



BELLINGHAM PLANNING BOARD

10 MECHANIC STREET BELLINGHAM, MASSACHUSETTS 02019

MEETING MINUTES

Thursday, February 23, 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

The Chairman called the meeting to order at 7:00 pm

Snett Trail Estates Public Hearing Continuation

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.

Ms. Sutherland let the Board know that the applicant has signed the scope of services with both the Engineering Company and Conservation Commission and are looking to move forward. Everything is under review and a check has been received by the Planning Department. The applicant has asked to continue this hearing until Thursday, April 13, 2023.

Mr. Trebino made a motion to continue this hearing until the evening of April 13, 2023, as requested by the applicant. Mr. Mobilia seconded and the motion passes unanimously.

GENERAL BUSINESS:

Red Mill on The Charles – Minor Modification

The applicant's representative was present for tonight's meeting and let the Board know that the applicant has been working on big portions of this project but hasn't started on the road part yet. He is looking to request two extensions, in order to keep everything in place.

One is a minor modification - Section 60 of the Subdivision Approval, extending the date by which construction was to commence. The date was passed due to reasons beyond the applicant's control and is being asked for an extension of one year.

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The applicant was also seeking formal language from the Board, confirming that the work had commenced on the “special permit” by virtue of the work that was done on the sewer connections.

Mr. Salisbury made a motion to acknowledge that construction has commenced in accordance with a special permit for Red Mill Estates and to grant a one-year extension for the date that construction must be commenced, prior to the special permit and development plan. Mr. Trebino seconded and the motion passes unanimously.

Ms. Sutherland informed the Board that the Town Planner has provided the wording for this motion.

Meeting Minutes

Mr. Trebino made a motion to approve the minutes from the February 9, 2023 Planning Board meeting, as amended. Mr. Mobilia seconded and the motion passes unanimously.

NEXT MEETING:

The next Planning Board Meeting will be held on Thursday, March 9, 2023 at 7:00 pm. This meeting will take place both in-person and via Zoom.

Mr. Devine made a motion to adjourn the meeting at 7:12 pm. Mr. Salisbury seconded and the motion passes unanimously.

Meeting was adjourned.

Respectfully Submitted,

Tina M. Griffin

Recording Secretary