



TOWN OF BELLINGHAM

10 MECHANIC STREET BELLINGHAM, MASSACHUSETTS 02019

Thursday, April 25, 2024
MBTA (Section 3A) Subcommittee
Meeting Minutes
5:30 pm
Arcand Meeting Room

Subcommittee Members Present:

William F. O'Connell, Elizabeth Berthelette, Jeffrey Scornavacca, Sahan Sahin, Robert Lussier (zoom)

Not Present:

Also Present:

Town Administrator, Denis Fraine
Amy Sutherland, Assistant Town Planner

Present on Zoom:

Tim Aicardi, Director of Planning, Zoning and Conservation

The meeting for the MBTA (Section 3A) was opened at 5:30 pm.

The Consultant was present and explained the results of the compliance model which was reviewed and presented in a memo dated April 18, 2024

The sites noted in the possible designated areas included:

- The Curtis: 15.21 ac
- The Charles: 16.78 ac
- Oakwood: 9.50 ac

Total: 41.49 ac

There needs to be 25 acres which are contiguous. The models looks at the parcels individually for conformance. The total area is 67.4 and modeled unit capacity is 778, both exceeding Bellingham's minimum requirements under MBTA Communities guidelines and gross density is 19.9. The wetland areas are taken out of the formula. The dimensional regulations will be reviewed further. The plan appears to comply with the compliance model and this is an estimate anyway. The next step would be the preread but the State is backloaded with applications. There would need to be a full draft submission. The next step is to develop the zoning language incorporating the draft dimensional regulations and having a bylaw and then this can be submitted for compliance. It was discussed that there is a specific compliance form which is digital. The regulations are what drives the gross density requirements which if altered could effect

These agenda items are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.



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compliance model. The Charles site is in the back is largely undevelopable due to wetlands, so the town will need to allow denser development on the upland portion to compensate. The majority of the site is located in the Suburban District, but several acres in the eastern portion are part of the Industrial District. This site is also located within the water resource district.

The recommendation is to consider an overlay to allow developers to override certain aspects of underlying zoning. The Town may also require that up to 10 percent of units in multifamily developments be set aside as income-restricted affordable housing.

The meeting was opened to the public.

A question was asked if the Charles remained as is, and if the Curtis could use the land what is the yield. Those three parcels would allow for a building which could have units on site.

The Subcommittee is in agreement that this is the best plan moving forward.

The turn around for creating the new bylaw language would be by the May 23, 2024 meeting.

The next discussion was inclusionary with 10%. The Committee would like to include this within the bylaw.

The MRA discussed possible back up scenarios if this plan does not work. There could be a running list of multiple sites. There could be site plan review for this project and local review. The MRA would like this included. The requirements for site plan review will be looked at by Rob and he will provide recommendations or suggestions.

The outreach will be discussed at the next meeting along with applying for the second grant. It was suggested to do a day and evening session for the outreach. The meeting could be held at the Senior Center and Library. A suggested date would be June 11, 2024. It was suggested that the various departments be included on the outreach meeting. It was suggested to send a memo.

Public Outreach will include:

- *Slides
- * Maps
- * Community Specific Details for presentation

The following next steps will be taken for May 23, 2024 meeting:

- Review of Site Plan Requirement
- The consultant will provide a technical memo.
- Public Outreach Coordination

Approval of Minutes:

March 7, 2024:

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On a motion made by William O'Connell, seconded by Liz Berthelette, the minutes from March 7, 2024, were approved .

Next Meeting:

- April 25, 2024

The meeting adjourned at 6:50 pm.

Respectfully Submitted,

Amy Sutherland
Recording Secretary
Approved April 25, 2024

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