



**Bellingham Conservation Commission
10 Mechanic Street
Bellingham, Massachusetts 02019**

**Meeting Minutes
Wednesday, September 22, 2021**

MEETING LOCATION: zoom meeting

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:

Cliff Matthews, Chairperson
Brian Norton, Member
Neal Standley, Member
Noel Lioce, Member
Arianne Barton, Member

Other Officials:

Any Sutherland, Recording Secretary

The Chairman opened the meeting at 7:00 pm

Continuation Public Hearing: Project Location: 455 Hartford Avenue:

<u>Hearing time:</u>	7:30 pm
<u>Project Description:</u>	9 Unit Commercial Bldg. Stormwater Mgt.; Septic System
<u>Application Type:</u>	NOI
<u>Applicant:</u>	Moshe Attias, Darn Properties LLC, 7 Madden Avenue, Milford, MA 01757
<u>Representatives:</u>	Mitch Maslanka, Goddard Consulting LLC, 291 Main Street, Suite 8, Northborough, MA 01532

The Chairman informed the Commission that the application for 455 Hartford Avenue was withdrawn without prejudice.

There was no action taken by the Commission.

Continuation Public Hearing: Project Location: 161, 163, 167 Mechanic Street- Roadway

Improvements:

<u>Hearing time:</u>	7:45 pm
<u>Project Description:</u>	Roadway drainage improvements for Curtis Apartments
<u>Application Type:</u>	NOI
<u>Applicant:</u>	Russell Dion Campanelli Drive, Braintree, MA 02184
<u>Representatives:</u>	Keith Lincoln, Chappell Eng. Assoc. LLC, 201 Boston Post Rd, W. Suite 101, Marlboro, MA 01752

The Chairman opened the hearing for 161, 163, 167 Mechanic Street.

The applicants are in receipt of the peer review letter.

The applicant has requested a continuation to address the comments.

On a motion made by Noel Lioce, seconded by Arianne Barton, the Conservation Commission voted by roll call to continue the hearing to October 27, 2021, at 7:00 pm.

Roll Call Vote:

Brian Norton, Member	aye
Neal Standley, Member	aye
Arianne Barton	aye
Noel Lioce	aye

Continuation Public Hearing: Project Location: South Main Street Corridor Improvements:

<u>Hearing time:</u>	8:15 pm
<u>Project Description:</u>	Roadway widening & drainage
<u>Application Type:</u>	NOI
<u>Applicant:</u>	Don DiMartino, DPW Director, 26 Blackstone Street, Bellingham, MA 02019
<u>Representatives:</u>	John Morgan, CHA Consulting Inc. 141 Longwater Drive, Suite 104 Norwell, MA 02161

The Chairman opened the public hearing for South Main Street Corridor Improvements.

The applicant representative Andrew Valcavitz was present. There was a share screen for the public to view. It was explained that from the last meeting, the focus was on two issues; first, the discharge points that the flow will not be increased. The second issue was the north outlet for the drainage at the perennial stream. The concern was the scour protection going into the stream with the increase of flows. The water quality was also an area of concern. The applicant performed some test pits on the property to see if there could be an added infiltration basin or a bioretention basin similar to what was proposed at the Middle School. The test pits indicated that there was high ground water. The applicant decided against going with a big basin but will do a plunge pool at the outlet as recommended by the Commission. The existing outlet will be abandoned. There will also be a hydrodynamic separator added. The plans were provided to the Commission yesterday. The maintenance will need to be extremely important on the site. The Operation and Maintenance Plan will need to be revised with the new approach.

DPW Director, Don DiMartino was present on the call and communicated that he is comfortable with the proposed system with the limited space available.

The Commission would like to look at the plans more in depth since they were just received.

On a motion made by Brian Norton, seconded by Noel Lioce, the Commission voted by roll call to continue the hearing to October 13, 2021 at 8:05 pm.

Roll Call Vote:

Brian Norton, Member	aye
Neal Standley, Member	aye
Arianne Barton	aye
Noel Lioce	aye

Continuation Public Hearing: Project Location: Hixon Street (Hartford Village II):

<u>Hearing time:</u>	7:00 pm
<u>Project Description:</u>	Hartford Village II -Stormwater Management System for multi-family residential development
<u>Application Type:</u>	NOI 105-923 BWP - 292
<u>Applicant:</u>	K & S Realty Trust, One Stallbrook Road, Milford, MA 01757
<u>Representatives:</u>	Jude Gauvin, Andrews Survey & Eng, 104 Mendon Street, Uxbridge, MA 01569

The Chairman opened the hearing for Hixon Street.

Consultant DiPietro was present at the meeting.

The Chairman informed the members that the Order of Conditions has been developed and distributed to members for review.

On a motion made by Arianne Barton, seconded by Noel Lioce, the Commission voted by roll call to close the hearing and issue the Order of Conditions.

Roll Call Vote:

Brian Norton, Member	aye
Neal Standley, Member	aye
Arianne Barton	aye
Noel Lioce	aye

Information Meeting: Project Location: Shoppes at Bellingham:**Hearing time:** 7:35 pm**Project Description:** The Shoppes at Bellingham**Application Type:** Extension of Order of Conditions**Applicant:** Jeff Curley, WS Development, 33 Boylston Street, Chestnut Hill, MA 01581**Representatives:** James Almonte Land Design Collaborative, 45 Lyman St., Suite 1, Westborough, MA 01581

The Chairman opened the informal meeting with Jeff Curley regarding the Shoppes at Bellingham.

Representative Curley provided an update. The Commission was made aware that there was a meeting last week with representatives from the Town and MA Dot. The meeting focused on the details regarding the roadway design and improvements. There will be a meeting next week with representatives from Federal Highway to confirm their input on design criteria. Hopefully, the meeting will result in advancing and confirming the scope of development behind Home Depot. The scope of improvement at Hartford Ave. is ongoing. The applicant is working with town to make sure this is a viable project for MA DOT and the Feds.

The Town Administrator was present during the zoom call and apologized not keeping the Conservation Commission in the loop. The Commission was informed that there is viable grant funding to move this forward. There is about \$7,000,000.00 worth of work which needs to be done on this project. The funds for the grants need to be tied to economic development. The projects need to be almost shovel ready. Representative Soter communicated that he continues to work in seeking funding sources. The town has an opportunity to fix Hartford Ave. If this extension is not granted, the funds may not be available. This project has to be completed in five years. Representative Soter further explained that his office has worked diligently to secure funding. The Commission was split about granting a year or a six-month extension. The applicant needs a valid permit to seek the remaining funds.

On a motion made by Neal Standley, seconded by Arianne Barton, the Conservation Commission voted by roll call to extend the permit for a one-year extension.

Roll Call Vote:

Brian Norton, Member	aye
Neal Standley, Member	aye
Arianne Barton	aye
Noel Lioce	aye

Informational: November Town Meeting Article:

The Commission is in receipt of a proposed warrant article for town meeting submitted by petitioner Lawrence J. Sposato, Jr., President, Lake Hiawatha Association. He was participating by zoom.

The Chairman read the proposed article which is to see if the Town will vote to add a zoning bylaw providing that no property, zoned residential, suburban or agricultural, shall be short-term leased or rented for a period of less than thirty (30) days unless specifically authorized by the Zoning Board of Appeals through special use or variance, with associated due process, applicable board reviews and permitting, and, notwithstanding any "grandfathering" clauses. In comport with Massachusetts General Law any short-term lessor may be required to register with the Massachusetts Department of Revenue, and to comply with the reporting and collection of all state and local taxes relative to short-term lodging.

The Commission is the property owner of the two lakes and works hard to make sure the water is clean and viable for the public use. The Commission thanked Mr. Sposato for the presentation. After discussion, the Commission does not want to support this as a group but can individually at the town meeting.

ADJOURN:

On a motion made by Brian Norton, seconded by Noel Lioce, the Conservation Commission voted to adjourn the meeting at 8:18 pm.

Roll Call Vote:

Neal Standley, Vice Chairperson	aye
Brian Norton, Member	aye
Arianne Barton, Member	aye
Noel Lioce, Member	aye

Meeting Adjourned at 8:18 pm.

Respectfully Submitted,

Amy Sutherland
Recording Secretary

Minutes Approved on: 10.27.21
(Date)

Amy Sutherland
(Prepared by Amy Sutherland)