



# Town of Bellingham

## BOARD OF SELECTMEN

10 Mechanic Street  
Bellingham, Massachusetts 02019  
Tel: 508-966-5800 \* Fax: 508-966-4425

October 17, 2022

The Selectboard meeting was called to order at 7:00 PM by Vice Chairwoman Kelly Grant. All Board members were in attendance and participating in the Arcand Meeting Room with the exception of Don Martinis who joined the meeting via Zoom. 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.

### DHCD – Guidelines/Regulations for MGL 40A section 3A

Mr. Jim Kupfer, Town Planner, and Amy Kwesell from KP Law, both via Zoom, joined the meeting to discuss regulations issued by the Department of Housing and Community Development as they relate to MGL 40A section 3A. The draft regulations and guidelines stated that any MBTA adjacent community had to have one zoning district of reasonable size in which multi-family housing (with no age restrictions) is permitted as of right and meets certain criteria. It stated that there must be a designated area of land where at least 15 units per acre with a minimum of 750 units on 50 acres of land can be built and it must be within .5 miles of a commuter station. The finalized regulations differ in that more than one zoning district may be identified as long it meets the 15 units per acre. Additionally, the identified parcel no longer has to be within a certain distance of the commuter station. Mr. Kupfer stated an action plan must be adopted by January 2023 and this is form that will be filled out online. Zoning must be adopted and in place by December 31, 2024. The Town will no longer be eligible for State grants if they do not comply with these regulations. The DHCD stated they will be providing towns with a workbook/worksheet to help implement these regulations and it was Ms. Kwesell's advisement to wait and see what it looks like before taking any action. Ms. Grant asked if the Curtis apartments could be considered and Mr. Kupfer stated they do not meet the guidelines. Mr. Fraine stated they will put together a committee in the spring to look at various options.

### Capital Items Requests

Mrs. Grant explained that the Board will be hearing the capital items requests from various department heads this evening. Mr. Fraine stated these requests were submitted and he had discussions with Mrs. MacKinnon before these requests were presented to the capital improvement and finance committees. Mr. Fraine pointed out that the Selectboard sponsors the capital articles at the Fall Town Meeting.

Library Director Bernadette Rivard appeared before the Board to discuss the request of a children's room outdoor space/gazebo. Ms. Rivard stated after Covid they realized the importance of having an outdoor space that they could utilize in order to host various programs at the library. The trustees are proposing a 20x30 open space with a roof, fan, lights and a perimeter bench, all which will be gated. Ms. Rivard stated she is working with Tim Aicardi on the specifics and is requesting \$45,000 for this project. Mr. Connor asked if this was a trend in local libraries and Ms. Rivard stated it was. Mr. Martinis asked



if additional staff would be needed and Mr. Rivard stated it would be used for ongoing library programs administered by the existing staff so no additional staff would be needed. Ms. Rivard stated that this space could also be utilized by the community as an additional space that could be reserved.

After a brief discussion, the Board determined that they would vote on all the capital requests as a whole after all departments have presented.

Policy Chief Gerry Daigle and Lieutenant James Russell appeared before the Board to discuss the request of two new police cruisers (one gas model one hybrid model) that will replace two cruisers with higher mileage. They are anxious to try out the hybrid model and have been told it cuts back on idling time. The replacement of these cruisers is all part of their annual rotation schedule.

Mr. Marano and Mr. Houston appeared before the Board to discuss the request of \$1,182,681 of the following capital items:

- Replace the KMA Boiler – Mini Splits & Heat Pump along with a backup generator. Included is \$81,250 in rebates and incentives, for a total of \$297,500 being requested.
- Installation of entrapment areas at Stall Brook and DiPietro Elementary for a total of \$293,000 being requested.
- Installation of security cameras at Stall Brook and DiPietro Elementary giving rescue units real time information, for a total of \$157,098 being requested.
- 3M window film in all the schools – film goes on the inside of the windows and is held together with a special caulking making the windows almost impenetrable, for a total of \$163,435 being requested.
- Phases 7 & 8 of roof replacement at the high school in two areas that are damaged and giving the school issues, for a total of \$169,400 being requested.
- Architectural school mapping which will be useful for the emergency services personnel to see these maps, for a total of \$48,000 being requested.
- Phase 3 of a 5 year plan to replace 150 school desks and 150 student chairs, for a total of \$32,400 being requested.
- Rekeying of the interior of DiPietro with a master plan to rekey the interior of all the school buildings creating a master key that will be given to school administrators, for a total of \$20,848 being requested.

Tim Aicardi appeared before the Board, via Zoom, to discuss the request for the following capital items:

- Two HVAC units at the Municipal Center for a total of \$25,000.
- Exterior painting and repairing of rotting trim at the Old Town Hall for a total of \$16,000.
- HVAC repair/replace at the Center of Aging for a total of \$45,000.



Various Capital Items Requests

Anne Matthews explained every 4 or 5 years a sonar treatment is performed at Silver Lake to get rid of the nuisance vegetation and on the off years it is maintained by a simpler system, for a total of \$25,190 being requested to perform the treatment.

Mr. Fraine stated a recent review of all the playgrounds from the north side of town to the south side of town showed the need for upgrades/and or replacement of equipment. A total of \$45,000 is being requested to perform these upgrades.

Capital Items Request - Vote

On a McNulty/Connor motion the Board unanimously voted 5-0 to approve the capital items requests over \$50,000 as presented.

On a Connor/McNulty motion the Board unanimously voted 5-0 to approve the capital items requests for under \$50,000 as presented.

Land Donation – Farm Street

Mrs. Anne Matthews, Conservation Administrator and Cliff Matthews, Chairman of the Conservation Commission appeared before the Board to seek acceptance of a land donation. Mrs. Matthews explained the land is located on Farm Street and that she and the chairman walked the property. She described the land as 19.5 acres east of 495 very well vegetated with many wetlands and resource areas. She stated the owners would like to donate the property to the Conservation Commission with the hopes of preserving the property for conservation purposes. All taxes have been paid to date and the deed has been accepted by the Conservation Commission. Mr. Connor asked why we would accept a piece of land that is land locked and no taxes will be generated. Mrs. Matthews stated it would be preserved as open space. Mr. Connor further asked why the Town would accept it for conservation purposes and in return give up the potential of rental income for billboard purposes for example. Mrs. Matthews stated the land owner wanted to donate it specifically to conservation so that it would be preserved for that purpose only. On a McNulty/Sahin motion the Board unanimously voted 5-0 to approve the Conservation Commission's acceptance of a gift from Gary and Karen Martin of a parcel of land located on Farm Street, shown as Lot 107 on Land Court Plan No. 13665-X, filed with Certificate of Title No. 116650, Book 584, for conservation and passive recreation purposes.

On a McNulty/Sahin motion the Board unanimously voted 5-0 to appoint Dan McLaughlin as a voting member to the Cultural Council for a 3 year term.

On a McNulty/Connor motion the Board unanimously voted 5-0 to accept the gifts and grants as listed herein, with said expenditures to be under the direction of the parties noted.



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Fund#	Amount	From	For/Purpose	Spending Authority
6090	\$101.00	Sri Shiva Temple Inc.	General drop off donation, Fire Prevention Gift Account	Fire Chief
4014	\$3500.00	MetroWest Health Internship	Internship for James Maguire	COA Director

On a Connor/McNulty motion the Board unanimously voted 5-0 to approve the ARPA projects as listed herein, with said expenditures to be under the direction of the parties noted.

Amount	From	For/Purpose	Spending Authority
\$680,000	Town of Bellingham ARPA funds	UST Removal Project	DPW

On a McNulty/Sahin motion the Board unanimously voted 5-0 to accept the September 26<sup>th</sup> and October 3<sup>rd</sup> minutes as submitted.

#### Old Business

Mr. Connor stated he would like to discuss making Cedar Hill a two way street again. The Board concluded that they would look to the safety officer for a recommendation as well as bring in the Cedar Hill residents for a discussion at the next meeting.

#### New Business

Mr. Fraine stated Don DiMartino the DPW Director will be retiring in late January early February and he would like to bring in the DPW Assistant Director, Jesse Riedel, to talk to the Board about being his replacement. Mr. DiMartino is recommending Jesse as his successor and Mr. Fraine is comfortable appointing Jesse but he feels it is important to have the Board involved and discuss the direction of the department. Mr. Fraine will invite Jesse into the next meeting.

#### Town Administrator's Report

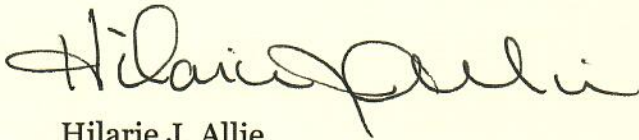
Mr. Fraine stated that now that Verizon has moved the utility poles needed to continue with the town center project the construction company will be getting as much work done as possible this fall with plans to finish in the spring.

Mrs. Grant stated she and Mr. Fraine attended a dedication of a 9-11 memorial at the police station this past week. She stated Officer Melanson worked extremely hard with the World Trade Center Artifact Group to secure a piece of metal from the World Trade Center that is secured on the memorial. She encouraged residents to stop by and have a look.

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On a McNulty/Sahin motion, the Board unanimously voted 5-0 to adjourn the meeting at 8:35 PM.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Hilarie J. Allie". The signature is fluid and written in dark ink.

Hilarie J. Allie  
Administrative Assistant