



Planning Board

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TOWN CLERK, ROCKLAND
JUL 26 29 PM 1:15

Planning Board Minutes Tuesday, June 27, 2023, at 7:00 pm Rockland Town Hall Lounge Lower Level

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

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.

Old Business – Continued

Site Review Ground Mounted Photovoltaic System, SolBid/Sterling Golf Management, 276 Plain Street, Rockland, MA (Map 50 – Parcel 5) – Chairman Corbett let everyone know the applicant asked to be continued to the July 25th meeting.

New Business

3A Zoning MBTA Communities Law 3ATA – Chairman Corbett let everyone know we were notified this has been postponed indefinitely.

Form A Roman Catholic Archbishop of Boston, 403 Union Street, Map 34 Parcel 157

Mike Feeley of Doherty Law Firm, Gene J. Guimond of Baker Braverman & Barbadoro, PC and Alan Loomis of McKenzie Engineering representing for the ANR Form A Holy Family Schoolhouse Apartments.

Mike Feeley this is a proposed development, here with Gene Guimond and Alan Loomis to represent the Schoolhouse Apartments. We are looking for Planning Board approval of the ANR Plan. **Al Loomis** from McKenzie Engineering stated that this was approved with the ZBA through 40B for 27 units Elderly housing. In order to record upon the sale we need the ANR, the 40B takes care of everything this is just procedural.

Chairman Corbett taking the school and some property? **John Lucas** just separating from the church? **Mike Feeley**, yes making a parcel for the school and parking. **Chairman Corbett** land from Exchange Street and around? **Mike Feeley**, yes. **Chairman Corbett** you satisfied ZBA Chairman Rob Rosa? **Mike Feeley**, yes. Rob Rosa and McKenzie sat down and put this plan together. **John Lucas**, Rob Rosa said there are two types of lands. **Al Loomis** yes, once you get the signed plan, you go to Land Court then they issue a new decree. This plan satisfies, it shows Zoning setbacks, minimum areas, has frontage for Parcel A and more than adequate for Parcel B on Union Street.

John Lucas how are you with water and sewer? **Chairman Corbett** you will have to separate. **Mike Feeley**, yes, where it runs underneath moving to the side.

Chairman Corbett when do you plan on buying? Everything contingent on you buying. **Mike Feeley**, will not have the ANR plan recorded until we own it. We are applying for tax credits, hope to have by the Fall, all the applications are in. **Chairman Corbett**, when did you go before the ZBA? **Mike Feeley**, a year ago, 40B is good for three (3) years).

Motion to approve– John Lucas
Second – Randy Hoblitzelle
Voted 4-0
John yes, Randy yes, James yes and Chairman Corbett yes

Reappoint Charles Williams for Community Preservation and Design Review – Charles had accepted

Motion to appoint for Community Preservation – John Lucas
Second – Randy Hoblitzelle
Voted 4-0
John yes, Randy yes, James yes and Chairman Corbett yes

Motion to reappoint for Design Review – John Lucas
Second – Randy Hoblitzelle
Voted 4-0
John yes, Randy yes, James yes and Chairman Corbett yes

Administration

Motion to approve minutes from May 23, 2023 – Randy Hoblitzelle
Second – John Lucas
Voted 4-0
John yes, Randy yes, James yes and Chairman Corbett yes

Motion to pay PGB Engineering \$156 80 Bill Delahunt Pkwy Construction – John Lucas
Second – Randy Hoblitzelle
Voted 4-0
John yes, Randy yes, James yes and Chairman Corbett yes
**was listed as PBG Engineering should be PGB Engineering*

Motion to pay PGB Engineering \$156.00 0 Dyer Street Construction Review – John Lucas
Second – Randy Hoblitzelle
Voted 4-0
John yes, Randy yes, James yes and Chairman Corbett yes

Motion to pay Secretary \$225.00 for meeting June 27, 2023 – Randy Hoblitzelle

Second – John Lucas

Voted 4-0

Randy yes, John yes, James yes and Chairman Corbett yes

Motion to Close – John Lucas

Second – Chairman Corbett

Voted 4-0

John yes, Randy yes, James yes and Chairman Corbett yes

Adjourn 7:51pm

For the Planning Board:



Michael Corbett - Chairman



Treasurer