



# BELLINGHAM PLANNING BOARD

10 MECHANIC STREET BELLINGHAM, MASSACHUSETTS 02019

## MEETING MINUTES

**Thursday, March 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:**

James Kupfer, Town Planner – via Zoom  
Amy Sutherland, Assistant Town Planner - Present  
Tina M. Griffin, Recording Secretary – via Zoom

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

### **CONTINUATION OF PUBLIC HEARING FOR PROSPECT HILL ESTATES:**

The applicant and owner, Wall Street Development Corp. propose a 19-lot residential subdivision on approximately 72.16+/- acres of land at the corner of Lake Street and Prospect Street (Franklin) in Bellingham, shown on Assessor's Map 65-20, 65-22, and 69-87 zoned Agriculture. The plans were prepared by GLM Engineering Consultants, 19 Exchange Street, Holliston, MA 01746, entitled Definitive Subdivision Plan Prospect Hill Estates Bellingham, Massachusetts, dated December 17, 2021.

The Town Planner gave an update on Prospect Hill Estates. Since the last hearing, the applicant had been addressing a concern from the Town of Franklin regarding adequate access to the property. That issue has since been resolved, with some conditions. The Board can consider those conditions when making a determination. A copy of the approval letter was provided to Board Members for review.

The applicant was present at tonight's meeting and told Board Members that since the last meeting here, he had filed an application with the Town of Franklin's Planning Board for access into Prospect Street. The Planning Board had denied the application and it had to go before the Court, in which they issued a Certificate of Vote on March 13<sup>th</sup>. The plan and the Certificate of Vote has to go before Bellingham first so that if modifications are needed, they can be done before bringing the plans to Franklin, as both Towns have to endorse the plans.

At the previous hearing, there were some issues that had raised concern from the Board. The applicant went through some of these items and discussed possible resolutions. There was a comment letter provided by the engineer regarding some of the concerns that are being addressed. The applicant also asked Board Members to consider the revised waivers that were submitted.

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In order to get the plans to a final drawing, a number of waivers were being requested, for the Boards discretion. The approval or denial of these waivers would determine how the project proceeds.

The applicant told the Board that he's in the process of creating a Homeowner's Association that would maintain the stretch of road that goes into Franklin, common areas, and particularly the stormwater basin.

The Chairman said that it is a little premature to decide on waivers, as there's still a lot of items that need to be addressed. It has also been a while since the public has been here and it would be in the best interest to have the abutters and public kept updated. The applicant agreed and said he would provide the abutters with written notices and schedule a time to have a meeting continuation to update them.

Further discussion was provided about the basins all being on separate lots, all having fencing around them, and they need to be out of the inner riparian zone. Additional items on the waiver list were presented and the Board recommended that these waiver requests wait until a future meeting that would take place after the abutters and public are made aware that these requests will be heard at a continued hearing.

In addition, there still needs to be an adequate safety plan due to Prospect Street not having a town water supply. The previous DPW Director had recommended the possibility of bringing in a loop so that it could access two fire hydrants. This discussion will need to continue once there is a response from the Fire Chief on the safety and placement of the fire hydrants. Once this is addressed, it will also need to be added to the plan.

**Mr. Salisbury made a motion to continue this hearing until the Planning Board meeting, scheduled for Thursday, April 13, 2023, at which time the abutters would have received proper notification of the hearing continuation. Mr. Trebino seconded and the Board voted unanimously.**

### **PUBLIC HEARING FOR 455 HARTFORD AVENUE:**

The applicant and owner, Moshe Attias, Darn Properties, LLC, seeks a §240-16, Development Plan Approval and §240-54, Stormwater Management from Section propose to construct a 15,200 square foot, 9 bay, auto repair shop with associated improvements at 455 Hartford Avenue in Bellingham, approximately 4.4+/- acres of land, shown on Assessor's Map 04-72, zoned Business 1 and Suburban. The plans were prepared by Allen Engineering and Associates, Inc, 1 Charlesview Road, Suite 2, Hopedale, MA 01747.

Ms. Sutherland let Board Members know that an email from Mark Allen came into the office this afternoon. Mr. Allen said he would be addressing some of the peer review comments but was not able to provide the Board with the hard copies that he sent as a pdf on Friday. Mr. Allen said he would be prepared for the next meeting and asked for a continuation.

**Mr. Salisbury made a motion to continue this hearing until Thursday, May 11, 2023. Motion was seconded by Mr. Devine and the Board voted unanimously.**

**GENERAL BUSINESS:**

**MEETING MINUTES:**

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

**ASSOCIATE MEMBER:**

Mr. Lussier has been re-appointed to his current position as Associate Member with the Planning Board.

**BELLINGHAM SHORES REVIEW OF DECISION:**

The previous decision for Bellingham Shores needed an edit. The change has been made and an updated version of the two documents needing endorsement were provided to Board Members for review.

**Mr. Salisbury made a motion to approve and sign the revised Inclusionary Housing Special Permit Decision. Mr. Mobilia seconded and the motion passes unanimously.**

**Mr. Salisbury made a motion to approve and sign the revised Special Permit Modification Decision.**

**Mr. Devine seconded and the motion passes unanimously.**

**WARRANT ARTICLE SUBMITTAL - HARTFORD AVENUE OVERLAY:**

There is a sub-committee that has been working on this Article since November and they are now ready to present it to the town. The Article will be presented to the Planning Board on Thursday, April 27<sup>th</sup>.

**Mr. Salisbury made a motion to provide the Selectboard with a letter stating the Planning Board supports this Article for placement on the Town Warrant. Mr. Mobilia seconded and the motion passes unanimously.**

**Mr. Salisbury made a motion for the Planning Board, in support of the Hartford Avenue Overlay District Article, to repeal and replace the language with the proposed sub-committee language.**

**Mr. Mobilia seconded and the motion passes unanimously.**

**NEXT MEETING:**

The next Planning Board Meeting will be held on Thursday, April 13, 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 7:41 pm. Mr. Mobilia seconded and the motion passes unanimously.**

**Meeting was adjourned.**

Respectfully Submitted,

*Tina M. Griffin*

Recording Secretary  
Approved – 04-13-2023