

Selectmen Minutes 04/04/2016

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April 4, 2016

The regular meeting of the Board of Selectmen was called to order by Chairman Soter with all members in attendance except Mr. Spencer.

Public Hearing – application of Cumberland Farms of MA, Inc. d/b/a Cumberland Farms No. 6755, Steven Cordeiro, Mgr. for a Package Store Wine & Malt License, 297 Pulaski Blvd.

Mr. Soter read the public hearing notice.

Attorney Manganiello represented Cumberland Farms. Also present were Michael Hutchins, project manager and Steven Cordeiro, store manager.

Attorney Manganiello stated Cumberland Farms is applying for this package store license in response to customers' requests to be able to purchase beer and wine.

Cumberland Farms employees dealing with the sale of alcoholic beverages are required to attend Mandatory Alcohol Training & Compliance Programs and Mandatory Alcohol Training – T.I.P.S. Programs. In addition, Retailix cash registers are used in Cumberland Farms Stores and require employees to enter birth dates for each transaction.

Mr. Martinis asked if other Cumberland Farms located in Massachusetts have liquor licenses. Attorney Manganiello answered in the affirmative. Mr. Martinis asked if these stores have the new footprint like the one on Pulaski Blvd. Attorney Manganiello stated three stores have the new footprint and noted that Cumberland Farms is slowly remodeling their stores.

Mr. Martinis asked if they considered selling beer & wine at the store located in North Bellingham. Attorney Manganiello stated the North Bellingham store is an old footprint and is not set up adequately for the sale of alcohol.

Mr. Soter stated that after speaking with Attorney Manganiello and Michael Hutchins, it was his understanding that Cumberland Farms will be looking to reconfigure the North Bellingham store in the future, and at that time look into the possibility of transferring the liquor license to that location.

Mr. Connor asked how coolers will be monitored during times when alcohol cannot be sold. Attorney Manganiello stated the cooler doors are locked and are set up with an alarm system.

Mr. Martinis asked if additional staff will be hired for the hours when alcohol is sold. Attorney Manganiello answered in the affirmative.

Public Hearing – Street Acceptance – Brookfield Lane

Mr. Soter read the public hearing notice.

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On a Mayhew/Connor motion, the Board unanimously voted to continue this hearing at the conclusion of the Cumberland Farms hearing.

Mr. Connor stated Cumberland Farms made a donation to Bellingham Youth Baseball and since he is president of this organization, he will abstain from voting on this hearing.

Mr. Soter asked if there was anyone present to speak on this public hearing. No one responded.

On a Mayhew/Martinis motion, the Board unanimously voted to close the public hearing.

On a Martinis/Mayhew motion, the Board voted to approve the application of Cumberland Farms of MA, Inc. d/b/a Cumberland Farms No. 6755, Steven Cordeiro, Mgr. for a Package Store Wine & Malt License, 297 Pulaski Blvd.

Mr. Connor abstained; all other members voted in the affirmative.

Brookfield Lane Hearing (continued)

Mr. Emile Gareau stated he has a street acceptance article on the Annual Town Meeting Warrant for Brookfield Lane and noted he has received recommendations from Conservation Commission and DPW. The Planning Board does support the street acceptance with the condition that the subdivision needs to be completed. This item will be placed on the Planning Board's April 14th agenda for an official recommendation.

Mr. Soter asked if there was anyone present to speak on this hearing. No one responded.

On a Mayhew/Martinis motion, the Board unanimously voted to close the public hearing.

On a Mayhew/Connor motion, the Board unanimously voted to recommend street acceptance for Brookfield Lane contingent upon the vote of approval from the Planning Board.

Public Hearing – Street Acceptance – Pine Acres Drive

Mr. Soter read the public hearing notice.

Attorney Cornetta represented Leo and Germaine Dalpe (Germaine Realty Trust) and noted a street acceptance articles has been placed on the May Town Meeting Warrant for Pine Acres Drive. He noted recommendations have been received from DPW and Conservation Commission. He also stated the Conservation Commission has signed off on the Quitclaim Deed for two open space parcels of land. The Planning Board does support the street acceptance for Pine Acres Drive with the condition that the subdivision be completed and this placed on an upcoming Planning Board agenda for an official recommendation.

Mr. Soter asked if there was anyone present to speak on this hearing. No one responded.

On a Mayhew/Connor motion, the Board unanimously voted to close the public hearing. On a Mayhew/Martinis motion, the Board unanimously voted to recommend street

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acceptance for Pine Acres Drive contingent upon the vote of approval from the Planning Board.

On a Mayhew/Connor motion, the Board unanimously voted to accept the open space Quitclaim Deed – Parcels A & D (Pine Acres Drive).

On a Mayhew/Martinis motion, the Board unanimously voted to award Contract 2016-HAM, Pavement Rehabilitation Project for Hartford Ave., to the low bidder P. J. Keathing Company of Lunenburg, MA not to exceed \$388,529.30.

On a Martinis/Mayhew motion, the Board unanimously voted to approve the following abatements: municipal sewer, \$4052.70; municipal water, \$5927.75; residential water, \$254.75 and residential sewer, \$344.96.

On a Mayhew/Martinis motion, the Board unanimously voted to appoint Toni Picariello to the Board of Assessors for a three year term.

On a Mayhew/Martinis motion, the Board unanimously voted to ratify the Town Administrator's appointments as listed.

On a Mayhew/Connor motion, the Board unanimously voted to approve the appointments as listed with the exception of Conservation Commission.

Discussion was held on the ConCom appointments and it was agreed that Mr. Matthews is extremely knowledgeable and is an asset on the commission.

Mr. Connor did state he feels there should be a rotation of the chairman's position.

It was noted that Mr. Herron lets his opinion known before a hearing is held which does not seem to give the applicant the benefit of explaining his position at the hearing.

The ConCom appointments will be placed on a future Selectmen's agenda.

On a Mayhew/Connor motion, the Board unanimously voted to approve the VFW's request for Poppy Drives on May 28th and November 12th, 9 AM – 1 PM, Crooks Corner and the Town Center providing the proper insurance rider is submitted.

On a Mayhew/Connor motion, the Board unanimously voted to adjourn the meeting at 8:15 PM.

Respectfully submitted,

Jacqueline A. Bokoski
Administrative Assistant