



BELLINGHAM PLANNING BOARD

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

Meeting Minutes **Thursday March 26, 2020**

MEETING LOCATION: Remote Participation through Zoom

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, no in-person attendance of members of the public will be permitted at this meeting.

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 pm.

The Town Planner explained that the Planning Board is meeting remotely through Zoom and is practicing social distancing as set forth in the guidelines from the CDC. The actions taken will be by Roll Call Vote.

CONTINUATION PUBLIC HEARING: **186 MAPLE STREET (INDUSTRIAL)**

The Planning Board members were informed that the Public Hearing for 186 Maple Street will need to be continued and an extension granted to May 14, 2020.

On a motion made by Brian Salisbury and seconded by Russell Lafond, the Board voted by roll call vote to grant a continuance of hearing and extension for 186 Maple Street to May 14, 2020.

Roll Call Vote:

William F. O'Connell Jr.	aye
Brian T. Salisbury	aye

Dennis J. Trebino	aye
Russell E. Lafond	aye
Philip M. Devine	aye

Discussion: None.

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

PUBLIC HEARING, Red Mill on the Charles:

The Chairman opened the public hearing for applicant Kevin Lobisser.

The Board is in receipt of an application for a Definitive Plan #2 public hearing Zoning Bylaws Article XXIX Downtown Residential Development Overlay District and Section 240-54, Stormwater Management.

The applicant, Snowflake, LLC c/o Kevin Lobisser proposes a 118 Lot residential subdivision of land containing 114 single family lots and 4 multifamily lots on 85.6+/- acres between Mill Street and Mechanic Street in Bellingham, shown Assessor's Map 51, 13-1, zoned Suburban and Business-1.

The Town Planner read the public hearing notice.

Due to the current circumstances with Coronavirus and declaration of the "stay at home order", the Planning Board recommends this hearing be continued to Thursday, April 23, 2020.

The applicant Marc Allen was present during the Zoom session and agreed with the position and decision of the Planning Board regarding the continuation. Mr. Allen indicated that he has the abutter green cards which were sent out. The Town Planner informed Mr. Allen that there is a drop box where he can place those at the Town Hall. The drop box is checked daily.

The Board will need to assess the situation as the next meeting approaches to decide on what the action of the Board will be.

On a motion made by Brian Salisbury and seconded by Dennis Trebino, the Board voted by roll call vote to grant a continuance of hearing for Snowflake, LLC c/o Kevin Lobisser to April 23, 2020.

Roll Call Vote:

William F. O'Connell Jr.	aye
Brian T. Salisbury	aye
Dennis J. Trebino	aye
Russell E. Lafond	aye
Philip M. Devine	aye

Discussion: None.

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

GENERAL BUSINESS:**ANR Plan 118 Maple Street:**

The Board was informed that they are in receipt of a submitted ANR Plan for property located at 118 Maple Street. This property is located at the corner of Pine and Maple Street. The plan has been reviewed by the Town Planner. The plan meets the frontage and lot area. This property is zoned suburban. The intent of the applicant is to have 2 single family homes or maybe a duplex. This application does meet the standards for ANR approval

The Board was informed that the applicant has an agreement which is showed on the county layout of the accepted road. Lots 2 and Lots 3 are what will be divided. The two new lots would have frontage on Oak Street. The Building Inspector has reviewed the documentation regarding the approved lay out of the county road. The county has no intentions of improving this. Town Counsel has also reviewed this and has no problem with this plan.

The Town Planner informed the Board that there are two options in regard to this ANR application. Option one, sign the plan. Option two allow for 21-day constructive approval. Due to the situation with the "stay at home order" the Board may not be able to sign the plan and will let this be granted by the 21-day constructive approval.

Member Salisbury communicated that if under normal circumstances the Board would sign the plan, but he has some concern about the non-existent road supporting frontage for those lots.

On a motion made by Brian Salisbury and seconded by Philip Devine, the Board voted by Roll Call to unanimously to approve the ANR plan subject to the comments above about the non- existent road and under regular circumstances would sign the ANR Plan but will let this go to the Town Clerk for the 21 day constructive approval due to the "Stay Home Order."

Roll Call Vote:

William F. O'Connell Jr.	aye
Brian T. Salisbury	aye
Dennis J. Trebino	aye
Russell E. Lafond	aye
Philip M. Devine	aye

APPROVAL OF MINUTES:**March 12, 2020 Meeting Minutes:**

On a motion made by Brian Salisbury and seconded by Philip Devine, the Board voted by Roll Call to unanimously accept the meeting minutes from March 12, 2020.

Roll Call Vote:

William F. O'Connell Jr.	aye
Brian T. Salisbury	aye
Dennis J. Trebino	aye
Russell E. Lafond	aye

Philip M. Devine aye

Discussion: None.

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

ADJOURN:

On a motion made by Brian Salisbury, and seconded by Russell Lafond, the Board voted by Roll Call vote to adjourn the meeting at 7:25 pm.

Roll Call Vote:

William F. O'Connell Jr. aye

Brian T. Salisbury aye

Dennis J. Trebino aye

Russell E. Lafond aye

Philip M. Devine aye

Discussion: None.

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

Meeting Adjourned at 7:25 pm.

Respectfully Submitted,

Amy Sutherland
Recording Secretary

Minutes Accepted on:

6.12.20
(Date)

Amy Sutherland
(Prepared by: Amy Sutherland)