



# **TOWN OF BELLINGHAM**

OFFICE OF  
TOWN CLERK

Bellingham Municipal Center  
10 Mechanic Street  
Bellingham, MA 02019

Town Clerk  
Ann L. Odabashian

Tel.: 508-657-2830  
Fax: 508-657-2832


## **SPECIAL TOWN MEETING**

**JUNE 13, 2017**

**AT 7:25 P.M**

**I hereby certify the following pages, 1 through 3 inclusive, are a true record of the motion adopted by the voters of the Town of Bellingham at the Special Town Meeting of June 13, 2017 at 7:25 pm .**

**A true copy.**

ATTEST:   
Ann L. Odabashian  
Bellingham Town Clerk

COMMONWEALTH OF MASSACHUSETTS

TOWN OF BELLINGHAM

WARRANT FOR SPECIAL TOWN MEETING

Norfolk, ss:

To either of the Constables of the Town of Bellingham, in the County of Norfolk;

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 elections and in Town affairs to meet at the

HIGH SCHOOL AUDITORIUM

In said Bellingham, on Tuesday, the thirteenth of June 2017 at 7:25 pm.,

ARTICLE 1. RELEASE OF COVENANTS NEW ENGLAND COUNTRY CLUB

To see if the Town will vote to release or modify as the case may be certain Development Restrictions encumbering that certain real property identified as The New England Country Club, and shown as the Lots on the Bellingham Assessor's Maps, as follows: 95-0037-01; 95-0037-00; 96-062A-00; 97-0019-00; 97-015C-00. The Development Restrictions are described in the deed (the "Deed") from Blackstone Valley Partners to the Town of Bellingham recorded in the Norfolk Registry of Deeds in Book 7361 Page 455, and are further enumerated in that certain "Declaration Of Covenants And Restrictions Made By The New England Country Club Associates In Favor Of The Town Of Bellingham", (the "Covenant") which Covenant is recorded in the Norfolk Registry of Deed in Book 8640 Page 183, as amended by a certain "Agreement" dated November 13, 1990 and recorded in the said Norfolk Registry of Deeds in Book 8812 Page 289.

The restrictions to be released from the Deed and Covenant are as follows:

"Bound Road as shown on said plan to be reconstructed by the Declarant, its successors and assigns, and conformance with the then current Planning Board and Highway Department standards, rules and regulations, subject only however, to the limitation of available dimensions." (said restriction being restriction 1 on the Deed and Covenant)

"To limit any residential development to single family housing, lots each to be of no less than thirty thousand (30,000) square feet if sewered, eighty thousand (80,000) square feet if unsewered" (said restriction being restriction 2 on the Deed and the Covenant)

"Total number of residential units to be built is to be no greater than one unit per acre of landowner, if sewered or one unit per two acres of land if unsewered" (said restriction being restriction 3 on the Deed and the Covenant)

The restriction to be modified is as follows: Restriction 7 on the Deed and Covenant presently states;

“There will be not more than fifty (50) single family homes or residential units built on the above described premises in any one twelve (12) month period”.

shall be modified to read

“There will be not more than fifty residential units built on the above described premises in any one twelve (12) month period”.

And to ratify and confirm the release of Restriction 4 from the Deed and Covenant as set forth in a certain Agreement recorded with Norfolk County Registry of Deeds in Book 8812, Page 529 releasing Restriction 4 from the Deed and Covenant, which Restriction states: “No motor vehicle traffic, except for construction and emergency vehicles, shall be allowed access onto Paine Street after January 1, 1989.”

And, further to authorize the Selectmen to accept a revised Covenant that ratifies any restrictions not released hereunder, the form of such covenant being on file with the Town Clerk.

Or act or take any other action related thereto.

By:

Ronald Bonvie

23 Southport Drive

Mashpee, Massachusetts 02649

800-598-7410

The Town voted unanimously to authorize the Selectmen to release or modify as the case may be certain Development Restrictions encumbering certain real property described in a deed from Blackstone Valley Partners to the Town of Bellingham recorded in the Norfolk Registry of Deeds in Book 7361 Page 455, as further enumerated in a certain “Declaration Of Covenants And Restrictions Made By The New England Country Club Associates In Favor Of The Town Of Bellingham,” which Covenant is recorded in the Norfolk Registry of Deeds Book 8640 Page 183, as amended by a certain “Agreement” dated November 13, 1990 and recorded in the said Norfolk Registry of Deeds in book 8812 Page 289, all as set forth in the warrant, provided however that said restrictions to be released only upon the delivery of a revised Covenant and the execution of a Development Agreement said Agreement being on file with the Town Clerk.

Adjourned at 10:04 PM.

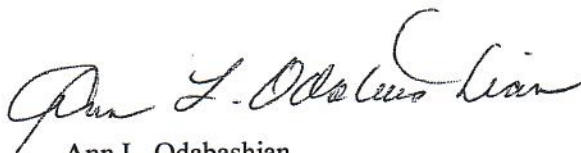
No quorum required.

Attendance:

P - 1	P - 2	P - 3	P - 4	P - 4A	P - 5	TOTAL
21	15	18	40	2	26	122

A True Record.

ATTEST:

A handwritten signature in black ink, appearing to read "Ann L. Odabashian". The signature is fluid and cursive, with a large, stylized initial "A".

Ann L. Odabashian  
Bellingham Town Clerk