



TOWN OF BELLINGHAM

10 MECHANIC STREET BELLINGHAM, MASSACHUSETTS 02019

Thursday, March 28, 2024
MBTA (Section 3A) Subcommittee
Meeting Minutes
5:30 pm
Arcand Meeting Room

Subcommittee Members Present:

William F. O'Connell, Elizabeth Berthelette, Robert Lussier (zoom)

Not Present:

Jeffrey Scornavacca, Sahan Sahin,

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.

At the previous meeting, the Subcommittee discussed specific parcels which could be used as part of the designated areas to comply with the mandate.

The members are in receipt of the email dated March 21, 2024, from the consultant which noted that of the three sites: The Charles, The Curtis, and Oakwood, the count in these areas total 625 existing units.

The following is noted:

- 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. It was suggested that one of the areas be expanded to meet this requirement. There is some additional land behind the Charles which could be possibly used, and this would hit the 25 acres requirement.

This area was shown on the screen share.

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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The next area looked at was the Curtis. There is a section of land in this area which could be included which could include a possibility of 80 units. The area behind the trampoline park is another option for added acreage. There may be an issue with the trampoline park since it is zoned industrial. The Attorney General is not encouraging industrial zones. There was a suggestion to use the Bellingham Plaza/ area behind Dairy Queen. The MTBA Subcommittee is still in agreement that it would be best not to place this on vacant land.

Public Comments:

Millis Resident Peter Hartley provided a historical perspective of the land he has in Bellingham which is 30 acres which he would be willing to work with the town if interested. This land is behind Larry Liquors (corner of North Main Street and Hartford Ave. There is a sewer stub in the area of his land.

A question was also asked if there was a plan for senior housing with these units. It was communicated that this is not for senior housing, but these will be market units. This is zoning by right which limits town ability to craft what goes into overlay.

The following next steps will be taken:

- The consultant do the analysis of options.
- The consultant will provide a technical memo.

Approval of Minutes:

March 7, 2024:

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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