



BELLINGHAM PLANNING BOARD

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

Meeting Minutes **Thursday April 23, 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:

Red Mill on the Charles:

Present for the Zoom meeting: Applicant, Kevin Lobisser (Snowflake, LLC)
Allen Engineering & Associates, Mark E. Allen, PE

Allen Engineering & Associates, Mark E. Allen presented a power point presentation to explain the project known as Red Mill on the Charles. The subject property contains approximately 85.6 acres of land located off Mechanic Street (Route 140) and Mill Street. The site is located entirely within the Downtown Residential Development Overlay District (DRDOD), and partially within the Water Resource Overlay District. The underlying districts include Suburban and Business 1. The project consists of 114 single family lots/dwellings, and 54 town homes (18

triplexes) on four (4) lots. The site access is proposed via a through road extending from the end of Mill Street from the site frontage on Mechanic Street. The Mechanic Street access will be shared access for the project and adjacent commercial project to the east, proposed by Lincoln Property Company. The through road (Road A) is a collector street approximately 4,500 linear feet (60-foot right-of-way) which will be constructed per the "collector Typical Street Cross-Section". The collector road will allow for islands and will have a wider width for travel lanes with sidewalks on one side. There will be stripping for bike lanes. There will be two Open Space parcels. The project will provide approximately 42 acres of Open Space (49%) of the site to be held in perpetuity. The spaces will be natural buffers to abutting properties and on-site wetland resource areas. The renderings of the dwelling models were shown which vary in size from 1,800 square feet to approximately 2,800 square feet and will contain a mix of three and four bedrooms. Municipal Sewer Services will be utilized for the project. There will be two sewer pump stations and associated gravity sewer and force mains. The applicant indicated that he is coordinating with the DPW Director regarding the pump station designs. Municipal water service will also be utilized for the project. A loop connection is proposed from the intersection of North Main Street and Mill Street to Mechanic Street, as well as secondary loops through site. Some of the site improvements include sidewalk installation and also paving and stripping of the road. There will also be a development agreement between the town and developer.

Questions from the Board:

The members wanted clarification on the following items:

- Identification of the connecting street was shown on plan.
- Location of the basins were shown.
- The speed of the collector road will be 35 miles per hour. There is a concern about this being used as a cut through street. The applicant communicated that there will be signalized traffic lights.
- There is concern about the traffic dumping onto Mill Street. Jim Kupfer will provide comments from the Safety Officer in relation to this issue.
- Can there be mitigation measures put in place to discourage trucks from Lincoln Properties from using Road A.

The next steps which will be taken by the applicant include the following:

- Updated Drainage Report within the next two weeks.
- Engage peer review with Conservation Commission.
- Submission of the Notice of Intent.

There were no comments from the public.

There was a suggestion to hold a site visit at the property.

On a motion made by Brian Salisbury and seconded by Philip Devine, the Board voted by roll call vote to grant a continuance of hearing for Red Mill on the Charles to June 11, 2020 at 7:00 pm.

Roll Call Vote:

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

Minutes Accepted on: May 14, 2020 Amy Sutherland
(Date) (Prepared by: Amy Sutherland)