



# BELLINGHAM PLANNING BOARD

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

## Meeting Minutes May 9, 2019

**MEETING LOCATION:** ARCAND MEETING ROOM – MUNICIPAL CENTER

### **Present at the Meeting**

William F. O'Connell Jr. (WFO), Chairman  
Brian T. Salisbury (BTS), Vice Chairman  
Peter C. Pappas (PCP), Secretary  
Dennis J. Trebino (DJT), Member  
Russell E. Lafond (REL), Member  
Philip Devine (PD), Associate

### **Other Officials:**

James S. Kupfer (JSK), Town Planner and Zoning Compliance Officer  
Jean Keyes (JK), Planning Board Coordinator

WFO opened the meeting at 7:00 p.m.

### **Mechanic Street Warehouse Development Plan, Stormwater Management Plan, Major Business Complex Special Permit, Flexible Parking Options Special Permit, and Water Resource District Special Permit, Mechanic Street, Continued Public Hearing.**

Present: Attorney Joe Antonellis, and Attorney Eli Leino of Mayer, Antonellis, Jachowicz, Haranas LLP, Jeff Black, Conor Nagle, and Patrick Dunford of VHB, John Cappellano of Lincoln Properties, Applicant, and Sean Chrisom of Lincoln Property Company

Attorney Antonellis gave an update on the progress of the project and the traffic light and that they are still working on getting approval for the light from MassDOT. In the event the light is not approved, Attorney Antonellis stated that the Applicant would pay for a police detail until such time as a signal is warranted.

Mr. Dunford provided an update on the traffic and potential traffic signal approval from MassDOT. Could be potential development across the street and this new information could put that area over the warrant for a traffic light. Mr. Dunford explained the proposed traffic mitigation plan and the proposed sidewalk addition.

PD questioned if the times the police detail would be on site has been established. Mr. Dunford answered that they anticipate two sessions during morning and evening peak hours.

WFO thanked the Applicant for offering the police detail and provided a list of hierarchy of issues concerning the installation of street lights. WFO would also like the state to be assured that the Applicant has fully committed to the installation of the street light.

Mr. Nagle explained the status of the stormwater treatment of the 200' of the subdivision road. Also are working on an updated Stormwater Pollution Prevention Plan.

Attorney Antonellis stated that they have been in contact with the abutter and will work to keep them informed of all issues.

Public Comments & Questions:

Abutter (no name was provided) was very concerned about the traffic near the abutter's driveway with the installation of the traffic light. There will be tremendous difficulty getting out of the driveway. WFO stated that markings could be painted on the street stating that they cannot block it. WFO explained that the Board will do what they can to help within their authority on the project.

**BTS: Motion to continue the public hearing for the Mechanic Street Warehouse Development Plan, Stormwater Management Plan, Major Business Complex Special Permit, Flexible Parking Options Special Permit, and Water Resource District Special Permit, Mechanic Street to June 13, 2019 at 7:00 p.m.**

REL: Second.

Discussion: None.

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

**General Business:**

- ☐ **ANR**
- ☐ **As-Built Certifications**
- ☐ **4/25/19 Minutes Signing**

**BTS: Motion to sign the April 25, 2019 Meeting Minutes.**

PCP: Second.

Discussion: None.

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

- ☐ **Voucher Reports – No vouchers**

**BTS: Motion to adjourn.**

PCP: Second.

Discussion: None.

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

**Meeting Adjourned at 7:43 p.m.**

**5/9/19 Public Hearing Documents List**

Mechanic Street Warehouse Development Plan, Stormwater Management Plan, Major Business Complex Special Permit, Flexible Parking Options Special Permit, and Water Resource District Special Permit, Mechanic Street

1. Traffic Mitigation Plan 3.26.19

Minutes Accepted on: 5/23/19  
(Date)

Jean Keyes  
(Prepared by: Jean Keyes)

William F. O'Connell Jr.  
William F. O'Connell Jr.

Brian Salisbury  
Brian T. Salisbury

Peter C. Pappas  
Peter C. Pappas

Dennis J. Trebino  
Dennis J. Trebino

Russell E. Lafond  
Russell E. Lafond