



# BELLINGHAM PLANNING BOARD

10 MECHANIC STREET BELLINGHAM, MASSACHUSETTS 02019

## MEETING MINUTES

**Thursday, January 12, 2023, at 7:00 pm**

**Bellingham Municipal Center**

**Arcand Meeting Room and Via Zoom**

### **MEMBERS PRESENT:**

William F. O'Connell, Jr.	Chairman
Brian T. Salisbury	Vice Chairman
Dennis J. Trebino	Member
Philip M. Devine	Member
Nick Mobilia	Member
Robert Lussier	Alternate Member

### **ADDITIONAL OFFICIALS PRESENT:**

Amy Sutherland, Assistant Town Planner  
Tina M. Griffin, Recording Secretary – via Zoom

Mr. O'Connell called the meeting to order at 7:00 pm

### **CONTINUATION OF PUBLIC HEARING FOR WS DEVELOPMENT:**

The applicant, WS Bellingham IV Associates LLC, and owner, Bellingham N. Main Street II LLC, Hartford Ave. Associates LTD, WS Bellingham IV Associates LLC, & Varney Bros Sand & Gravel propose to construct a 700,000 sf industrial building for warehouse and distribution use with associated improvements on approximately 175.6 +/- acres of land in Bellingham, shown on Assessor's Map 24 Lot 12 and 10, Map 30 Lot 73-1, and Map 31 Lot 3, zoned Industrial. This application falls under the Zoning By-Laws §240-16, Development Plan Approval, §240-54, Stormwater Management, §240-138, Water Resource District Special Permit, §240-60, Flexible Parking Options Special Permit and §240-119, Major Business Complex Special Permit. The plans were prepared by Bohler Engineering.

WS Development asked for a meeting continuation due to the recent holidays season and inability to review the answers from the peer review.

**Mr. Devine made a motion to continue this hearing until Thursday, February 9, 2023. Motion was seconded by Mr. Trebino and a Roll Call Vote was made, as follows:**

### **Roll Call Vote:**

William F. O'Connell, Jr.	aye
Dennis J. Trebino	aye
Philip M. Devine	aye
Nick Mobilia	aye
Brian T. Salisbury	aye

**Motion passes unanimously.**

**PUBLIC HEARING FOR SNETT TRAIL ESTATES:**

The applicant and owner, Michael Burr, propose a 6-lot residential subdivision on approximately 26.4+/- acres of land on the west side of Lake Street in Bellingham, shown on Assessor's Map 80- 09-01 zoned Agriculture. The plans were prepared by Legacy Engineering, 730 Main Street, Millis, MA 02054, entitled Definitive Subdivision Plan SNETT Trail Estates, dated November 7, 2022.

Dan Merrikin with Legacy Engineering gave a brief summary on the proposed 6-lot single family residential subdivision that would be constructed in the area between 336 to 340 Lake Street. The property is currently undeveloped. Peter's River is in that area and no work would be proposed there. The proposed road would come in off Lake Street with 3 houses on each side of the road. The road would be 878' long and would have 100' of cul-de-sac. There are two parcels set aside at the end of the cul-de-sac for the stormwater management system. Mr. Merrikin has been in contact with the DPW regarding the extent of the stormwater management plan, the proposed roadway, plowing for the winter months, as well as the discussion of wells, fire hydrants and watermain in the proposed area. An application to the Conservation Commission has also been applied for today, in which they will be meeting with shortly.

Board Members had concern of the type of infrastructure these people would be offered when they buy the lot to develop their house. There were also additional concerns of the watermain versus well options and the retention basin to be constructed.

Mr. O'Connell told Mr. Merrikin that these items would need to be further discussed at a future meeting, after additional departments have had a chance to review and comment on these items.

Mr. Merrikin also showed Board Members about an additional right-of-way which is useless land due to the shape factor. At some point he will be back for an ANR Plan on the house lots. The land is basically going to be split in half and the applicant is most likely going to end up having to go adjacent to the property owners. This will also be discussed at a further date, once there is more information available and provided by additional departments.

Mr. O'Connell discussed a few additional items with Mr. Merrikin regarding documents received from the DPW and Fire Chief. He is in agreement with the importance of a watermain in that area, as well as fire hydrants being of great concern, especially in a subdivision. The Planning Board will also need to be educated a bit more on the separation of septic system and well water, in order to alleviate concerns that a future homeowner may have. We will need to also address the concerns raised by the DPW and their methodology moving forward, as well as the Fire Department. The stormwater management plan will also need to be discussed further with the peer review.

**A motion was made by Mr. Mobilia and seconded by Mr. Devine to continue this meeting until Thursday, February 23, 2023, in order to give the applicant and Mr. Merrikin time to talk with various departments and the peer review. A Roll Call Vote was made, as follows:**

**Roll Call Vote:**

William F. O'Connell, Jr.	aye
Dennis J. Trebino	aye
Philip M. Devine	aye
Nick Mobilia	aye
Brian T. Salisbury	aye

**Motion passes unanimously.**

**GENERAL BUSINESS:**

**ANR PLAN FOR 93 MENDON STREET**

Ms. Sutherland let Members know that Mr. Kupfer was not able to attend tonight's meeting but said that he does recommend endorsement of this ANR Plan.

Mark Allen from Allen Engineering was present, to speak on behalf on the applicants, Mr. & Mrs. Coniaris. This is the property that is associated with Pete's Bluebird Restaurant. The owners are looking to separate their house lot from the restaurant, which is the reason for the application. It does meet all of the local bylaws for an 81P Plan, and we are here to ask for a positive determination from the Board.

Mr. O'Connell asked if this would be limiting the opportunity to develop that property. Mr. Allen responded that this is the wishes of Mr. & Mrs. Coniaris, and it would not be limiting their abilities. At this time there are no plans or intentions with the property. The owners are just looking to separate the house lot from the restaurant in order to have the ability to research and market the restaurant piece while being able to live in their house officially and legally. Based on the shape factor, lot area, upland area, etc., the previous line did not comply with those. This is why we are looking to change the line between the house and the restaurant to comply with current Zoning Regulations.

**A motion was made by Mr. Salisbury and seconded by Mr. Trebino to approve the ANR Plan for 93 Mendon Street, as discussed. A Roll Call Vote was made, as follows:**

**Roll Call Vote:**

William F. O'Connell, Jr.	aye
Dennis J. Trebino	aye
Philip M. Devine	aye
Nick Mobilia	aye
Brian T. Salisbury	aye

**Motion passes unanimously.**

**MINUTES:**

**Mr. Devine made a motion to approve the minutes from the December 8, 2022 meeting, as submitted. Motion was seconded by Mr. Mobilia and A Roll Call Vote was made, as follows:**

**Roll Call Vote:**

William F. O'Connell, Jr.	aye
Dennis J. Trebino	aye
Philip M. Devine	aye
Nick Mobilia	aye
Brian T. Salisbury	aye
Robert Lussier	Alternate Member

**Motion passes unanimously.**

**BELLINGHAM PLANNING BOARD MINUTES FOR JANUARY 12, 2023 - CONTINUED**

**NEXT MEETING:**

The next Planning Board Meeting will be held on Thursday, January 26, 2023 at 7:00 pm. This meeting will take place both in-person and via Zoom.

**Mr. Salisbury made a motion to adjourn the meeting at 7:33 pm. Motion was seconded by Mr. Mobilia and the motion passes unanimously.**

Respectfully Submitted,

*Tina M. Griffin*

Recording Secretary

Approved – 01-26-2023