



Town of Bellingham

BOARD OF SELECTMEN

10 Mechanic Street

Bellingham, Massachusetts 02019

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May 22, 2023

The Selectboard meeting was called to order at 7:00 PM in the Arcand Meeting Room by Vice Chairwoman Kelly Grant. Actively participating in the meeting were the following board members: Mr. Connor, Mr. Sahin and Mr. Hennessy. Also actively participating in the meeting was Interim Town Administrator Beth Cornell-Smith and Administrative Assistant Hilarie Allie. This meeting was accessible to the public either in-person or via the Zoom online option.

Town Wide Projects Review and Update

Mrs. Grant welcomed DPW Director Mr. Jesse Riedle and stated he would be giving the Board an update on the ongoing projects in Town. Mr. Riedle updated the Board on the following:

- TIP Project from Douglas Drive to Town Center – He stated this has been years in the making and the funding was received by a MassWorks Grant. He stated the Town took the incentive to begin the project by replacing the water service lines. The project is currently 25% completed. The project should be completed this construction season but is subject to change.
- Town Center Project – He stated the majority of this project will be completed by June but the paving will be done in July.
- Drainage and paving projects have been completed on several streets.
- Depot Street at the RR crossing paving. This project is a bit more involved than normal paving and the road will need to be shut down for a couple of days.
- Tree stump grinding is underway and an ongoing project.
- Harpin Street ramps and sidewalk improvements to be made more ADA compliant. This was funded by the Community Block Grant.
- Water – Mr. Riedle stated the Town recently experienced a mechanical failure at one of the water treatment plants but it has since been resolved and the water levels are back to where they should be thanks in large part to the residents conserving water.
- Mr. Riedle stated that Well 12 is in the process of being replaced with a new water source, Well 2 (A, B, C, D) is in the process of being rehabilitated and Well 10 will be the newest addition to the Town's water source and is early on in the process of development.
- Water main improvement bids are due this week for some upcoming replacement projects.
- PFAS Treatment project at the Hartford Ave Water Filtration Plant is moving forward.
- Parks – various locations are receiving new benches and swings and a new slide at Silver Lake will be installed.
- The Wrentham Road guardrail for safety improvement has been bid and awarded and that project will begin soon.

Mr. Connor asked if any of the roads would be lined and Mr. Riedle stated yes and that would begin on July 1st. Mr. Connor stated this update was great but how can we get the word out to residents? Mr. Riedle stated they are currently working on a section of their website where all the ongoing projects in Town would be updated on a weekly basis. The Board discussed ways to direct the residents to the website.

Mrs. Grant welcomed Building Commissioner Mr. Tim Aicardi and stated he would be giving the Board an update on the ongoing building projects in Town. Mr. Aicardi updated the Board on the following:

- Curtis Pond Apartment Complex – Building 5 is completed and occupied, building 1 is all rented and will be occupied in a week. He stated they plan to have the project completed by October. There will be 250 units total.
- Bungay Brook – This project spans over 56 acres. There will be 108 units 36 buildings 3 units per building. There are currently 4 or 5 buildings up and they are scheduled to be paved in a few weeks. He stated 4 units are under agreement and are selling for roughly \$550,000 - \$700,000. 10% of the project is affordables.
- Eastland Subdivision will have 103 units on reduced lots. This project is in phase 3 of 5.
- Red Mill Project – This will consist of 105 single family homes and 66 townhouses. He stated they have started hauling out material and will begin blasting soon. He stated anyone can go to the Town website under the planning department and see the decision for this project as it is a very lucrative project for the Town.
- Sunken Meadow – Mr. Aicardi stated this was approved several years ago as a 40B subdivision but was appealed by the residents. It has since come out of court and negotiations are underway. This will have 28 units and will start soon. This subdivision is accessed by way of Franklin.
- A 58,000 square feet addition to the warehouse adjacent to the Amazon building on Maple Street was approved by the Planning Board and the approval was renewed but no plans have been submitted as of yet.
- The warehouse at 152 Depot Street is underway. Foundation is in and they are starting to put up walls. Part of this mitigation was to improve the intersection of Depot Street and Hartford Ave.
- Mr. Aicardi stated he just completed his review of the plans for the 124,000 square foot warehouse being erected at 206 Mechanic Street and he will be issuing the permit. This project will begin within the next few weeks.

Mr. Hennessy asked how all this new development would impact the school system. Mr. Connor stated the MAPC did a study through 2030 and even with all the new development enrollment will be down by 50 students.

Mr. Connor asked when the light at the intersection of Trimark and the Curtis apartments would be activated and Mr. Aicardi stated this is a state road and the Town has no control over this light. Once the DOT has reviewed the intersection and sees the traffic count meets the needs it will be activated. Mr. Connor also asked if the acceleration of some of the sales of the houses in these new developments will affect new growth for FY24. Mrs. MacKinnon stated it would not because new growth is based on new construction that has never been on the tax rolls.

Housing Authority Election

Mr. Connor stated it appears that Mr. Remillard's term on the Housing Authority ended and asked Mr. Sposato to clarify. Mr. Sposato stated that there have been some discrepancies in the terms of office since 2013. He further stated the law changed and a tenant representative was added in 2022 but was not implemented until just this year. An individual was elected and passed away and then another member was elected to fill that term and that person passed away. All of this was being tracked on Lotus 123. Mr. Connor asked if there are 5 members that should each be coming off in one-year intervals. Mr. Sposato stated no because the Governor appointed position has no term length. So Mr. Connor stated in a 5-year term there should be 3 elections and 1 appointment.

Mrs. Cartier, a Housing Authority member, was in the audience and asked to speak. She stated there was definitely some confusion between current member, Mr. Hall, and Mr. Remillard as to who is currently serving on the Authority. She stated Mr. Hall was told by Mr. Remillard (after a discussion he had with Mr. Sposato) that he was removed and that Mr. Remillard was taking his place. She stated the Housing Authority is governed by the DCHD and new regulation states that if there is a vacancy on the Authority that vacancy will be filled by the new Tenant Representative position appointed by the Selectboard or the person with the first term to expire will be replaced by the Tenant Representative. Therefore, she stated that because Mr. Remillard's term expired in May of 2023 that the tenant representative should have taken that seat. Mr. Hall's term expires in 2025, Mrs. Cartier's term expires in 2024, Ms. Sacco's term expires in 2026 and Mr. Fitzpatrick's (newly appointed tenant representative) term will expire in 2028. The governor's appointed individual (Mr. Ron Paulhus) doesn't expire. The Housing Authority members will find out if Mr. Hall wishes to continue to serve his full term. If he chooses not to a special election will be held at the same time as the Selectboard special election for his term that expires in 2025.

Special Election Discussion

The Board discussed with Mr. Sposato the timing of the special election. He stated there has to be a minimum of 64 days between the time the Board announces the election and the day the election is held. The Board discussed having the election the last week in August due to camps that take place during the summer in the gym.

Bid Award

On a Connor/Sahin motion the Board voted to award the 2023 contracts to the SERSG annual bid for DPW Services to the low bidder Cape Sealing with Random Crack Sealing to Indus of Braintree, MA (contract total \$342,395) and Catch Basin Cleaning with debris disposal to Roadway Maintenance Service, Inc. of Plymouth, MA (contract total \$85,500).

New Business

- Warrant Signing – Mrs. Grant stated under M.G.L. Chapter 41 Section 56 regarding warrant signing for payments of vendors and payroll checks the Board either needs to sign as a majority or can appoint one specific person to sign. A few years ago the Board appointed the Chairman of the Board to sign but Mrs. Grant stated any one member of the Board can sign the warrants (if appointed) and Mr. Sahin volunteered.

On a Grant/Connor motion the Board unanimously voted 4-0 to appoint Sahan Sahin to sign the warrants on a weekly basis.

- Mrs. Grant stated the Board would reorganize at the June 5th meeting.

Town Administrator Report

Mrs. Cornell-Smith thanked all of those who participated in the Memorial Day Parade. She stated Town Meeting is prepped and ready to go and thanked all involved as it was a huge undertaking with Mr. Fraine being out.

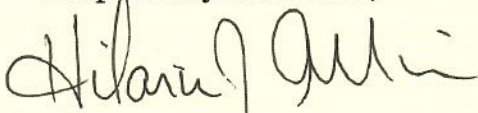
She reminded everyone the Town Hall will be closed on Monday for Memorial Day.

Mrs. Cornell-Smith reminded everyone Bellingham Days will take place on August 10-12th. The Friends of Music and Operation Graduation for 2024 will each take a day managing the ticket sales for the carnival with all proceeds going to their groups.

Finally, she stated the new Police Chief would be sworn in by the Town Clerk on Monday morning June 5th followed by a pinning ceremony at the Selectboard meeting that evening. The new Fire Chief will be sworn in by the Town Clerk the morning of June 15th with a pinning ceremony to take place at the June 26th Selectboard Meeting.

On a Grant/Connor motion the Board unanimously voted 4-0 to adjourn the meeting at 8:30PM.

Respectfully submitted,



Hilarie J. Allie
Administrative Assistant