



BELLINGHAM PLANNING BOARD

10 MECHANIC STREET
BELLINGHAM, MASSACHUSETTS 02019
(508) 657-2892 PlanningBoard@bellinghamma.org

Meeting Minutes **Thursday, February 25, 2021** **7:00 pm**

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place. **This meeting will be via the Zoom online option; see information and instructions at the end of the agenda.**

Present at the Meeting:

William F. O'Connell Jr. (WFO), Chairman
Brian T. Salisbury (BTS), Vice Chairman
Dennis J. Trebino (DJT), Member
Philip M. Devine (PD), Member
Elizabeth Berthelette (EB), Member

Other Officials:

James S. Kupfer (JSK), Town Planner and Zoning Compliance Officer
Amy Sutherland (AS), Planning Board Coordinator

Chairman O'Connell opened the zoom meeting at 7:00 pm.

Continuation Hearing 0 South Maple Street:

Development Plan Approval, § 240-54, Stormwater Management, and §240-60, Flexible Parking Options Special Permit.

The Chairman opened the hearing for 0 South Maple Street.

The Chairman acknowledged that there is no relation between him and the Engineer Steven O'Connell.

The Town Planner provided a draft decision. There was an updated plan revision.

Turning Point Engineer, Steve O'Connell was present. A screen share was provided showing the most recent revisions. One of the revisions was an additional fire hydrant on site near the driveway. There was also landscaping added near the loading platform. The applicant client was provided with the draft decision and they have no comments. Town Counsel has reviewed the decision. There was language added to condition #19 "Any change of

use or increase of intensity of the permitted use may require a public hearing to either modify the existing permit or to issue a new permit.” This decision was reviewed by town counsel.

On a motion made by Brian Salisbury, seconded by Philip Devine, the Board voted by Roll Call to close the hearing for 0 South Maple Street.

Roll Call Vote:

William F. O’Connell Jr.	aye
Brian T. Salisbury	aye
Dennis J. Trebino	aye
Philip M. Devine	aye
Elizabeth Berthelette	aye

On a motion made by Brian Salisbury, seconded by Dennis Trebino, the Board voted by Roll Call to approve the decision as amended for 0 South Maple Street Development Plan and Stormwater Management Permit.

Roll Call Vote:

William F. O’Connell Jr.	aye
Brian T. Salisbury	aye
Dennis J. Trebino	aye
Philip M. Devine	aye
Elizabeth Berthelette	aye

On a motion made by Brian Salisbury, seconded by Philip Devine, the Board voted by Roll Call to approve the decision as amended for 0 South Maple Street Development for the Flexible Parking Special Permit.

Roll Call Vote:

William F. O’Connell Jr.	aye
Brian T. Salisbury	aye
Dennis J. Trebino	aye
Philip M. Devine	aye
Elizabeth Berthelette	aye

Continuation Hearing Red Mill on the Charles:

The Chairman opened the continued hearing for Red Mill on the Charles.

The team for Red Mill was present. The Town Planner informed the Board that the applicant needs to still provide information relative to the earth removal permit. The applicant communicated that the road layout plan has been updated. There has also been the addition of a second large basin. This was shown on the share screen. This basin would be a benefit to the town. The inclusion of the larger basin will be part of the final revision to the site layout plan. The Engineer explained that there is a perennial stream which runs through the site and to date the wetland protection act allows this to be disturbed or utilized when it is already degraded riverfront area. This site has been extensively disturbed. The applicant is proposing to alter 13.5% of the riverfront area on site. The challenge is proving that these degraded areas are completely devoid of topsoil which is what defines them as degraded. To streamline the commissions review, the applicant has decided to use the 10% provision in the wetland

protection act. This allows the applicant to alter up to 10% of the overall riverfront area. Those areas were shown in the screen share. The result of this change is that Road D has a single intersection point with Road A and is a lollipop shape. There will also be an open basin that is further away from the resource areas. Another change to the plan is the loss of some of the lots (net loss of 3 lots). The change of plan also triggers another waiver. The new waiver is for the number of units served by a dead-end road. There will be 33 units served by the lollipop road. This will be a total of six waivers requested. The client would like to add a total of 9 townhomes to offset the loss of the 3 lots. This will be three triplexes near the Open Space A2. This was shown on the screen share. The change to Road D has resulted in some additional Open Space. There will be about 44.5 % of the site preserved as Open Space. This is above the requirement of 40%. This second basin would allow a significant portion of South Main Street to be mitigated. This will assist the town with the MS4 requirements. This change has essentially added about 8 acres of impervious area to be treated. The next items discussed were the street trees, sidewalk, and light poles. The screen share showed the sidewalk alignment and the light poles. The cross walk was moved to the outside curve noted on the plan to allow for maximum sight distance for pedestrian crossing. The boulevard island has also been moved beyond the Lincoln driveway to create a sense of arrival. The pavement width has been widened to 38 ft to accommodate the 6 ft wide boulevard. The applicant will be utilizing the existing vegetation on site wherever possible. The lighting will include a 10 ft. mounting height which is a led fixture. This will be a decorative fixture. At each of the individual houses there will be ambient lighting.

The Board is in receipt of an updated waiver request letter dated February 12, 2021. Waiver request #1 is from Section 245-13D.(2)(a) which requires a detention basin walls in a cut area shall not exceed 3:1, those in a fill situation shall not exceed 4:1 slopes, The initial waiver request was for 3:1 basin slopes in all fill areas. The waiver request was revised on January 12, 2021 for 3:1 slope in all basin fill areas with the exception of the exterior fill slope of the off-site basin on town land, where 2:1 fill slope was proposed. The plans were currently revised to decrease the 2:1 basin slope, as requested by the Conservation Commission. Therefore, the original waiver request for 3:1 basin fill slope still applies. The new waiver #6 is from Section 245-12C.(1) which requires dead-end street shall provide access to no more than 12 potential dwelling units. The new waiver request is made due to modifications to Road D, per request by the Conservation Commission to reduce the amount of resource area impact. Road D would provide access to 33 units.

The hearing was opened to questions from the members. A question was asked about the open basin versus the underground basin where the park would have gone. The applicant communicated that through discussion with DPW Director it was his preference to maintain the open basin. There is a concern about the basin being very close to the residential lots. The basin will not be visible from the street. This will be a three-way fence around the basin. This is will be further discussed with the Conservation Commission. The applicant explained that the basin

will be behind the residential units. The Board would like to see if other options could be explored since the recreational area is lost. There was a suggestion to consider a one-time payment to improve the recreational sites throughout the town. The applicant communicated that if there is playground equipment throughout town which needs to be fixed, this can be a possibility. This can be discussed further. The rational of the triplex was discussed. A question was asked if instead of the triplex, could the three lots go in the noted location along with the recreational area. The applicant responded that the passive recreation would not do well there due to the slope. The single-family homes would stick out and would not have continuity to the other homes. A suggestion was made to have small hiking trails on site along the corridor. There could be signage for a trailhead. The applicant thinks this is a good idea and it lends itself to a nature environment. A question was asked about the change to the sidewalk. The applicant responded that this is a safety issue and the goal was to keep pedestrians from the truck traffic into Lincoln properties. It was suggested to have the sidewalk continue to the end. It was recommended to extend the sidewalk on both sides at mechanic street which would be only about 200 ft. The applicant has no issue putting in a double sidewalk at the entrance. There will be signage with pedestrian crossing sign facing Lincoln properties. A sign will indicate that there will be a “no truck sign” onto Road A. The Board would like to have the applicant provide color rendering of the green space on site. There will be 87 acres and of those 44 acres will be completely wooded. The next step is to have the applicant update the plan set and submit the earth removal permit. It is recommended that the hearing be continued to April 8, 2021.

On a motion made by Brian Salisbury, seconded by Elizabeth Berthelette, the Board voted by Roll Call to continue the hearing for Red Mill on the Charles to April 8, 2021.

Roll Call Vote:

William F. O’Connell Jr.	aye
Brian T. Salisbury	aye
Dennis J. Trebino	aye
Philip M. Devine	aye
Elizabeth Berthelette	aye

General Business:

Associate Member:

There are two residents who are interested in becoming associate members. There will be interviews conducted at the March 11, 2021 meeting. One of the interested candidates took part in listening to the meeting.

Approval of Minutes:

February 11, 2021:

On a motion made by Brian Salisbury, seconded by Dennis Trebino, the Board voted by Roll Call to approve the minutes from February 11, 2021 with revisions.

Roll Call Vote:

William F. O'Connell Jr.	aye
Brian T. Salisbury	aye
Dennis J. Trebino	aye
Philip M. Devine	aye
Elizabeth Berthelette	aye

FUTURE MEETING:

- March 11, 2021

ADJOURN:

On a motion made by Brian Salisbury, and seconded by Elizabeth Berthelette, the Board voted by Roll Call vote to adjourn the meeting at 8:50 pm.

Roll Call Vote:

William F. O'Connell Jr.	aye
Brian T. Salisbury	aye
Dennis J. Trebino	aye
Philip M. Devine	aye
Elizabeth Berthelette	aye

Meeting Adjourned at 8:50 pm.

Respectfully Submitted,

Amy Sutherland

Recording Secretary

Minutes Accepted on: March 17, 2021 Amy Sutherland
(Date) (Prepared by Amy Sutherland)