December 16, 2019

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

Jim Kupfer
Town Planner, Mr. Kupfer, stated he was there before the Board to see if they would move to adopt the newly updated Housing Production Plan. The current HPP is 5 years old and it is a state requirement that it be updated every 5 years. Once the Town reaches 10% of 40B affordable housing and if a current HPP is certified by the state, the Town is no longer required to accept applications. The Town is currently at 8.6% affordable housing. On a McNulty/Connor motion the Board unanimously voted to adopt the Town of Bellingham Housing Production Plan as submitted.

Kearsage Solar Facility Lease Agreement
Mr. Fraine stated that at a town meeting a few years ago the Town had voted to approve 50 acres of land be set aside for a solar facility and he was now looking for the Board to approve the lease agreement. Only 20 of the 50 acres will be used for the solar panels and the facility will generate $250,000 in revenue between the lease and the PILOT agreement. On a Martinis/Biagi motion, the Board unanimously voted to approve the 6-megawatt solar facility lease agreement between the Town and Kearsage.

On a Martinis/McNulty motion, the Board unanimously voted to approve the special employee status for Brian Irr under section 20B to allow him to work for the school department and continue to plow for the Town as he had been doing.

Investment Policy
Paul Redmond along with Mary MacKinnon presented to the Board an updated Investment Policy for the Town. Mr. Redmond stated he had been tasked with reviewing the current investment policy and making any necessary changes and/or updates to it. He stated that the last time the investment policy has been updated was 2005. He stated the Town currently has over 100 bank held checking and savings accounts spread of 12 different banks yielding an average of less than .5% annually. Mrs. McNulty asked if having these many accounts was typical. Mr. Redmond stated that it wasn’t unusual but
now would be a good opportunity for the Town to consolidate. When they were looking at updating the investment policy had three objectives; safety, liquidity and yield. Any changes made to the current policy will be rolled out in phases. The first phase will consist of changes being made to the long-term investments of the Town and they will seek help from an Investment Management Company compromised of a team of individuals that will be devoted to municipalities.

On a Biagi/McNulty motion, the Board unanimously voted to adopt the General Funds and Long-Term Funds Investment Policy Statements.

On a McNulty/Martinis motion the Board unanimously voted to authorize deficit spending for snow and ice removal for fiscal year 2020 as authorized by MGL chapter 44 section 31D.

**PJP Building**

Mr. Fraine stated the reason for this agenda item was to initiate some discussion as to the status of the building that formerly housed the PJP school. The building is now vacated but is secured with an alarm system and is primarily being used for storage. The furnace does not work, and the ceiling is in rough shape. Options would include demoing the building and using the area for additional parking for school functions as well as for baseball overflow parking. Another option discussed would be to move the Parks department to the building and to use the current Parks department building for storage. Mr. Fraine stated he would get the ball rolling on having firms prepare an accessibility study on the building.

On a McNulty/Martinis motion the Board unanimously voted to allow for the disposal of 3 surplus pumps that were purchased as spares before the filtration plan project.

On a Biagi/McNulty motion the Board unanimously voted to approve the November abatements for capital improvement charges, residential sewer, residential trash, and residential water in the amount of $4,672.61.

On a McNulty/Martinis motion the Board voted 4 in favor with Mr. Spencer abstaining to approve the November 18th and November 20th minutes as submitted.

**License Renewals**

On a Biagi/McNulty motion the Board unanimously voted to approve the Class II used car dealer licenses as submitted on the attached list.
On a McNulty/Martinis motion the Board unanimously voted to approve the Class III used auto parts licenses for John’s Used Auto Parts, Leo’s Used Auto Parts, Copart of CT (also including their Class II and Auctioneer’s license) and Bellingham Auto Sales (also including their Class I & Class II license).
On a McNulty/Biagi motion, the Board unanimously voted to approve the Common Victualler licenses on the attached list.
On a McNulty/Martinis motion the Board unanimously voted to approve the alcohol restaurant licenses as governed by the Alcohol Beverage Control Commission and any other licenses associated with those restaurants on the attached list.
On a Martinis/Biagi motion the Board unanimously voted to approve the VFW club all alcohol and other licenses pending submittal of a change in manager/officers & directors’ application.
On a Martinis/McNulty motion the Board unanimously voted to approve the Package Store All Alcohol & Package Store Beer and Wine licenses on the attached list.
On a Connor/Martinis motion the Board unanimously voted to approve the Second-Hand Dealers Licenses on the attached list.
On a Connor/Biagi motion the Board unanimously voted to approve Countryside Motel’s Motel License, Regal Entertainment’s Common Vic, Permit to Exhibit Motion Pictures & Automatic Amusement licenses; and Trudel’s Auction Gallery’s Auctioneer License and it’s Permit to Operate.
On a Martinis/McNulty motion the Board unanimously voted to approve the Bulk Storage permits on the attached list.
On a Biagi/McNulty motion the Board voted 3 in favor with Mr. Martinis & Mr. Connor opposing to approve the Common Victualler license for Subway, 170 Pulaski Blvd, allowing them to operate the current business pending an executed payment agreement with the treasurer/collector’s office. The terms of the agreement include 25% immediate down payment of all amounts due, the remainder to be paid in full within 12 months and all current bills must be kept in good standing. Under discussion Mr. Connor and Mr. Martinis did not agree with giving them 12 months to pay off their outstanding balances. Mrs. MacKinnon stated this is consistent with what the Town has been doing with other tax payers who were in arrears.
On a McNulty/Biagi motion the Board voted 3 in favor with Mr. Martinis & Mr. Connor opposing to approve the Bulk Storage Permit for the Firewood Shop, 1060 Pulaski Blvd, allowing them to operate the current business pending an executed payment agreement with the treasurer/collector’s office. The terms of the agreement include 25% immediate down payment of all amounts due, the remainder to be paid in full within 12 months and all current bills must be kept in good standing. Under discussion Mr. Connor and Mr. Martinis did not agree with giving them 12 months to pay off their outstanding balances. Mrs. MacKinnon stated this is consistent with what the Town has been doing with other tax payers who were in arrears.
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Mr. Fraine thanked the Bellingham Police Department and commended them on a job well done for collecting and stuffing their police car with toys for families in need to and allowing them to pick at toys for free at the station.

Mr. Martinis commented on the recent snow storm when the kids didn’t have a delay. He stated that the parking lot wasn’t ready for the students and staff and that the Town needs to keep that in mind when making the call on no school or a delay. Mr. Fraine stated that the timing of the storm was the problem and that the snow came down right during rush hour traffic.

Mr. Fraine along with Beth Cornell-Smith requested an executive session pertaining to a discussion on Contract Negotiations. All members of the Board were polled with all voting in the affirmative. The Board will not return to open session.

On a McNulty/Martinis motion, the Board unanimously voted to adjourn the meeting at 8:15 PM with no further business to be discussed at the conclusion of the executive session.

Respectfully Submitted,

Hilarie J Allie
Administrative Assistant