



BELLINGHAM PLANNING BOARD

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

Meeting Minutes
Thursday, March 3, 2022
6:00 pm
ZOOM MEETING

Present at the Meeting:

Brian T. Salisbury (BTS), Vice Chairman
Dennis J. Trebino (DJT), Member
Philip M. Devine (PD), Member
Elizabeth Berthelette (EB), Member
Robert Lussier (RL), Associate Member

Other Officials:

James S. Kupfer was also present.
Amy Sutherland was also present.

Vice Chairman Salisbury opened the meeting at 6:00 pm.

30 Locust Street:

The Vice Chairman opened the continued public hearing for 30 Locust Street.

The Board is in receipt of all documents requested. At the last meeting, the Board asked for a draft decision to be prepared, and the Town Planner has those decisions. Consultant James Almonte from LDC send minor comments which have been updated in the decisions. Mr. Almonte reviewed the documents and has no concerns.

On a motion made by Dennis Trebino, seconded by Elizabeth Berthelette, the Board voted to close the public hearing for 30 Locust Street.

Roll Call Vote:

Brian T. Salisbury	aye
Dennis J. Trebino	aye
Philip M. Devine	aye
Elizabeth Berthelette	aye

The Town Planner reviewed the decisions, including one for the development plan and stormwater management permit, and the other for the special permit regarding the special residential use for townhomes. For the benefit of the public, the Vice Chairman asked for a summary of the decisions.

The Town Planner reviewed that the decisions are similar but the determinations of each are slightly different to abide by town bylaws. The decisions have been developed over the course of public hearings. The decision stipulates 108 townhomes with 216 bedrooms as has been discussed throughout the series and sessions and as described on the plan. Any deviation from that would need to come back to the Board. Moving forward there will be a security requirement, and an inclusionary housing special permit which is a separate process to be conducted before this Board. There are a number of conditions revolving around construction management throughout the process to give the Building Inspector and Planning office enforcement measures, and also any concerns abutters have over time regarding noise or dust. These conditions include hours of operation for construction activity, a requirement for underground utilities, dark sky compliance, and exterior lighting. Regarding sewer, Condition 11 spells out the requirements and timing for completion, including resurfacing Reservoir Drive curb to curb, including asphalt berms. It also stipulates there be no betterment fees associated with this and no requirement for residents to attach to sewer, but they can if they choose. Any large signage would need further presentation to the Board. The rear access will remain an emergency driveway in perpetuity. Snow removal will be on site and stay out of the public way. There are fencing and stormwater control requirements, stipulations for sidewalks and the mitigation dollars as prescribed previously. There will be certain inspection requirements as the project progresses.

The Vice Chairman opened the meeting to questions. Mr. Lussier questioned if there was a condition regarding the construction face (??) in the general permit of the stormwater management decision. According to the Town Planner, this is always required at preconstruction. The Vice Chairman appointed Mr. Lussier to vote on the decisions.

On a motion made by Dennis Trebino, and seconded by Elizabeth Berthelette, the Board voted to approve as drafted the Bungay Brook estates townhomes special residential use townhouse dwelling special permit decision.

Roll Call Vote:

Brian T. Salisbury	aye
Dennis J. Trebino	aye
Philip M. Devine	aye
Elizabeth Berthelette	aye
Robert Lussier	aye

On a motion made by Dennis Trebino, and seconded by Philip Devine, the Board voted to approve as drafted the Bungay Brook estates townhomes special residential use townhouse dwelling development plan and stormwater management decision.

Roll Call Vote:

Brian T. Salisbury	aye
Dennis J. Trebino	aye
Philip M. Devine	aye
Elizabeth Berthelette	aye
Robert Lussier	aye

There is a 20-30 day appeal period for the applicant for each decision. The Board will meet with Ms. Sutherland for signatures. Once they are signed and stamped by the Town Clerk, the appeal period will begin.

Adjourn:

On a motion made by Dennis Trebino, seconded by Philip Devine, the Board voted to adjourn the meeting at 6:10 pm.

Roll Call Vote:

Brian T. Salisbury	aye
Dennis J. Trebino	aye
Philip M. Devine	aye
Elizabeth Berthelette	aye

Respectfully Submitted,

Amy Bartelloni
Recording Secretary
Approved 3.10.22