

Selectmen Minutes October 16, 2017

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

Former Auxiliary Police Chief Gene Bartlett was recognized by the Selectmen and Chief Daigle for his many years of dedicated service to the Town of Bellingham.

Public Hearing – National Grid petition to install a new pole & anchor pole #5 on Robbins Road

Mr. Soter read the public hearing notice.

Michael Frasier representing National Grid explained the new pole and anchor are needed to provide service to a newly constructed machine shop on Robbins Road.

Mr. Soter asked if there was anyone present to speak on this petition. With no response, a motion was made by Mr. Connor, seconded by Mr. Spencer to unanimously close the public hearing. On a Martinis/McNulty motion, the Board unanimously voted to approve the petition to install a new pole & anchor pole #5 on Robbins Road.

On a Martinis/Spencer motion, the Board unanimously voted to accept the September 18th minutes as submitted.

On a Spencer/Connor motion, the Board unanimously voted to approve the application of Douglas Wine & Spirits for a Change of Director from Benjamin Dupont to Craig Power.

On a Spencer/McNulty motion, the Board unanimously voted to award the Community Development Grant Administration Contract to Community Opportunities Group for the continuation of the Housing Rehab Program.

Mr. Soter stated that Mrs. McNulty has volunteered to chair the 300th Anniversary Committee. Mrs. McNulty will work on getting a committee together and will announce when meetings will be held.

On a McNulty/Spencer motion, the Board unanimously voted to approve residential water abatements in the amount of \$528.37.

On a Spencer/McNulty motion, the Board voted to authorize Mr. Soter to sign an agreement between the Town of Bellingham and SLT Construction Corp. (the Contractor hired by and paid by Campanelli Construction) allowing said company and Columbia Gas, or their agent, to perform work described on plans titled “Maple Street

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Roadway Improvements, 351-353 Maple Street” throughout the winter months December 2017 through March 2018. SLT Construction Corp. shall take full responsibility for snow removal in any area of Maple Street that is disturbed by the construction (including that of Columbia Gas, or their agent). Bond shall be posted in accordance with the DPW Director and work shall be performed in accordance with the DPW Inspector. (A copy of the signed agreement is attached to these minutes). Mr. Martinis abstained; all other members voted in the affirmative.

Public Hearing – application of Irving Oil Marketing, Inc. for a Special Permit to operate a self-service gas station & storage of 40,000 gallons of gasoline & diesel fuel

Mr. Soter read the public hearing notice.

Attorney Richard Cornetta and Frank Monteiro of MHF Design represented the applicant. Atty. Cornetta stated Irving Oil Marketing, Inc. has applied for a Special Permit to operate a self-service gas station and has also made application for the storage of 40,000 gasoline & diesel fuel.

Atty. Cornetta stated Planning Board approval for the Development Plan & Stormwater Management Permit was received on September 28th and Order of Conditions received from the Conservation Commission. The property consists of three parcels of land held in separate ownership totaling approximately 72,263 square feet. The proposed development includes the construction of a 3,600 square foot convenience store and six self-service retail fuel dispenser islands.

Mr. Soter stated he is concerned about the amount of water that collects on that property and the possible damage this may cause to the tanks.

Mr. Monteiro stated the tanks are anchored so they won't become buoyant in the event there may be water seepage. He also noted the tanks are double-walled fiberglass.

Mr. Soter asked Deputy Chief Poirier if fire trucks will be able to access the property easily if need be. Dep. Poirier stated he had input into this project and answered in the affirmative. He also noted that all fuel tanks will be inspected as they go in and an alarm goes off in the event a leak does occur.

Mr. Martinis asked if the gas tanks from the previous station at that location were removed. Dep. Poirier stated those tanks have been removed without issue.

Mr. Martinis asked Dep. Poirier if he is aware of any leakage or other problems since gas stations began using double-walled fiberglass tanks. Dep. Poirier stated he is not aware of any problems in Bellingham.

Mr. Soter again expressed his concern with the amount of water that collects on this property and feels that aboveground tanks should have been recommended.

Mr. Monteiro feels that aboveground tanks are not as safe or aesthetically pleasing as underground tanks. He noted that aboveground tanks can be subject to vandalism or the possibility of being damaged in a crash.

Mr. Monteiro suggested the possibility of having a 24 hour tank alarm tied into the Fire Department. Dep. Poirier stated he will look into the feasibility of this alarm system.

Mr. Martinis asked Dep. Poirier if he has confidence in the underground tanks. He answered in the affirmative and also stated the tanks will be inspected by the Fire Dept. and the State Fire Marshall.

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Mrs. Trudeau asked where the detention pond would be located and was informed it would be behind the store. Mrs. Trudeau asked about the station tying into sewer. Atty. Cornetta stated the station will tie into the existing sewer on Pulaski Blvd.

With no further comments, the public hearing was unanimously closed on a Martinis/Spencer motion. On a Martinis/Spencer motion, the Board unanimously voted to approve the application of Irving Oil Marketing, Inc. for a Special Permit to operate a self-service gasoline station at 310/320 Pulaski Boulevard and 21 Westminster Avenue. The Selectmen's approval was conditioned upon the applicant checking into the possibility of having a twenty-four hour tank alarm tied into the Fire Department and working with the Deputy Chief to determine if this is feasible.

Center Street Discussion

Mr. Jan Bogdanovich was the spokesman for Center Street residents who signed a petition requesting that action be taken to reduce speeding and noise and increase safety on the street. He stated there are 108 homes on the street which are mostly 125-150 feet apart and asked if "thickly settled" signs could be placed on the street which would justify a 30 MPH speed limit. Mr. Bogdanovich also stated that pulling in and out of driveways on Center Street is a danger and snow banks in the winter make it even more dangerous. He went on to state there is concern for individuals utilizing the S.N.E.T.T. trail with them crossing Center Street.

One of the items discussed was to perform a traffic study on the street to assess a proper speed limit. Concern was expressed that rather than decreasing the speed limit, this study could end up increasing the limit. Mr. Soter suggested placing stop signs at intersecting streets along Center Street noting this would slow the traffic down. Following further discussion, Mr. Fraine suggested meeting with the Safety Officer, DPW Director, and Traffic Engineers to look into traffic calming measures.

On a Martinis/McNulty motion, the Board unanimously voted to grant preliminary approval to Kearsarge Energy for a solar development on Town property near Route 140 Mendon Street and Williams Way as identified in Article 8 of the October 11, 2017 STM.

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

Respectfully submitted,

Jacqueline A. Bokoski, Admin. Asst.