



BELLINGHAM PLANNING BOARD

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

Meeting Minutes **Thursday January 23, 2020**

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

Present at the Meeting:

William F. O'Connell Jr. (WFO), Chairman
Brian T. Salisbury (BTS), Vice Chairman
Dennis J. Trebino (DJT), Member
Russell E. Lafond (REL), Member
Philip M. Devine (PMD), Member
Elizabeth Berthelette, Associate Member

Other Officials:

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

Chairman O'Connell opened the meeting at 7:00 p.m.

The Chairman informed the public that the agenda was going to be taken out of order. Resident Doug Maclachlan was present to discuss and ask questions the Hartford Avenue traffic. It was communicated that some of the questions presented to the Board in written format were not under the jurisdiction of the Planning Board but would need part of the Board of Selectmen purview. Mr. Maclachlan wanted to know if there is a proposal for a gas station on Hartford Avenue. The Chairman indicated that there is no application in front of the Planning Board for a gas station. Mr. Maclachlan wanted clarification on what is allowed by right in this area. There was explanation about how something can be placed on the warrant for town meeting, but this is to go through the Board of Selectmen office. Mr. Maclachlan asked if there is any money available to address the traffic issues; his concern is the traffic coming through the side streets. He would like to have a brainstorming session about looking at changing the patterns of traffic and ways to possibly detour for the big trucks. It was explained that the town has in the past done studies and Mr. Maclachlan is welcome to review those. It was explained to change major traffic routes, it costs the town millions of dollars. It was suggested that Mr. Maclachlan reach out to the roads committee and speak with Representative Soter.

Associate Member:

The Chairman and fellow Planning Board members welcomed Elizabeth Berthelette who was appointed to serve as the new associate member to the Bellingham Planning Board. There is currently a full complement of the Planning Board.

186 MAPLE STREET DEFINITIVE SUBDIVISION (INDUSTRIAL):

The Continued Public Hearing for 186 Maple Street Definitive Subdivision (Industrial) was opened.

The Board was made aware that the applicant is seeking a continuation until Thursday, March 26, 2020 at 7:00 pm and an extension to April 10, 2020.

Continuation:

On a motion made by Brian Salisbury and seconded by Dennis Trebino, the Board voted unanimously to continue the hearing for 186 Maple Street Definitive Subdivision (Industrial) to March 26, 2020 and grant the extension to April 10, 2020.

Discussion: None.

Vote: 5-0 Carried. (WFO, BTS, PMD, DJT, REL)

BELLINGHAM SHORE MAJOR RESIDENTIAL DEVELOPMENT SPECIAL PERMIT CONTINUATION PUBLIC HEARING:

Attorney Conforti and Engineer Rob Poxon was present representing Bellingham Shore.

The Board is in receipt of a document from Sean Malone, Oak Consulting Group dated January 15, 2020. The memo makes reference that the Bellingham Shores project has been revised. The drainage easement area has been removed from the calculations for Open Space Area 4 reducing this area by .81 acres. There have been additional areas added to the Open Space Area 1 behind Lots 31 and 32 and the Open Space Area 2. The supplemental and site yield conceptual layout and grading plan was provided. The Board was also informed that the peer review has started, and a report is expected by the end of the month.

On a motion made by Brian Salisbury and seconded by Dennis Trebino, the Board voted unanimously to continue the hearing for Bellingham Shore to February 13, 2020 at 7:00 pm.

Discussion: None.

Vote: 5-0 Carried. (WFO, BTS, DJT, REL, PMD)

Irving Gas:

The town has received a bond for \$11,100.00 from South Coast Development, LLC for the installation of 4 area decorative lights. These lights have been installed as required. The Planning Board needs to act on releasing the bond.

On a motion made by Brian Salisbury and seconded by Dennis Trebino, the Board voted unanimously to release the bond for Irving Gas since the installation of the decorative lights is complete.

300 Hartford Avenue:

The Chairman wanted to be transparent in indicating that he previously provided insurance to someone he knows at 300 Hartford Ave.

The owners of 300 Hartford Avenue prepared a schematic plan of what is being proposed for screening. The area will have 6-8 ft. arborvitaes planted to provide the screening. These are a fast-growing plant. There is no fence proposed. The block noted in the plan design will not be there. The loam bed will be increased to make the arborvitaes look taller blocking the RV's.

The following was recommendation for the minor modification for 300 Hartford Avenue.

- Raise the berm 1-2 ft.
- Plant 6-8 ft shrubs so you can't see the RV's
- A span of 40-50 ft linear feet with them centered 5 ft. on center and 6 inches in between.
- A 2-foot berm with loam and wooden mulch to provide a nice landscaping look.
- Landscape area with mulch and loam.

On a motion made by Brian Salisbury and seconded by Dennis Trebino, the Board voted unanimously to approve the minor modification of 300 Hartford Avenue with the referenced parameters.

GENERAL BUSINESS:

COMPLETE STREETS:

Town Planner Kupfer explained that Complete Streets is a State program which needs support of the Planning Board and final adoption of the Board of Selectmen. Once adopted this program is designed to assist in accommodating all road users by creating a road network that meets the needs of the community utilizing a variety of transportation modes. This policy works with the decision makers in town to plan, design, and construct streets to accommodate all users but not limited to pedestrians, bicyclists, and motorists. The focus will be on developing a connected, integrated network that serves all road users. This plan will be included in new construction, reconstruction, and rehabilitation repairs. The adoption of this allows the town to be eligible for funding of up to \$400,000 for road improvements.

On a motion made by Brian Salisbury and seconded by Dennis Trebino, the Board voted unanimously to support and recommend the Complete Street Policy as presented.

APPROVAL OF MINUTES:

January 6, 2020 Joint Meeting Minutes:

On a motion made by Brian Salisbury and seconded by Philip Devine, the Board voted unanimously to accept the minutes from January 6, 2020 joint meeting with the Board of Selectmen.

January 9, 2020 Regular Meeting Minutes:

On a motion made by Brian Salisbury and seconded by Russell Lafond, the Board voted unanimously to accept the regular meeting minutes from January 9, 2020.

January 9, 2020 Executive Session Meeting Minutes:

On a motion made by Brian Salisbury and seconded by Philip Devine, the Board voted unanimously to accept but not release the Executive Session Meeting Minutes from January 9, 2020.

Voucher Report:

- There was not a voucher presented for January 23, 2020.

ADJOURN:

On a motion made by Brian Salisbury, and seconded by Philip Devine, the Board voted to adjourn the meeting at 8:00 pm.

Discussion: None.

Vote: 5-0 Carried. (WFO, BTS, DJT, REL, PMD)

Meeting Adjourned at 8:00 p.m.

Respectfully Submitted,

Amy Sutherland
Recording Secretary

Document List January 23, 2020

- January 6, 2020 Joint Meeting Minutes
- January 9, 2020 Executive Session Meeting Minutes
- January 9, 2020 Regular Meeting Minutes
- Complete Street Policy
- Agreement for Development Security bond release for Irving Gas
- Design Plan for plantings for 300 Hartford Av. Minor Modification

Minutes Accepted on: March 12, 2020 Amy Sutherland
(Date) (Prepared by: Amy Sutherland)

William F. O'Connell Jr.
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Brian T. Salisbury
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Dennis J. Trebino
Dennis J. Trebino

Philip M. Devine
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Russell E. Lafond
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