

October 21, 2019

The regular meeting of the Board of Selectmen was called to order at 7:00 PM by Chairman Daniel Spencer with all members in attendance.

Public Hearing – National Grid & Verizon joint pole petition to install a new pole, Pole #0-50, William Way 30 ft +/- south west of existing pole 50 Mendon Street for the purpose of installing a new piece of electrical equipment. This is needed due to increasing load in this business park.

Mr. Spencer read the public hearing notice.

Mike Parent represented National Grid. He stated he is the senior designer. The new pole is needed for a piece of equipment that can't go on an existing pole.

Mr. Spencer asked if there was anyone present in the audience to speak on this hearing. No one responded.

On a Martinis/McNulty motion, the Board unanimously voted in favor of closing the public hearing.

Mr. Connor asked what the time table is on erecting the new pole. Mr. Parent stated it depends on how quickly the Town returns the paperwork and when they can get a crew out there. He stated he doesn't have anything to do with that as he is just the designer so he would be unable to give a specific timeframe. Mr. Connor stated he is asking because there was a new pole installed on Maple Street about two years ago and the old pole is still there. Mr. Parent stated his guess is that Verizon needs to take the old pole down. The agreement is that National Grid sets the poles and Verizon removes them. Mr. Fraine told Mr. Connor we would follow up with Verizon on this issue.

On a McNulty/Connor motion, the Board unanimously voted to approve the petition to install a new pole, Pole #0-50 on William Way.

Public Hearing – National Grid & Verizon joint petition to install an intermediate pole, Pole #10-50, 25 ft +/- north of existing pole 11, to provide electrical service to 26 William Way.

Mr. Spencer read the public hearing notice.

Mike Parent represented National Grid. He stated he is the senior designer. The new pole is needed to provide electrical service to #26 William Way. Mr. Connor asked if this was a new building. Mr. Parent was not sure. Mr. Fraine stated he thought this was the new building for cultivation.

Mr. Spencer asked if there was anyone present in the audience to speak on this hearing. No one responded.

On a Connor/Martinis motion the Board unanimously voted in favor of closing the public hearing.

On a Martinis/Biagi motion, the Board unanimously voted to approve the petition to install a new pole, Pole #10-50 on William Way.

Bellingham Business Association

John Orthman, president of the Bellingham Business Association presented before the Board to request a One Day Alcohol Permit for the Taste of Bellingham Fundraiser on November 6<sup>th</sup> from 6PM-8PM at the F.W. Webb Kitchen and Design Center on Maple Street in Bellingham. This fundraiser benefits their various scholarships and charities. The Certificate of Liability Insurance will be provided by each of the vendors once they are confirmed.

On a Connor/Martinis motion the Board unanimously voted to approve the One Day Alcohol Permit to the Bellingham Business Association for the Taste of Bellingham Fundraiser on November 6<sup>th</sup> from 6PM-8PM at the F.W. Webb Kitchen and Design Center on Maple Street in Bellingham.

Public Hearing – application of Bellimoto LLC d/b/a Bellingham Motor Sales to request an amendment to the Class II License by increasing the used car vehicle storage from twenty vehicles to forty vehicles. Premises located at 75 Mechanic Street.

Mr. Spencer read the public hearing notice.

Vincent Georges presented before the Board to ask for an increase in storage of unregistered vehicles on his property. He said business has increased in the last 5 years and he had expanded his property by roughly an acre with the sale of the old Stearns property. He is not looking to have more cars for sale out front but would like to store additional cars in the back. His plan is to prepare the additional cars for future sale so they can be moved out front as the other cars are sold. Mr. Martinis stated he went and looked at the property and had no problem with this. He was happy business was doing well and asked Mr. Georges what he planned to do with the unpaved area. Mr. Georges said his customers used that area when coming onto his property to look at vehicles. Mrs. McNulty just asked that he continue to keep his business looking nice.

Mr. Spencer asked if there was anyone present in the audience to speak on this hearing. Cheryl Melendy of 8 Crystal Way asked if this increase would extend into the tree area as she didn't want to lose the privacy of the trees. Mr. Georges said it would not.

Matt Roche of 31 Crystal Way had concerns with privacy as well and additional lighting. Mr. Georges confirmed nothing on the property would change. He just wants to store 20 additional cars so he can have them prepped and ready for sale as ones in the front are sold.

On a Connor/McNulty motion the Board unanimously voted in favor of closing the public hearing.

On a Martinis/Biagi motion the Board unanimously voted in favor of allowing Bellimoto LLC d/b/a Bellingham Motor Sales to have 40 unregistered vehicles on the property; 20 vehicles on display for sale and 20 vehicles behind the fence for future sales as needed.

Public Hearing on the application of Milford Auto Clinic Inc., d/b/a Milford Auto Mall Sales & Services to request an amendment to the Class II License to allow for the storage of more vehicles on the premises. Dealership located at 1380 Pulaski Blvd.

Mr. Spencer read the Public Hearing.

Serge Abiramia & Mike Abiramia presented before the Board. The brothers stated they have been in business in Bellingham for 4 years now and business is great, so they are looking to expand. They have 3 acres of land which gives them plenty of room. They will put up a fence with a 10-foot buffer on the left side of the property where there is currently no fence.

Mr. Spencer asked the building commissioner Tim Aicardi who was present at the meeting if he had had a chance to walk the property and talk to Mike and Serge. Mr. Aicardi stated he had done that, and he had also looked at their drawing and confirmed a fence would keep the business private. He wanted to remind the Board as well as Mike & Serge that although they are running a business this area is still residentially zoned.

Mrs. McNulty asked that they be respectful of what it looks like from the street.

Mr. Martinis stated he did walk the property and was surprised at how big of an area they had. He liked the idea of a fence and the wooded back as a buffer zone and asked that they add gravel or pavement where the grassy area is located. He asked if they planned on having additional lighting as he didn't want that to disturb the neighbors and Serge stated there were no plans for additional lighting. He stated their hours of operation are 8AM to 6PM. Mr. Martinis also asked how many more vehicles they were looking to store as their current license states 50 unregistered vehicles. Serge stated they would be requesting an additional 50 vehicles.

Mr. Connor reminded them that this is a residential area and we need to limit them.

Mr. Spencer asked if there was anyone present in the audience to speak on this hearing. Paulette Zazza of 1400 Pulaski Blvd stated they park huge SUV's on the corner of the lot blocking her view of Pulaski Blvd. She stated that people are constantly stopping to look at vehicles and parking in her driveway and that when cars are delivered there is no room for the trucks to pull into the property, so they use her driveway to back up. She said her only privacy is an old wood fence and she would like this replaced with a new white vinyl fence. Her concerns are for the safety of her grandchildren and she would like to make sure any stipulations with regards to aesthetics are enforced.

Mr. Roger Gaboury owns the property at 34 Robert Street. He stated he is not antibusiness, but the neighbors are tired of the flatbeds using their driveways for the purpose of unloading vehicles and he doesn't think it is safe for a flatbed truck to be parked on Pulaski Blvd to unload vehicles. Mr. Gaboury compared this to a resident having to pay a police detail to redo a driveway. These actions are obstructing their views and it isn't safe.

Mike replied that they had a lot of transports lately, but they are now able to back up and unload on their property and they will no longer be stopped on Pulaski Blvd or using neighboring driveways.

Mr. Martinis thought it might be a good idea if the Board held off on a vote tonight and continued the public hearing until the Board could all go down to the property together and come up with a traffic pattern.

Mr. Connor agreed and thought it would be a good idea for the neighbors to join them so everyone could hash it out together.

Christopher Mitrano of 1350 Pulaski Blvd asked that they stop cutting down trees, that they respect their neighbors and pointed out that a public hearing was never conducted when the license went from 15 to 50 unregistered vehicles. Mr. Mitrano stated he has had to call Mr. Aicardi several times. Mr. Aicardi stated that he didn't think a site walk would be a bad idea but whatever decision was made he needs the condition to be specific and in writing so that he is able to enforce them. He also pointed out that if the Board approved a fence over 7 feet tall it would require a special permit from ZBA.

Mr. Tony Khoury spoke on behalf of the business. He stated the Abiramia brothers have been very good to the Town and they are running a good business and are willing to work with the residents. Anything over a 6-foot fence would be very costly to them.

Mr. Mike Soter stated he doesn't typically like to get involved in this stuff now, but he was chairman of the Board when they issued Milford Auto a license to store 50 vehicles. The business owner is trying to come to a compromise with the residents. He stated that this business took on some preexisting water issues and has done a great job during the winter months keeping the ice off the corner on Pulaski Blvd.

On a McNulty/Biagi motion the Board voted 3 in favor of closing the Public Hearing and 2 opposed to closing the Public Hearing. Mr. Spencer, Mrs. McNulty & Mr. Biagi voted in favor, Mr. Connor & Mr. Martinis opposed. Under discussion, Mr. Connor stated that the Public Hearing can't be closed if the Board was going to do a site walk. Mr. Spencer stated they were voting tonight as there was a motion to close.

On a Biagi/McNulty motion the Board voted 3 in favor with 2 abstaining; Mr. Spencer, Mrs. McNulty & Mr. Biagi voting in the affirmative, Mr. Connor and Mr. Martinis abstaining; to allow Milford Auto Clinic, Inc., d/b/a Milford Auto Sales & Service to amend the class II license to allow for the storage of 100 unregistered vehicles on the premises located at 1380 Pulaski Blvd with the following stipulations (and per the attached plan):

- That a 6-foot vinyl fence with a 10-foot buffer zone be constructed on the left side of the property and extend to the existing tree line. This fence will taper off as it approaches street side.
- That a 6-foot vinyl fence replace the existing stockade wood fence on the right side of the property and will extend to the existing tree line and will also include a 2-foot earth berm to block the view of the resident located at 1400 Pulaski Blvd. This fence will taper off as it approaches street side.
- That the existing tree line at the back of the property remains as is.

- That only small vehicles will be stored at the front corners of the property to allow for visible sight lines for the abutting neighbors.
- That, as stated by the property owner, the offloading of vehicles will continue to occur on the property located at 1380 Pulaski Blvd and not on the abutting private properties or on Pulaski Blvd.
- Any exterior lighting to conform to Bellingham Zoning Bylaw regulations Section 240-49.

The current license limitation of 50 unregistered vehicles must remain until the Building Commissioner notifies the Selectmen's office that all above conditions have been met.

Under discussion Mr. Connor asked why the Board was voting on this tonight. Mr. Spencer stated it was already zoned for a used car business and there was a motion to vote so a vote was going to be taken. Mr. Connor argued that they were voting to add an additional 50 cars which is a big deal. Mr. Martinis asked the Town Planner Jim Kupfer his thoughts on the subject. Mr. Kupfer stated that this isn't a planning and zoning issue at this point, but the vote tonight is related to the number of vehicles stored at a Used Car Dealership. He told the Board he thought it was important to state any and all stipulations so they could be enforced by him and Mr. Aicardi when they go out for their annual reviews.

#### Stormwater Utility Discussion

Mr. Fraine stated there is an article on the Fall Town Warrant to establish a Stormwater Enterprise Fund. A fund like this is needed for projects that will help to improve water quality through continual stormwater management and to adhere to the MS4 Permit effective July 1, 2019. The idea would be to come up with an amount that would at least cover the cost of operations which is projected at \$475,000 in FY20 and \$675,000 in FY21. Mr. Spencer asked if this enterprise fund passed at Town Meeting would this free up what has been budgeted to complete the stormwater management projects and Mr. Fraine stated it would. Mr. DiMartino stated there would be a representative from the DEP at the Town Meeting to speak to the residents and answer any questions regarding the stormwater management stipulations that the Town is required by law to meet. He further stated if the enterprise fund passed at Town Meeting there would be a rate setting process at a Public Hearing.

On a Connor/Martinis motion, the Board voted 4 in favor with Mrs. McNulty abstaining, to approve the October 7<sup>th</sup> minutes as submitted.

On a McNulty/Biagi motion, the Board unanimously voted to approve the V.F.W. Poppy Drive on November 8<sup>th</sup> & 9<sup>th</sup>, at Corner of 126/140 from 9:00AM – 5:00PM. Certificate of Liability Insurance is on file.

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On Friday November 1<sup>st</sup> at 10AM there will be a ribbon cutting ceremony at the new intersection of Maple Street and RTE 140. Various representative from the State offices will be in attendance.

Mr. Martinis asked if we could investigate what it would cost the Town to construct a traffic light at the intersection of Hartford Ave and Depot Street. Mr. Fraine stated he would talk to Mr. DiMartino about having an engineer do a brief design.

Mrs. Allie asked if the Board was available to have the Tax Classification Hearing at the November 18<sup>th</sup> meeting. All members will be in attendance that evening except for Dan Spencer.

On a McNulty/Biagi motion, the Board unanimously voted to adjourn the meeting at 9:00PM.

Respectfully submitted,

Hilarie J. Allie  
Administrative Assistant