



TOWN OF ROCKLAND

Planning Board

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

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

Call to Order 7:01pm

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

Town Planner Allyson Quinn to discuss ADUs & Common Lot - Zoning articles.

Allyson Quinn stated ADU new state legislation is no more restrictive than accessory's by-laws. If detached 5ft setback if detached 15ft setback 24ft height limit, it can't be greater than half of the living space and not changing from single to multiple addresses. We can't change the setbacks, they are Rockland's, we don't have to do anything, but we should, someone could go to the Building Department and pull a permit they are as of right.

Charles Williams, you got the comments from the Fire Department on labeling 911? **Attorney Galvin** for fire emergency response? If detached named rear, make sense. Charles Williams I will reach out to the Chief and Deputy. **Attorney Galvin** wouldn't put in by-law.

Charles Williams the main house then accessory have to come from original dwelling? **Attorney Galvin**, another town adopted separate of connection at street will allow it. **Charles Williams** has Water or Sewer given any feedback to allow separate connections? **Allyson Quinn** topic not discussed, sewer moratorium and water isn't available need to get sorted.

Charles Williams the feedback I am getting is people will jump all over it. **Allyson Quinn** has been up since February no one applied.

Charles Williams short term rental what is that? **Attorney Galvin**, that is state says can't rent out for summer. **Charles Williams**, if I decide to move into ADU I can rent primary? **Attorney Galvin**, yes.

John Lucas is there a number they're talking about for short term rentals? **Attorney Galvin** not less than 30 days, no short term or seasonal rentals unless it existed before. **Attorney Galvin**, no ability to enforce.

Chairman Corbett, don't know if water or sewer will hook up? **Attorney Galvin**, eventually that will work itself out. **Chairman Corbett** setback should be farther off lot line than a shed. **Attorney Galvin** talked to Attorney General on this if you have a shed 1ft off property line you can't just convert to ADU. **Chairman Corbett** do setbacks meet requirements for area there on? **Attorney Galvin** 5ft & 15 ft can't make any less. We would have to change the setback for all accessory buildings everywhere side and rear setbacks.

Chairman Corbett, we should try and change the requirements. **Attorney Galvin**, we could put an asterisk in and just change from 5ft to 15ft do at town meeting, can't be more restrictive than the by-law treats accessory structures.

Charles Williams my concern if I put a shed what if I don't want 15ft and I want 5ft? **Allyson Quinn** what is the goal? What do you want to prioritize, should ADUs be 15ft for a shed if they want 5ft they have to go to the ZBA? You can change and would need to be done at the town meeting then wait 6 months for the Attorney General.

Charles Williams, I think we'll have more sheds than ADUs. **Allyson Quinn** is very costly right now today's economy and doesn't support an influx.

Chairman Corbett, once family moves out your charging market rate it doesn't help housing crisis. **Charles Williams** on the sewer moratorium if someone wanted to do septic they can if they have water? **Allyson Quinn** not a fan of septic but they can. **Rob Rosa** only based on one bedroom only adding 110 gallons per day I don't see sewer saying no not creating a new connection.

Allyson Quinn no funding, can't go get a mortgage can't subdivide. We are in the business promoting additional housing stock do we adjust the setbacks? **Charles Williams** will create a lot of work for the ZBA. **John Lucas** change the structure to 15ft go to ZBA if they want to put a shed up. **Charles Williams** 15ft from property line side and rear. **Rob Rosa** says 10ft side and rear. **Allyson Quinn** keep for the detached? **Rob Rosa** for the detached, you can't have dwelling units that close to the property. **Allyson Quinn** not my rules, if you want to modify to do 10ft rear and side? **Rob Rosa**, anything new preexisting you can make an ADU it has to be detached and it could be 3ft and could do it. **Chairman Corbett** what if town doesn't adopt it? **Allyson Quinn** nothing, the state trumps us. **Randy Hoblitzelle**, put it in the way we want it now.

Attorney Galvin discussing Common Lots minimum 3 bedroom, no rental no seasonal and normal setbacks. **Rob Rosa** should have to meet state? **Attorney Galvin** it does, same rule that applies to any single-family house.

Administration

Motion to approve minutes from September 18, 2024, and November 26, 2024 – John Lucas
Second – Charles Williams
Unanimous

Motion to pay WB Mason \$70.47 for supplies – John Lucas
Second – Randy Hoblitzelle
Unanimous

Motion to pay PGB Engineering \$82.50 for 333-343 Weymouth Street – John Lucas
Second – Charles Williams
Unanimous

Motion to pay PGB Engineering \$597.10 – 421 Forest Street – John Lucas
Second – Randy Hoblitzelle
Unanimous

Motion to pay PGB Engineering \$258.76 – 53 Airport Park Drive – John Lucas
Second – Randy Hoblitzelle
Unanimous

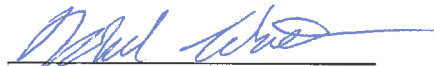
Motion to pay PGB Engineering \$253.40 – 0 Dyer Street – John Lucas
Second – Charles Williams
Unanimous

Motion to pay Secretary \$450.00 for meeting November 26, 2024 & February 25, 2025 – Randy Hoblitzelle
Second – Charles Williams
Unanimous

Motion to close – John Lucas
Second – Charles Williams
Unanimous

Adjourned 7:54pm

For the Planning Board:



Michael Corbett – Chairman

