

Selectmen Minutes 02/13/2017

[Printer-Friendly Version](#)

February 13, 2017

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

State Sen. Ryan Fattman and State Rep. Kevin Kuros updated the Board on the State budget, with specific attention to the cost of health care. They stated there was concern that there would be an increase in individuals enrolling in MassHealth. Rep. Kuros noted that when the State's health reform first went into effect, individuals who were offered a reasonable health care plan by their employer could not enroll in MassHealth. He went on to state the Affordable Care Act did away with this provision.

Sen. Fattman and Rep. Kuros also continue work on legislation to increase the one million dollar threshold for the small business tax exemption.

The Board was also updated on the 495 Project and storm water permit.

New England Country Club – Rod Walkey, owner

Mr. Walkey introduced Atty. Peter Freeman, Frank Bonvie and Tori Spellman.

Atty. Freeman representing the applicants stated this project will be a 55 & over development consisting of 600 – 800 units to be built over time. The composition of the units will be single family, two family town houses and possibly multi-family, which may include rentals also. Atty. Freeman noted that even the rentals would be 55 & over. The first phase will consist of approximately 170 units. He stated there will be many amenities for residents to take advantage of.

Atty. Freeman stated they would be looking for the Board's support this evening for the inclusion of a Special Permit Bylaw on the Annual Town Meeting Warrant.

Mr. Martinis asked if this development will be utilizing private trash pick-up and plowing. Atty. Freeman answered in the affirmative.

Mr. Martinis stated that increased traffic is always an issue and asked if this has been accounted for in the plans.

Mr. Walkey stated the entrance on Paine St. will be relocated on Paine St. allowing safety for the increased traffic flow. He went on to state that as the project continues access will be made available for traffic flow onto Wrentham Road.

Mr. Soter asked if the development will hook up to town sewer. Atty. Freeman stated that is the plan.

On a Martinis/Spencer motion, the Board unanimously voted to support the placement of a zoning article on the Annual Town Meeting Warrant to create an overlay district for the New England Country Club property.

Minutes of February 13, 2017

Page 2

On a Spencer/Martinis motion, the Board unanimously voted to approve the 2017 Community Development Strategy as submitted.

On a Spencer/Martinis motion, the Board unanimously voted to approve the January 30th minutes as submitted.

On a Spencer/Martinis motion, the Board unanimously approved the following abatements: residential water, \$980.82; residential sewer, \$276.90; and residential trash, \$457.50.

On a Spencer/Martinis motion, the Board unanimously voted to approve a Common Victualler License for Bellingham Youth Baseball, April – October, 2017, fees waived.

On a Spencer/Martinis motion, the Board unanimously voted to adjourn the meeting at 8:30 PM.

Respectfully submitted,

Jacqueline A. Bokoski
Administrative Assistant