



Town of Bellingham

BOARD OF SELECTMEN

10 Mechanic Street

Bellingham, Massachusetts 02019

Tel: 508-657-2800 * 508-966-4425

January 24, 2022

The Selectboard meeting was called to order at 7:00 PM by Vice Chairman Don Martinis. All Board members with the exception of Mrs. McNulty were in attendance and participating in the Arcand Meeting Room. Also actively participating in the meeting was Town Administrator Denis Fraine and Administrative Assistant Hilarie Allie. This meeting was accessible to the public either in-person or via the Zoom online option.

Mr. Martinis acknowledged a group of audience members who were in attendance to hear an update on the re-zoning of an area of land owned by Kevin Meehan on Hartford Ave. Mr. Martinis stated a public hearing needed to be addressed as well as a few other agenda items then he would circle back to them for public comment.

Public Hearing – On the application of Bhairavi Inc d/b/a Penguin Convenience Store, Bharat Patel, Mgr. for the transfer of the Package Store Beer and Wine License from VB Beer & Wine, Inc. d/b/a Penguin Convenience Store, Mahendrakumar S. Patel, Mgr. Premises located at 829 South Main Street.

Mr. Martinis read the public hearing.

Attorney Tom Truax represented his client Mr. Bharat Patel and explained Mr. Patel had recently purchased the Penguin convenience store along with its assets and beer and wine license. He has been working full time at the store since November. Mr. Patel has 17 years of experience managing two (2) hotels. Both with full service bars. The physical structure of the store will not change nor will the hours.

Mr. Connor asked if the Board wished to continue with their policy that new license or transfer adopt the technology to scan IDs in order to open the register. The Board agreed this should be the policy going forward. Attorney Truax requested his client have 6 months from the date the ABCC approves the transfer and the Board agreed.

There were no further questions or comments from the public.

On a Connor/Grant motion the Board unanimously voted 3-0 to close the Public Hearing. On a Grant/Connor motion the Board unanimously voted 3-0 to approve the application of Bhairavi Inc d/b/a Penguin Convenience Store, Bharat Patel, Mgr. for the transfer of the Package Store Beer and Wine License with the condition that Mr. Patel install an ID scanner within six (6) months of receiving his approval from the ABCC. The premises is located at 829 South Main Street.

Continued Public Hearing for the Pole Petitions of National Grid (Plan number 30097044 & Plan number 30378320)

Mr. Martinis opened the continued Public Hearing.

Mr. Al Gavin representing National Grid and Mr. Riordan Hoffman representing the design engineering firm introduced themselves and confirmed they had reached out to the property owner Mr. John Murray of 151 Pulaski Blvd and they were able to work out a new design to keep the pole in its current position and therefore not disrupting any parking spaces at the business.

There were no further questions or comments from the public.

On a Connor/Grant motion the Board unanimously voted 3-0 to close the Public Hearing. On a Connor/Grant motion the Board unanimously voted 3-0 to approve the petition of National Grid for Plan number 30097044 to replace Poles P2 and P4 with 40'/2 JO and install new P3 40'/2 JO pole on Lawrence Street and for Plan number 30378320 to relocate P13-60 approximately ~15' Northeast on Pulaski Blvd as presented.

Taunton Street

Jason Converse of 87 Taunton St, Michael Riley of 79 Taunton St, and David Klink of 44 Taunton Street came before the Board to discuss the speeding issues on their street as well as the water issues due to an increased population of beavers. They stated the speeding is out of control because Taunton Street is used as a cut through. They realize the challenges the Town faces with monitoring this situation, but their concern is for the safety of the residents who live on Taunton Street. Mr. Converse stated he has done an extensive amount of research and suggested three (3) additional stop signs be added on Taunton Street to disrupt the flow of the traffic. The Board was open to this idea and stated they would look into this further. The second issue of concern is the problem being caused by an overpopulation of beavers. The area that runs along the old railbed is a breeding ground for beavers. The biggest concern, along with the smell of stagnant water and the abundance of mosquitos, for Mr. Klink, is his septic system. Mr. Fraine stated that unfortunately this area of concern is private property with an unknown owner. Beaver deceivers seem to be working on some Town owned property just up the street but for liability purposes the Town is unable to construct one in this problem area. The Town offered to do some extensive research to try and locate an owner for this property and told the residents they would provide them with an update the first meeting in March.

On a Connor/Grant motion the Board unanimously voted 3-0 to execute the Order of the Taking for the Bertine Retaining Wall as prepared by KP Law.

On a Connor/Grant motion the Board unanimously voted 3-0 to authorize the DPW to purchase rock salt for Fiscal Year 2022 in accordance with bids received in the Cooperative Bid Number PW463 administered by the Town of Framingham.

Joint Venture Wellness – Cannabis Manufacturing

Mr. Fraine introduced Stephen Mandile and Ann Brum of Joint Venture Wellness and stated they had come before the Board for support of a Host Community Agreement for the manufacturing of cannabis at a facility located at 19 William Way. Mr. Fraine stated they would also be presenting to the Zoning Board of Appeals for a variance. Mr. Mandile and Ms. Brum stated the facility will house a commercial kitchen and will be fully licensed and monitored by the Cannabis Control Commission. Aside from agreeing to give the Town 3% of gross sales they will also contribute to the Loaves & Fishes Food Pantry. Mr. Connor asked if they would also agree to appropriate a set dollar amount to the DARE program facilitated by the school's resource officer. Attorney Blake Mensing stated they would be happy to accommodate that request and would work with Mr. Fraine when finalizing the agreement. The Board was in full support of the Host Community Agreement.

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On a Connor/Grant motion the Board unanimously voted 3-0 to approve the Host Community Agreement with Joint Venture Wellness for cannabis manufacturing pursuant to the negotiations of Mr. Fraine along with Town Counsel.

Hartford Ave Re-Zoning Update

Mr. Connor stated he had asked Chairwoman McNulty to add Hartford Ave Re-Zoning to the agenda so the Board could provide a status update. Several of the abutting neighbors were in attendance at the meeting to hear the update. Under extensive discussion with the residents, it was clear that they do not want a gas station built on the property and would not be in favor of re-zoning this portion of Hartford Ave. The Board explained that the property owner would most likely be submitting an article to be placed on the Annual Town Meeting warrant to make this zoning change but explained this article would require a two-thirds vote to pass. If the article fails, the property owner would need to wait two (2) years before it could be presented at Town Meeting again. The Board advised the residents to bring as much support with them to Town Meeting as they possible could in order to have the majority vote.

Gifts/Grants Acceptance

On a Grant/Connor motion the Board unanimously voted 3-0 to accept the gifts and grants as listed herein, with said expenditures to be under the direction of the parties noted:

Amount	From	For/Purpose	Spending Authority
\$2000.00	Campanelli Associates Mgmt. Corp	Sept 11 th Memorial Monument Project	E911-TBD Police Dept
\$1000.00	Nicolos Family Coachmen's Lodge	Sept 11 th Memorial Monument Project	E911-TBD Police Dept
\$25.00	Grace Moore 17 Marion Road	Police gift fund – Thank You donation for their help when she needed assistance	Police Chief
\$25.00	Grace Moore 17 Marion Road	Fire Prevention gift fund-Thank you donation for their help when she needed assistance	Fire Chief
\$300.00	Gail Lembo Franklin Ma	Donation given to the Police Dept for the Bellingham Youth Ctr. Services	Police Chief
\$7800.00	MA Council on Aging	Caregiving Respite Services	COA Director

ARPA Program

On a Connor/Grant motion the Board unanimously voted 3-0 to approve the projects the three (3) projects totaling \$480,000 as presented by the steering committee – please see attached sheet.

Brian Norton – Conservation Commission

The Board received a letter from Mr. Norton back in July stating he needed to relocate out of the Town of Bellingham and was hoping to continue to serve on the Conservation Commission. The Board approved this request with further review of his resident status in six (6) months' time. Currently Mr. Norton still resides in Franklin and stated in his updated letter that he needed to sign a one (1) year lease but was still planning to move back to Bellingham at the end of the lease and was hoping the Board would extend his request to stay an additional six (6) months. Mrs. Matthews spoke on Mr. Norton's behalf stating he is a reliable member of their Board and she would be concerned if this request was not granted as the Commission is already down a member. The Board will consider this request at their next meeting scheduled for Monday February 7, 2022, when they have a full Board in attendance. Mr. Norton will continue to serve until a vote is taken at that time.

On a Connor/Grant motion the Board unanimously voted 3-0 to open the Annual Town Meeting Warrant with a close date of Friday February 25th.

On a Grant/Connor motion the Board unanimously voted 3-0 to approve the December 6th, 20th & 22nd meeting minutes as submitted.

On a Connor/Grant motion the Board unanimously voted 3-0 to approve the Bulk Storage License for 466,468,470 Hartford Ave.

Town Administrator's Report

Mr. Fraine explained that the search for a new Town Planner has been unsuccessful but the Town continues to work with Mr. Kupfer on a virtual level. This arrangement has been working and after discussions with Mr. Kupfer and Mr. Aicardi they have decided to appoint an Assistant Town Planner and Zoning Officer. Mr. Fraine stated they are recommending Amy Sutherland who has been working for the Town for a few years.

On a Connor/Grant motion the Board unanimously voted 3-0 to ratify the Town Administrator's appointment of Amy Sutherland to Assistant Town Planner/Zoning Compliance Officer.

On a Connor/Grant motion the Board unanimously voted 3-0 to adjourn the meeting at 8:55 PM

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Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Hilarie J. Allie".

Hilarie J. Allie
Administrative Assistant