



TOWN OF BELLINGHAM

OFFICE OF TOWN CLERK

Bellingham Municipal Center
10 Mechanic Street
Bellingham, MA 02019

Town Clerk
Ann L. Odabashian

Tel.: 508-657-2830
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SPECIAL TOWN MEETING

OCTOBER 11, 2018 ADJOURNED

**TO NOVEMBER 14, 2018
AT 7:30 P.M**

**I hereby certify the following page 1 through 18 inclusive, are a true record
of the motions adopted by the voters of the Town of Bellingham at the Special
Town Meeting of November 14, 2018 at 7:30 PM.**

A true copy.

ATTEST:

**Ann L. Odabashian
Bellingham Town Clerk**

COMMONWEALTH OF MASSACHUSETTS

TOWN OF BELLINGHAM

**October 11, 2018
Adjourned to
November 14, 2018
at
7:30 P.M.**

ARTICLE 1. AMEND ARTICLE 1

To see if the Town will vote to amend Article 1 of the 2018 May Annual Town Meeting by reducing, adding to, deleting, amending appropriations or transferring funds from various sources into items within Article 1; or act or do anything in relation thereto.

(By: Board of Selectmen)

VOTED-The Town voted to amend Article 1 of the May 2018 Annual Town Meeting by raising and appropriating and transferring from available funds the amounts set forth in the table below for the purposes and from funding sources specified:

Department	Amount	Funding Source
137 Assessors Elected Salaries	\$3,600	Taxation
156 Tax Title Expenses	\$65,000	Taxation
189 Public Buildings Maintenance Expenses	\$58,000	Taxation
210 Police Department Expenses	\$51,948	Police Dept. Salaries

253 Plumbing And Gas Salaries	\$3,000	Taxation
220 Fire Dept. Salaries	\$ 21,000	Taxation
294 Tree Warden Expenses	\$100,000	Free Cash
750 Debt Service	\$396,790	Taxation

Motion carried by a 2/3 voice vote. (per General By-Law Section 4.07.100 adopted by the Town May 28, 1997)

(Recommended by Finance Committee)

ARTICLE 2. AMEND ARTICLE 2 – TRASH ENTERPRISE

To see if the Town will vote to amend Article 2 of the 2018 May Annual Town Meeting by reducing, adding to, deleting, amending appropriations or transferring funds from various sources into Article 2; or act or do anything in relation thereto.

(By: Board of Selectmen)

VOTED- The Town voted unanimously to amend the vote taken under Article 2 of the May 2018 Annual Town Meeting by transferring the following sums from Trash Retained Earnings: \$25,000 to Trash Enterprise salaries and \$175,000 to Trash Enterprise expenses.

(Recommended by Finance Committee)

ARTICLE 3. AMEND ARTICLE 3 – WATER ENTERPRISE to see if the Town will vote to amend Article 3 of the 2018 May Annual Town Meeting by reducing, adding to, deleting, amending appropriations or transferring funds from various sources into Article 3; or act or do anything in relation thereto.

(By: Board of Selectmen)

VOTED- The Town voted unanimously to amend Article 3 of the May 2018 Town Meeting by adding the sum of \$444,000 to pay expenses for Water Debt Service, said sum to be raised from Water Revenue.

(Recommended b Finance Committee)

ARTICLE 4. AMEND ARTICLE 4 – SEWER ENTERPRISE

To see if the Town will vote to amend Article 4 of the 2018 May Annual Town Meeting by reducing, adding to, deleting, amending appropriations or transferring funds from various sources into Article 4; or act or do anything in relation thereto.

(By: Board of Selectmen)

VOTED-Passed over.

ARTICLE 5. CAPITAL OUTLAY – (Expenditures \$50,000 & Over)

To see if the Town will vote to raise and appropriate a sum of money and to determine how such appropriation shall be raised, whether by transfer of available funds, by taxation, by borrowing or otherwise, and if by borrowing to authorize the issuance and sale of general obligation bonds or notes of the Town therefore for the purpose of financing the purchase, construction, reconstruction and/or engineering costs associated with various capital outlay items or improvements proposed by Town Departments, Boards or Committees; or act or do anything in relation thereto.

(By: Board of Selectmen)

VOTED- The Town voted to appropriate the sum of \$2,321,500 and to meet said appropriation, raise and appropriate, borrow and/or transfer from available funds in the treasury for the capital projects as indicated and described in the table below, including the payment of costs incidental or related thereto, said expenditures to be under the direction of the department(s) named in the table below; to authorize the Treasurer, with the approval of the Board of Selectmen, to borrow for the stated purposes indicated in the Funding Source column as 'Borrowing'; and that any premium received upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like

amount; and further to authorize the Board of Selectmen to enter into one or more lease purchase agreements for terms in excess of three years as may be appropriate to carry out the vote taken hereunder.

Projec	Department/Item	Amount	Funding Source
A	DPW Plow Truck	\$206,000	Macy/Sale of Real Estate
B	High School Phase 4 High School Roof Repair	\$95,000	Macy/Sale of Real Estate
C	BECP School HVAC	\$77,000	Macy/Sale of Real Estate
D	DiPietro School HVAC	\$77,000	Macy/Sale of Real Estate
E	Schools Chromebooks	\$65,000	Macy/Sale of Real Estate
F	Library Carpet replacement	\$60,000	\$55,100 Macy/Sale of Real Estate \$4,900 Free Cash
G	DPW Salt/Sand/Plow Truck	\$150,000	Free Cash
H	DPW Sweeper	\$48,500	\$243,000 for 5 yr lease, annual payment of \$48,500 from Stormwater Operating Budget

Project	Department/Item	Amount	Funding Source
I	DPW Vac Jet Truck	\$425,000	\$77,000 Water Retained Earnings \$212,500 Water Operating Budget \$88,000 Sewer Retained Earnings \$47,500 Free Cash
1	DPW Grove St. Standpipe Engineering	\$60,000	Water Retained Earnings
K	DPW Well 7 Rehabilitation	\$238,000	\$29,735 Water Retained Earnings \$208,265 Water Operating Budget
L	DPW Infiltration & Inflow Study	\$115,000	Sewer Retained Earnings
M	Schools Master Plan for Athletic Complex	\$50,000	Free Cash
N	Fire Department Pump Truck	\$655,000	Borrowing

Summary:	Macy/Sale of Real Estate	\$575,100
	Free Cash	\$252,400
	Water Retained Earnings	\$166,735
	Sewer Retained Earnings	\$203,000
	Water Operating Budget	\$420,765
	Storm water Operating Budget	\$48,500
	Borrowing	\$655,000

Total \$2,321,500

Project H:
(Amended to 5 year lease of DPW Sweeper to come from Storm water Operating budget not taxation as stated passed in the green pamphlet) Amendment passed unanimously.

Project M:
(Master Plan for Athletic Complex not recommended by Finance Committee)

Motion to waive a secret ballot is required by General By-Law Section 4.07.130 carried unanimously.

Motion carried by a 2/3 voice vote

(per General By-Law Section 4.07.100 adopted by town on May 28, 1997).

(Recommended by the Finance Committee)

ARTICLE 6. NON-CAPITAL OUTLAY EXPENDITURES
(Expenditures of Less Than \$50,000)

To see if the Town will vote to raise and appropriate a sum of money and to determine how such appropriation shall be raised, whether by transfer of available funds, by taxation, by borrowing or otherwise, and if by borrowing to authorize the issuance and sale of general obligation bonds or notes of the Town therefore for the purpose of financing the purchase of various non-capital outlay items or improvements proposed by Town Departments, Boards or Committees; or act or do anything in relation thereto.

(By: Board of Selectmen)

VOTED-The Town voted unanimously to appropriate from various funding sources, for the purposes and in the amounts set forth below for the purchase and equipping, as applicable, of various non-capital outlay items or undertaking of improvements proposed by Town Departments, Boards or Committees, including all incidental and related expenses.

Department	Capital Request	Amount	Funding Source
School Dept.	Entrapment Designs for High School	\$3,600	Free Cash
	Entrapment Designs for DiPietro School	\$2,800	Free Cash
	Entrapment Designs for Stallbrook School	\$4,200	Free Cash
Town Clerk	E-Poll Books & Hand Held Devices	\$21,285	Free Cash
Library	Security Camera System Upgrade	\$9,000	Free Cash
Fire Dept.	Computer Upgrades	\$15,550	Ambulance Receipts

Police Dept.	Replacement of Vehicles 401 in the amount of \$48,153, Vehicle 408 in the amount of \$48,285 and Vehicle 409 in the amount of \$45,390	\$141,828	Free Cash
DPW	Pick-up Truck to Replace Truck BW-1	\$42,000	\$28,700 From Water Retained Earnings \$13,300 From Sewer Retained Earnings
DPW	Purchase of Two Transit Vans for Facilities Operators	\$46,000	\$41,400 From Water Retained Earnings \$4,600 From Sewer Retained Earnings

(Recommended by Finance Committee)

ARTICLE 7. AMEND GENERAL BY-LAWS, CHAPTER 71-6: (Revolving Funds)

To see if the Town will vote pursuant to G.L. c.44, §53E½ to: (1) establish revolving funds for the Inspectional Services Department and the Department of Public Works, and for such purposes, to amend Part 1, Chapter 71: Financial Affairs of the General Bylaws of the Town by inserting at the end of the chart set forth in Section 71-6(E) the bold, italic rows set forth below; and further (2) to amend said chart by increasing the annual expenditure limit for the Conservation Commission from \$15,000 to \$50,000 or act or do anything in relation thereto.

<u>FUND</u>	<u>REVENUE SOURCE</u>	<u>AUTHORITY TO SPEND FUNDS</u>	<u>USE OF FUNDS</u>	<u>SPENDING LIMIT</u>	<u>RESTRICTIONS AND/OR COMMENTS</u>	<u>OTHER REQUIREMENTS/REPORTS</u>	<u>FISCAL YEARS</u>
<u>INSPECTIONAL SERVICES</u>	<u>INSPECTIONAL FEES</u>	<u>BUILDING COMMISSIONER</u>	<u>ADDITIONAL INSPECTIONAL SERVICES AND EQUIPMENT</u>	<u>\$35,000</u>			<u>FISCAL YEAR 2019 AND SUBSEQUENT YEARS</u>
<u>DPW</u>	<u>PARKING FEES FOR SILVER LAKE AND ARCAD PARK</u>	<u>TOWN ADMINISTRATOR</u>	<u>SALARIES AND EXPENSES DIRECTLY RELATED TO THE PARK OPERATIONS</u>	<u>\$40,000</u>			<u>FISCAL YEAR 2019 AND SUBSEQUENT YEARS</u>

(By: Board of Selectmen)

VOTED- The Town voted unanimously pursuant to G.L. c. 44§53E¹/₂ to: (1) establish revolving funds for the Inspectional Services Department and the Department of Public Works, and for such purposes, to amend Part 1, Chapter 71- 6 (E): Financial Affairs of the General Bylaws of the Town by inserting the chart set forth in the Report and Recommendations of the Finance Committee; and further (2) to amend said chart by increasing the annual expenditure limit for the Conservation Commission from \$15,000 to \$50,000.

<u>FUND</u>	<u>REVENUE SOURCE</u>	<u>AUTHORITY TO SPEND FUNDS</u>	<u>USE OF FUNDS</u>	<u>SPENDING LIMIT</u>	<u>RESTRICTIONS AND/OR COMMENTS</u>	<u>OTHER REQUIREMENTS/REPORTS</u>	<u>FISCAL YEARS</u>
<u>INSPECTIONAL SERVICES</u>	<u>INSPECTIONAL FEES</u>	<u>BUILDING COMMISSIONER</u>	<u>ADDITIONAL INSPECTIONAL SERVICES AND EQUIPMENT</u>	<u>\$35,000</u>			<u>FISCAL YEAR 2019 AND SUBSEQUENT YEARS</u>
<u>DPW</u>	<u>PARKING FEES FOR SILVER LAKE AND ARCAD PARK</u>	<u>TOWN ADMINISTRATOR</u>	<u>SALARIES AND EXPENSES DIRECTLY RELATED TO THE PARK OPERATIONS</u>	<u>\$40,000</u>			<u>FISCAL YEAR 2019 AND SUBSEQUENT YEARS</u>

(Recommended by Finance Committee)

ARTICLE 8. REVOLVING FUNDS

To see if the Town will vote to authorize the total expenditures for the following revolving fund pursuant to G.L. c. 44 §53E¹/₂ for fiscal year 2019 to be expended in accordance with the bylaws; or act or do anything in relation thereto.

<u>FUND</u>	<u>SPENDING LIMIT</u>
Inspectional Services	\$35,000
DPW	\$40,000
Conservation Commission	\$50,000

(By: Building Commissioner, DPW,
Conservation Commission)

VOTED- The Town voted unanimously to authorize the total expenditures for the following revolving funds pursuant to G.L. c. 44§53E¹/₂ for the fiscal year 2019 to be expended in accordance with the General Bylaws of the town;

<u>FUND</u>	<u>SPENDING LIMIT</u>
Inspectional Services	\$35,000
D.P.W.	\$40,000
Bellingham Conservation Commission	\$50,000

(Recommended by Finance Committee)

ARTICLE 9. COOKS LANE PERMANENT ROADWAY EASEMENTS

To see if the Town will vote to accept Cooks Lane as a public way as laid out by the Board of Selectmen, and to authorize the Board of Selectmen to acquire by gift, purchase, and/or take by eminent domain permanent roadway, drainage and utility easements and to accept a deed or deeds to the Town for said easements as shown on plans titled "Taking Plans Located at Cooks Lane Bellingham MA Prepared for the Town of Bellingham Department of Public Works" prepared by Land Planning, Inc., dated July 28, 2016; copies of which will be on file with the Town Clerk's Office 14 days before the Town Meeting; and to raise and appropriate or transfer from available funds a sum of money for the purposes of this Article including any related expenses; or act or do anything in relation thereto.

(By: DPW Director)

VOTED- The Town voted to accept Cooks Lane as a public way as laid out by the Board of Selectmen, and to authorize the Board of Selectmen to acquire by gift, or take by eminent domain permanent roadway, drainage and utility easements and to accept deed or deeds to the Town for said easements as shown on plans titled "Taking Plans Located at Cooks Lane Bellingham MA Prepared for the Town of Bellingham Department of Public Works" prepared by Land Planning, Inc., dated July 28, 2016; copies of which were on file with the Town Clerk's Office 14 days before the Town Meeting.

Motion carried by a 2/3 voice vote. (per General By-Law section 4.07.100 adopted by the Town May 28, 1997).

(Recommended by Finance Committee)

ARTICLE 10. CHARLES RIVER GROVE DRAINAGE EASEMENTS & PARCEL ACQUISITION

To see if the Town will vote to authorize the Board of Selectmen to acquire by gift, purchase, and/or take by eminent domain permanent drainage easements and to accept a deed or deeds to the Town to allow for the improvement to the storm drain system in First, Second, Third, Fourth, and Middle Ave. as shown on plans titled "Drainage Easement Plan Charles River Grove, Bellingham, Massachusetts" prepared by Borderland Engineering, Inc., dated July 23, 2018, copies of which will be on file with the Town Clerk's Office 14 days before the Town Meeting; and authorize the Board of Selectmen to acquire by gift, purchase, and/or take by eminent domain and to accept a deed or deeds to the Town all of parcels noted on the Tax Assessor's records as Map 40 Parcels 82, 109, and 110 to allow for improvement to the storm drain system and to establish ownership of traveled ways in First, Second, Third, and Middle Avenue; and to raise and appropriate or transfer from available funds a sum of money for the purposes of this Article including any related expenses, or act or do anything in relation thereto.

(By: DPW Director)

Voted-Passed over

ARTICLE 11. ZONING BYLAW AMENDMENT – HARTFORD AVENUE

To see if the Town will vote to amend its Zoning Bylaw and Zoning Map in accordance with, Attachment 1 and, as follows:

79 Hartford Avenue, Assessors Map 28-7, from the existing zoning districts of Business 2, Agriculture, and Suburban District to the Industrial District; or act or do anything in relation thereto.

(By: Planning Board)

Voted-By hand count

Yes-87	No-102	Total-189
2/3 of 189 being 126 Motion Failed		

(Recommended by Finance Committee)

Article 12. ZONING BYLAW AMENDMENT – FARM STREET

To see if the Town will vote to amend its Zoning Bylaw and Zoning Map in accordance with, Attachment 1 and, as follows:

Amending the zoning district to change the zoning of the following addresses from the Industrial District to the Suburban District: 163 Farm Street, Assessors Map and Parcel 7-10; 167 Farm Street, Map and Parcel 7-9; 176 Farm Street, Map and Parcels 7-3 and 2-1; 185 Farm Street, Map and Parcel 7-7; 205 Farm Street, Map and Parcel 7-6; and Farm Street Map and Parcels 7-2, 7-8, 7-8A, 7-11, and 7-11A; or act or do anything in relation thereto.

(By: Planning Board)

Voted-Town voted to amend its Zoning Bylaw and Zoning Map in accordance with, Attachment 1- Zoning Map, all as written in the report and recommendations of the Finance Committee.

Motion carried by a 2/3 voice vote. (per General By-Law section 4.07.100 adopted by the Town May 28, 1997).

(Recommended by Finance Committee)

(Recommended by Planning Board)

ARTICLE 13. ZONING BYLAW AMENDMENT – MAPLE STREET

To see if the Town will vote to amend its Zoning Bylaw and Zoning Map in accordance with, Attachment 1 and, as follows:

Amending the zoning district at the following addresses from the Industrial District to the Suburban District: 118 Maple Street, Assessors Map and Parcel 20-63; 136 Maple Street, Map and Parcel 26-7; 146 Maple Street, Map and Parcel 26-6; 151 Maple Street, Map and Parcel 26-2AA; 160 Maple Street, Map and Parcel 26-9; 161 Maple Street, Map and Parcel 26-1; 164 Maple Street, Map and Parcel 26-10A; 166 Maple Street, Map and Parcel 26-11; 169 Maple Street, Map and Parcel 26-1A; 170 Maple Street, Map and Parcel 26-10; 174 Maple Street, Map and Parcel 26-10B; 186 Maple Street, Map and Parcel 32-7; 231 Maple Street, Map and Parcel 32-3A; 235 Maple Street, Map and Parcel 32-3+; Maple Street, Map and Parcels 32-10, 32-9, 32-8, 32-5A, 26-6A, 26-03, 32-05, 20-62, 20-64, 20-61; or act or do anything in relation thereto.

(By: Planning Board)

Voted- The Town voted to amend its Zoning Bylaw and Zoning Map in accordance with, Attachment 1 - Zoning Map, all as written in the report and recommendations of the Finance Committee.

Motion carried by a 2/3 voice vote. (per General By-Law section 4.07.100 adopted by the Town May 28, 1997).

(Recommended by Finance Committee)

ARTICLE 14. DOWNTOWN RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT

To see if the Town will vote to amend the Establishment of districts 240-28A(2) to read:

In addition, there are nine overlay districts: Floodplain District as established § 240-110, Water Resource District as established at § 240-132, Adult Use Districts No. 1 and No. 2 as established at Article XXII of this chapter, the Mill Reuse Overlay District as established at Article XXIII, the Wethersfield Overlay District as established at Article XXVII; The Hartford Avenue Overlay District, established under Article XXVI, the 55+ Active Adult Overlay District, as established at Article XXVIII of this chapter, and the Downtown Residential Development Overlay District, as established at Article XXIX of this chapter.

To create an overlay district entitled Downtown Residential Development Overlay District to read:

ARTICLE XXIX DOWNTOWN RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT

A. Purpose:

It is the purpose of this section to establish a Downtown Residential Development Overlay District (DRDOD). Through the application of creative site planning, the establishment of the DRDOD will provide a supportive setting for the development of a mixture of small lot upscale single-family residences and townhomes in a village type setting; one that is in close proximity to the downtown area whose establishments would benefit from the patronage that these new residences would provide. The processes adopted hereunder will ensure that development within the DRDOD will be balanced with the public health, safety and welfare.

A Special Permit from the Planning Board shall be required for all projects proposed under the DRDOD Bylaw.

Except as otherwise set forth in this Article XXIX, no provision in Article XXIX may be construed to supersede or otherwise alter or amend the bylaws pertaining to the use of land in the underlying district. Rather Article XXIX is intended to supply an alternative for those who elect to submit a Special Permit application

under the provisions of this DRDOD Bylaw, in which case the provisions and requirements of the DRDOD Bylaw shall apply, and not the provisions and requirements of the underlying district, except as specifically stated in the DRDOD Bylaw.

Overlay District – The DRDOD shall consist of the following properties, as identified on the Assessor's Maps maintained by the Town and map attached:

Assessor Parcel 0051-0013-00

B. Definitions:

Special Permit Granting Authority (SPGA) – The SPGA shall be the Planning Board whose review of Special Permit Applications submitted hereunder shall be based upon the considerations of Article IV. Special Permits; along with other specifically designated criteria contained in this DRDOD Bylaw.

C. Permitted and Prohibited Uses:

The following uses and structures are allowed in the DRDOD. All other uses not expressly permitted shall be prohibited from use of the overlay district.

1. Single-family Dwellings
2. Townhouse Dwellings
3. Accessory uses and structures that are customarily incidental and accessory to the above described residential uses.

The number of Townhouse Dwellings in the DRDOD shall not exceed forty percent of the total number of units allowed in the DRDOD.

D. Inclusionary Housing: The DRDOD is exempt from Bellingham Zoning Bylaw Article XXV. Inclusionary Housing.

E. Land Disposition: Single-family Dwellings shall be on individual house lots as is typical of residential subdivisions. Townhouse Dwellings shall be on land that is held in common ownership as is typical of condominiums.

F. Standards and other Rules and Regulations: The following standards, rules and regulations, which vary from the underlying zoning, shall apply to any Single-family Dwelling development proposed under the DRDOD Bylaw.

1. ***Density:*** A maximum of 6 residential units per 40,000 square feet of area to be developed as Single-family Dwellings less area to be set aside as open space.
2. ***Dimensional Requirements:*** The following dimensional requirements shall apply to Single-family Dwellings in the DRDOD:

- a. Minimum Lot Area: 5,000 s.f.
- b. Min Frontage: 70 ft.
- c. Min Front Yard: 20 ft.
- d. Min Side Yard: 10 ft.
- e. Min Rear Yard: 20 ft.
- f. Max. Building Height: 37 ft.,
- g. Minimum separation between buildings shall be 20 feet.

The following standards, rules and regulations, which vary from the underlying zoning, shall apply to any Townhouse Dwelling development proposed under the DRDOD Bylaw.

1. Density: A maximum of 8 residential units per 40,000 square feet of area to be developed as Townhouse Dwellings less area to be set aside as open space.

2. Dimensional Requirements: The following dimensional requirements shall apply

to Townhouse Dwellings in the DRDOD:

- a. Min Front Yard: 30 ft.
- b. Min Side Yard: 25 ft.
- c. Min Rear Yard: 20 ft.
- d. Max. Building Height: 37 ft.,
- e. Minimum separation between buildings shall be 40 feet.

All other applicable standards, rules and regulations, performance requirements and dimensional requirements in the zoning bylaw shall be applicable.

3. Traffic and Pedestrian Safety:

Interior Design – The design of the proposed development shall ensure safe interior circulation within its site with adequate ingress and egress as well as separation of pedestrian, bike ways, and vehicular traffic. The principal roadways serving the site shall be designed to conform to standards of the Town, as established by the Town's Subdivision Rules and Regulations, subject to waiver by the Planning Board, after review and guidance by emergency services and the Department of Public Works, upon a showing of good cause by the Applicant.

Internal ways providing access and egress for the development shall be determined to be "roadways" for the purpose of the interpretation of this

DRDOD Bylaw. This shall include the provision of adequate access for bikeway and pedestrian traffic to the downtown commercial community.

Emergency Access – All applications must demonstrate that, in the opinion of the Bellingham Fire Department, there is adequate accommodation for emergency vehicles throughout any proposed project.

4. Parking:

Dwellings – A minimum of two spaces per dwelling unit, except for Townhouse Dwellings which shall provide a minimum of 1.5 spaces per dwelling unit.

Other amenities – The Planning Board shall have the ability to review any other uses and to determine the number of required spaces, if any.

Waiver – The Planning Board may reduce the required number of parking spaces based upon factors which may warrant a reduction in number of parking spaces such as but not limited to walkability, shared spaces, or other recognized standards warranting a reduction in parking.

All off-street parking areas for five or more cars shall be at least twenty (20') feet from a project roadway and shall be adequately screened from a public right of way. However, the Planning Board may allow off-street parking lots to be located closer than 20 feet of an internal roadway in the development based upon factors which may warrant such a reduction, such as but not limited to buffers, environmental impacts and the proximity of nearby buildings.

5. Open Space Requirement

Any proposal under this DRDOD Bylaw is required to reserve and restrict no less than 40% of the entire site for open space purposes. Such open space shall be shown on a site plan and may include outdoor recreational (passive or active) activities. Such open space will be conditioned as preserved in perpetuity.

G. Impact Contribution:

Whereas the scope and magnitude of the project will impact the town in a measurable way the developer through a public services impact study shall provide recommended potential structural and nonstructural improvements that the Town could consider to insure public services properly and adequately accommodate the new development. Such services under review shall include but is not limited to traffic, school, emergency services, water and sewer.

H. Pre-Application Review:

The DRDOD is exempt from Development Plan Approval under Section 240-16 of the Zoning Bylaw. However, any applicant for a Special Permit under this DRDOD Bylaw is urged to meet with the Planning Board staff prior to the submission of a Special Permit Application under the DRDOD Bylaw.

I. Required materials

Notwithstanding the lack of formal Development Plan Approval, all applications for a Special Permit hereunder shall include all plans and materials required under Development Plan Approval as listed in Section 240-17 of the bylaw. Additionally, where no subdivision is sought, as in the case of Townhouse Dwellings, the Applicant shall provide any and all other plans that are required under the Town's Subdivision Rules and Regulations as they apply to roadways, utilities, storm water facilities and other elements of required utilities and infrastructure.

**(By: Petitioner – Kevin Lobisser
31 Whitewood Road
Milford, MA 01757)**

Voted-The Town voted to amend its Zoning Bylaw, Article V, Section 240 subsection 28, paragraph (A), bullet 2, the Establishment of districts and to create an overlay district entitled Downtown Residential Development Overlay District and to amend the Zoning Map in accordance with Attachment 1- Zoning Map all as written in the report and recommendations of the Finance Committee.

With the following exceptions:

Item A "Purpose" add the following to the 4th paragraph Overlay District: "All but the Industrial Zoned portion of Parcel 0051-0013-00."

Item F2 "Dimensional Requirements" change subsection E to read: Minimum separation between Townhouse buildings shall be 40ft.

Item F4 "Parking" Delete the following text "except for Townhouse Dwellings which shall provide a minimum of 1.5 spaces per dwelling unit."

Item F4 "Waiver" Delete this section.

Item F4 "Other Amenities" delete this section.

Item F5 "Open Space Requirements" add the following: Prior to the submission for Special Permit the applicant shall meet with the Conservation Commission so they can evaluate the Open Space component of this submission. The Conservation Commission shall provide their recommendation to the Planning Board prior to the Planning Board's first hearing on the proposal.

Item H "Pre-Application Review" Replace "is urged to" with "shall".

Voted-By hand count

**Yes-75 No-28 Total-103
2/3 of 103 being 69 Motion Passed**

(Recommended by Finance Committee)

ARTICLE 15. STABILIZATION FUND

To see if the Town will vote to raise and appropriate or transfer from available funds a sum of money for the purpose of funding the Stabilization Fund; or act or do anything in relation thereto.

(By: Finance Committee)

Voted- The Town voted unanimously to transfer the sum of \$500,000 from Free Cash to the Stabilization Fund.

(Recommended by Finance Committee)

ARTICLE 16. UNPAID BILLS

To see if the Town will vote to raise, appropriate or transfer a sum of money for the payment of certain unpaid bills of a prior fiscal year; or act or do anything in relation thereto.

(By: Finance Committee)

No unpaid bills

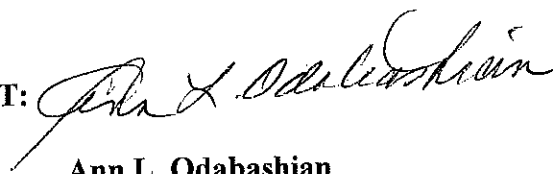
Voted-Passed Over

Meeting adjourned at 10:47 PM

P-1	P-2	P-3	P-4	P-4A	P-5	TOTAL
58	69	29	16	17	17	206

A true record.

ATTEST:



**Ann L. Odabashian
Bellingham Town Clerk**