Williams accepted
All In Favor

Site & Design 421 Forest Street, Melissa McInnis & Dennis Benoit, Map 14 Lot 79 - Site & Design 2,250ft warehouse/storage building.

Jeff Hassett of Morse Engineering and applicant **Dennis Benoit** present and discussing they are here for Site and Design review for a warehouse/storage building with frontage off Forest Street and VFW Drive. This home is in a R-2 zoning district and the building to be built is LI limited industrial. In wetland with 25ft buffer and the property has been cleared of the wooded area. We have erosion control plan and entrance from VFW Drive. The 25x90 steel building with stone facade warehouse/storage will have three (3) parking space two (2) in back. All have to be 10ft off property line and have received approval from the Zoning Board of Appeals. We are providing 30ft buffer, providing evergreens, maple trees and a fence along frontage. It meets the turning analysis for ladder truck and water/sewer all off Forest Street. The stormwater catch basin in the parking lot, roof runoff through gutters with two (2) lamp posts for lighting. The front door is an issue with ADA and will move around the corner.

Pat Brennan Town Engineer had no comments had already been reviewed prior with Conservation. There are just two waivers that are typically approved 1) Waiver requested from R&R Section III.C.2.e.1 to allow HDPE drainpipe with 1.4' of cover. This section requires RCP pipe with 2.5' of cover. PGB Engineering notes that HDPE pipe has an H-20 load rating with one foot of cover. 2. Waiver requested from R&R Section III.C.2.f.1 to allow a subsurface infiltration system. Pat has no issues with this project at all.

Chairman Corbett going over the Form Ks Planning received back. The Police are asking for signage. We ask that you coordinate with the Highway Department and Police on that. The Fire Department concurs with the changes. Tom Ruble had an issue with the door, but you are going to move need to get confirmation Tom Ruble approves the change.

Chairman Corbett are gates going back in? **Jeff Hassett** if using a gate requires a key for the Fire Department so not fence unless have to. Will speak with Tom Ruble. **Chairman Corbett** speak with Tom Ruble and Dave Taylor.

John Lucas Tom Ruble may ask you to come back for the gate/fence.

Charles Williams the door on the side can move somewhere else? **Jeff Hassett** we can move the parking spots closer to VFW Drive. **John Lucas** probably will make a condition to go the way Tom Ruble wants unless they can work it out.

Charles Williams if you do have to move drop the window down. **Dennis Benoit** I agree. **Charles Williams** will you get a VFW Drive address? **Dennis Benoit** hope to, wanted to get through every board first.

John Lucas what are you keeping in there? **Dennis Benoit** trucks and tools. **John Lucas** heavy equipment? **Dennis Benoit** backhoe and skid steer. **John Lucas** what are the hours? **Dennis Benoit** Monday – Friday 7am – 5pm and Saturday 7am – 4pm no holidays no Sundays except for emergencies.

Charles Williams what will you do with snow? **Dennis Benoit** we have the sides will put right on the sides.

Chairman Corbett do you expect all parking spaces to be full? **Dennis Benoit** no, only two (2) guys going in there and leaving for the day.

John Lucas will you have a dumpster? **Jeff Hassett** trash and recycle on the side. **Dennis Benoit** we should not be generating any trash.

Charles Williams what is the plan with the single-family home? Sold? **Dennis Benoit** no we are keeping it. **John Lucas** nothing to go through? **Dennis Benoit** no just a people gate.

Chairman Corbett will make a condition the house stays there. **Dennis Benoit** yes.

Chairman Corbett how tall? **Dennis Benoit** 27 to the eave, we are going to shrink it down.

Chairman Corbett is it heated? **Dennis Benoit** yes. **Chairman Corbett** utilities on the roof? **Dennis Benoit** no.

Chairman Corbett anything inside or a loft? **Dennis Benoit** it is open and a bathroom.

Chairman Corbett will make a condition on the door with Tom Ruble's approval, moving the parking spaces the two (2) waivers and the Deputy Fire Chief updated Form K.

Motion to approve Site and Design with conditions – John Lucas
Second – Charles Williams
Unanimous

Administrative

Motion to approve the minutes of March 25, 2025 – John Lucas
Second – Charles Williams
Unanimous

Motion to pay Gannett New England LocaliQ \$ 968.30 NOT \$1,006.94 for advertising – John Lucas
Second – Charles Williams
Unanimous

Motion to pay PGB Engineering \$309.75 for Construction Services – Charles Williams
Second – John Lucas
Unanimous

Motion to pay Secretary in the amount of \$450.00 ATM May 5, 2025 & May 27, 2025 – Charles Williams
Second – John Lucas
Unanimous

Motion to close – Charles Williams
Second – James Wells
Unanimous

Adjourn 7:58pm

For the Planning Board:


Michael Corbett – Chairman