

October 1, 2018

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

Firefighters Contract Signing

Mr. Fraine introduced Chief Gentile, Deputy Chief Poirier, Christopher Kent as well as all the Bellingham Firefighters in attendance and stated that over the past month they have been working hard by getting together and exchanging many emails to reach a contract agreement that meets the needs of everyone involved. Effective March 1st, the July 2019 hourly rates will increase by 2%, July 2020 hourly rates will again increase by 2% and effective January 2021 hourly rates will then increase by 1%. The paramedics and EMT's will see a stipend increase.

Mr. Soter graciously thanked those in attendance that were involved and reminded everyone that it is never easy coming to an agreement and thanked them for all their hard work in reaching this agreement and stated the town looks forward to another 3 years of great service.

On a McNulty/Spencer motion the Board unanimously agreed to accept the signing of the Bellingham Firefighters Contract Agreement dated October 1, 2018.

Maple Street Auto Sales – Anthony Kassir and John Bocci

Anthony Kassir and Jon Bocci of Maple Street Auto came before the Board to petition to store and lease U-Haul trucks from their property at 146 Maple Street. They stated they would receive 20% commission from each vehicle and that this would help supplement their income during slow times. They stated that they pay their taxes and would conform to any rules that the Board would recommend. Mr. Soter stated that they have asked the gentlemen several times to clean up their property which they have not done. Mr. Martinis stated that he drives by this property on a daily basis and they are not maintaining it. The Board was in agreement that adding U-Haul vehicles to this property would not be in the town's best interest. The residents do not need additional trucks driving up and down Maple Street as well as renters dropping these trucks off at all hours of the night.

On a Connor/Martinis motion the Board unanimously voted to deny the request made by Maple Street Auto to have U-Haul vehicles stored and leased from their property.

Mike Reed – Master Plan for Athletic Fields

Before the presentation began, Mr. Connor stated that after consultation with the state ethics board, he needed to recuse myself from the athletic presentation and abstain from any vote.

Mr. Reed, chairman of the School Committee stated that an exploratory committee had been formed to look into renovating and updating the current athletic fields located on school grounds between the High School and Memorial School as well as the fields located up behind the turf field. As it stands right now the high school baseball and softball teams have to travel to get to their home playing fields. Because of lack of space elsewhere and due to not finding suitable playing fields the turf field is being overused. The current condition of the campus fields come from overuse and being under maintained. The goal of this committee was to look at ways to improve the quality of the on-site resources already in place and to determine the cost of making improvements to them. In order to do this the committee determined they would need professional advice from an outside architectural firm. After several interviews were conducted Gale Associates was selected by the committee. Mr. Reed introduced John Perry, an architect with Gale Associates. The goal of Mr. Perry's firm is to present the town with a master plan report with cost estimates to include a site analysis, a facilities evaluation, program development as well as a schematic development. The architectural fee associated with the creation of this plan will be \$50,000. Presentation materials are attached.

On a Martinis/Spencer motion the Board unanimously voted in favor of moving forward with the conceptual design for a master plan of the athletic fields from Gale Associates and to list the \$50,000 fee on the warrant for the fall town meeting. Mr. Connor recused himself from this vote.

Capital Improvements

Mrs. Mary MacKinnon town CFO presented to the Board her funding strategy for the capital and non-capital requests from Fire, Police, DPW and Inspectional Services. Please see attached funding strategy.

On a Martinis/McNulty motion the Board unanimously voted to approve the funding strategy and the original capital improvement requests with the exclusion of the \$82,000 DPW Dump Truck, the \$57,246 vehicle for the Fire Chief and the \$33,375 SUV for the building inspector. In addition they will reduce the free cash by \$80,000 with \$40,000 of it going to sewer retained earnings and \$40,000 of it going to water retained earnings. Additionally \$50,000 will be added to free cash for the conceptual design of the athletic fields.

Further discussions will be had of police vehicles being passed down to other departments.

Jim Kupfer – Planning Board Updates

Mr. Kupfer advised the Board that according to the Bellingham Charter, Article 3, Section 6, the 2020-2030 Master Plan Update needs to be completed and adopted by the Board of Selectmen by July 2020. He will form a subcommittee this fall consisting of 2 planning board members, 1 BOS and 2 members at large to begin this process. Don Martinis volunteered to represent the Board on this committee. In addition, according to the Charter, Article 7, Section 7, the BOS must form a committee and complete a comprehensive Bylaw Review. This process must begin next summer and a complete review with all recommendations should be completed and in final form for the Fall Special Town Meeting 2020. Jim will offer his assistance with this as much of his day to day dealings are with the town bylaws.

An outline of each planning task and proposed target dates is attached.

Finally Jim updated the BOS on the Proposed Zoning Map Amendments for 2018 that will go to vote at special town meeting as Articles 11, 12 & 13. Section 1 & 3 on the proposed zoning map change from Industrial to Suburban and Section 2 on the map changes from Suburban/Agriculture/B-2 to Industrial. Mr. Soter pointed out that one concern he would have would be how these zone changes could affect our schools. Jim said while changing zones sometimes does affect schools, it's not a big concern quite yet.

On a Martinis/McNulty motion, the Board unanimously voted to support the Zoning Bylaw Amendments of Articles 11, 12 & 13 for the Special Town Meeting on the recommendation of the Planning Board.

Bulk Storage Application Fee

The planning and inspectional services department recommended the bulk storage application fee follow the same guidelines as the used car licensing fee. Their recommendation to the Board was to obtain the same fee of \$100. Based on the amount of bulk storage permits that could potentially be issued along with the amount of time inspectional services and the selectmen's office will spend on processing these applications, the Board recommended that a fee of \$250 would be more suitable. The application process will begin this week.

COA Board Appointment

On a recommendation from the Council of Aging, the Board was asked to appoint Margaret Maxell (a former COA board member) to their board to fill an open position.

On a McNulty/Spencer motion, the Board unanimously voted to appoint Ms. Margaret Maxwell to the Council on Aging.

On a Martinis/Connor motion, the Board unanimously voted to approve a Common Victualler License for St. Brendan's Fall Fair, Nov. 3rd & 4th, 9 AM – 5 PM, with fees waived.

Minutes of October 1, 2018

Page 4

On a McNulty/Spencer motion, the Board unanimously voted to approve the following abatements: municipal water, \$6,556.25; municipal sewer, \$3,075.20; residential water \$14,004.28; residential sewer \$2,326.02 and residential trash, \$119.50.

On a Spencer/Martinis motion, the Board voted to accept the August 31st minutes as submitted. Mr. Connor & Mrs. McNulty abstained; all other members voted in the affirmative.

On a McNulty/Connor motion, the Board unanimously voted to accept the September 11th minutes as submitted.

Mr. Fraine requested that the BOS October 22nd meeting be rescheduled to October 29th to allow himself and other board members to attend a scheduled FinCom meeting. The October 29th meeting will also present as an All Boards Meeting and will provide an opportunity for all the boards to discuss future financial planning as well as give them an opportunity to share the insight of their respective operations.

Mr. Soter stated that dirt bikes have been an issue recently and asked if the Gator UTV could be shared by both the police and fire department to become a more visible part of the community. Particular areas of concern that were mentioned are the sand pits and the SNETT trail as well as other various neighborhoods.

Both Mr. Spencer and Mr. Martinis voiced concern with the construction at the Maple Street/140 intersection that is about to get underway and suggested perhaps a reverse 911 call go out to alert residents of this and also asked if a police detail would be on sight. Mr. Fraine confirmed there would be one.

Mr. Martinis added that he would like to review the Selectmen licensing fees at some point in the future and asked that we add that as a future agenda item. The rest of the Board members agreed.

On a Spencer/McNulty motion, the Board unanimously voted to adjourn the meeting at 9:35 PM.

Respectfully submitted,

Hilarie J. Allie
Administrative Assistant