

**TOWN OF SOMERSET, MA**  
**Special Town Meeting**  
**September 25, 2017**

The Special Town Meeting of September 25, 2017, was called to order by the Moderator Lucia Casey at 6:11 pm and the Pledge of Allegiance was led by the Moderator.

**Article 1:** To see if the Town will vote to amend the Somerset Zoning By-law to allow hotels, motels, and lodging houses in a Limited Business District by amending By-law section 4.2.1(c) so that as amended it will read as follows:

	Res.	Bus.	Ltd. Bus	Open Rec.	Ind.	Lt. Ind.
<b>C. Transient accommodations:</b>						
hotel, motel, lodging house	No	Yes	Yes	No	No	No

*The Planning Board unanimously recommends that the Town so vote.*

*The Advisory & Finance Committee by majority recommends that the Town so vote. (Vote: 6-1)*

A motion was made by Selectman McNamara and seconded by Selectman Moniz that the Town vote to amend the "Somerset Zoning By-law", as set forth in Article 1.

Discussion followed by Ms. McNamara; Marc Landry, Developer; Lena Dwyer, Lepes Rd. resident; Matthew Aspden, Kaufman Rd. resident; Luke Biello, Lepes Rd. resident; Scott Jepson, Fire Chief; John Tripp, resident. Following discussion, the Moderator called for a vote on the motion. As Zoning articles requiring 2/3 vote, a standing counted vote was called for by the Moderator. Yes – 308, No – 16 The Moderator declared that Article 1 passed.

**Article 2:** To see if the Town will vote to amend the Somerset Zoning By-law to increase the maximum building height allowed in Business and Limited Business Districts for certain buildings by amending the Table of Use Regulations contained in By-law section 5.2 so that the horizontal column for "Maximum Building Height in Feet" is amended to include the words "See Note 7" under the existing figures in the boxes for "Other Permitted Uses in a Business District" and "Other Permitted Uses in a Limited Business District" and by adding a new "Note 7" after the existing notes at the end of the Use Table, to read as follows:

- 7. In Business and Limited Business Districts, hotels, motels, and lodging houses are allowed to have a maximum building height of 45 feet.

*The Planning Board unanimously recommends that the Town so vote.*

*The Advisory & Finance Committee unanimously recommends that the Town so vote.*

A motion was made by Selectman McNamara and seconded by Selectman Moniz that the Town vote to amend the "Somerset Zoning By-law", as set forth in Article 2.

Discussion followed by Ms. McNamara. In the absence of further discussion, the Moderator called for a standing, counted vote. Yes – 301, No-2 The Moderator declared that Article 2 passed.

**Article 3:** To see if the Town will vote to amend section 5.2 of the Somerset Zoning By-law so that the last box in the horizontal column under "Dimensional Control", which currently reads "Maximum Height, Towers, Water Tanks, Antennae, Spires, Chimneys in feet", is amended to read "Maximum Height, Towers, Water Tanks, Antennae, Spires, Chimneys, Mechanical Equipment and Screening of Mechanical Equipment, and similar structures, in feet".

*The Planning Board unanimously recommends that the Town so vote.*

*The Advisory & Finance Committee unanimously recommends that the Town so vote.*

A motion was made by Selectman McNamara and seconded by Selectman Moniz that the Town vote to amend the "Somerset Zoning By-law", as set forth in Article 3.

Discussion followed by Selectman McNamara. In the absence of further discussion, the Moderator called for a standing, counted vote. Yes – 320, No – 1 The Moderator declared that Article 3 passed.

A motion was made by Selectman Moniz and seconded by Selectman McNamara that there be no reconsideration of Articles 1 – 3. The moderator declared that the motion carried by a nearly unanimous vote with 1 negative.

**Article 4:** To see if the Town will vote to raise, appropriate, and/or transfer from available funds a sum of money necessary to carry out the changes for Fiscal Years 2017 and 2018 in the collective bargaining agreement between the Town of Somerset and Local 2649 of the International Association of Firefighters.

*The Advisory & Finance Committee unanimously recommends that the Town vote to appropriate the sum of \$232,000.00 for the purpose of this article and that said sum be transferred from Undesignated Surplus.*

A motion was made by Selectman Moniz and seconded by Robert Lima that the Town vote to appropriate the sum of \$232,000.00 for the purposes of this article and that said sum be transferred from Undesignated Surplus.

Discussion followed by Selectman Moniz. In the absence of further discussion the Moderator called for the vote. The Moderator declared Article 4 passed by a unanimous vote.

**Article 5:** To see if the Town will vote to raise, appropriate and/or transfer from available funds a sum of money for the purpose of funding the Building Inspector position an additional 9 hours per week for Fiscal Year 2018, or take any other action relative thereto.

*The Advisory & Finance Committee unanimously recommends that the Town vote to appropriate the sum of \$10,550.00 for the purpose of this article and that said sum be transferred from Undesignated Surplus.*

A motion was made by Selectman Berube and seconded by Selectman Moniz that the Town vote to appropriate the sum of \$10,550.00 for the purposes of Article 5 and that said sum be transferred from Undesignated Surplus.

Discussion followed by Selectman Berube. In the absence of further discussion, the Moderator called for the vote. The Moderator declared Article 5 passed by a unanimous vote.

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**Article 6:** To see if the Town will vote to raise, appropriate and/or transfer from available funds a sum of money to match an Economic Development Administration grant to develop an Integrated Water Resource Management Plan and investigate the establishment of a Wastewater District.

*The Advisory & Finance Committee unanimously recommends that the Town vote to appropriate the sum of \$475,000.00 for the purpose of the article and that said sum be transferred from the available funds raised by the Water and Sewer Enterprise Fund Retained Earnings.*

A motion was made by Commissioner Scott O'Brien and seconded by Robert Lima. Discussion followed by Mr. O'Brien; Bruce Coray, resident; Ron Deston, resident; and Robert Lima. In the absence of further discussion, the Moderator called for the vote. The Moderator declared that Article 6 carried by unanimous vote.

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**Article 7:** To see if the Town will vote to raise, appropriate, and/or transfer from available funds a sum of money to match an Economic Development Administration grant for a Master Plan update and Economic Development Plan supplement to the Master Plan.

*The Advisory & Finance Committee recommends that the Town vote to appropriate the sum of \$75,000.00 for the purpose of the article and that said sum be transferred from Undesignated Surplus.*

A motion was made by Selectman Berube and seconded by Selectman Moniz that the Town vote to appropriate \$75,000.00 for the purpose of Article 7 and that said sum be transferred from Undesignated Surplus.

Discussion followed by Selectman Berube and resident Ron Deston. In the absence of further discussion, the Moderator called for the vote. The Moderator declared Article 7 passed by a majority voice vote.

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**Article 8:** "The below resident of Somerset are displeased with the actions of the Somerset Board of Selectmen who disbanded the Somerset Cable Advisory Committee. The committee has the everyday knowledge of the agreement with Comcast, and acts as our "ombudsman" with Comcast, and can quickly and more efficiently handle problems that occur for residents of the Town of Somerset, than the Board of Selectmen or their office who have other important business to handle. The Cable Advisory committee knows the terms and conditions as it is its only job. We wish the Cable Advisory Committee reinstated, and funded as necessary, to continue its job of overseeing that Comcast obeys its agreement, and provides the residents with services we pay for", as petitioned.

Motion made by Mr. Jerome Waksler (petitioner) and seconded by Lloyd Mendes that the Town vote to reinstate the Cable Advisory Committee. Discussion followed by Mr. Waksler, Selectman Berube, Joe Quinn, John Clorite, Selectman Moniz, and Lori Belche. In the absence of further discussion, the Moderator called for a vote. The Moderator declared that Article 8 failed by majority voice vote.

A motion was made by Selectman Moniz and seconded by several from the floor to dissolve the Special Town Meeting of September 25, 2017, at 7:19 pm. The Moderator declared that the motion carried by a unanimous voice vote.

Attendance: 345

A true copy attest;

Dolores Berge, CMMC  
Town Clerk