



BELLINGHAM PLANNING BOARD

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

Meeting Minutes May 24, 2018

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.

Hartford Village II Inclusionary Housing Special Permit, Off-site Units at 61 Indian Run Road, 1st Public Hearing.

JSK read the public hearing notice and explained the project to date and the documents received.

Present: Attorney Joe Antonellis, Brad Wright, Applicant

WFO: Motion to open the Public Hearing for the Hartford Village II Inclusionary Housing Special Permit, Off-site Units at 61 Indian Run Road.

BTS: Second.

Discussion: None.

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

Attorney Antonellis explained the reason for the withdrawal without prejudice request. This is due to the fact that 61 Indian Run Road did not have clear title and could not be conveyed. The Applicant has found two new off-site affordable units, one on Elbow Street and one at Crystal Springs Condominiums. The off-site units will be completely renovated and will meet the standards of the Inclusionary Housing Special Permit (IHSP).

Attorney Antonellis also informed the Board that the Applicant did not mail the abutter notices.

REL: Motion to accept the Withdrawal without Prejudice of the Hartford Village II Inclusionary Housing Special Permit, Off-site Units at 61 Indian Run Road.

BTS: Second.

Discussion: None.

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

Discussion:**□ Hartford Village II Inclusionary Housing Special Permit Modification**

Present: Attorney Joe Antonellis, Brad Wright, Applicant

Attorney Antonellis explained that because the conditions of the Decision and the fact that the IHSP has been delayed, the Applicant would like to request minor modifications of the permits to get the project started. The Applicant has two off-site units ready to be purchased and renovated and will be submitting an application for an IHSP permit very soon. Mr. Wright explained that the items they would like to begin work on are:

- Prep the entrance to the site
- Tree clearing
- Erosion control
- Detention pond
- Street – binder course
- Rough grade the cul-de-sac
- Pour 3 foundations
- Adjust the construction hours stated in the Permit from 7:00 am to 5:00 pm Monday-Friday to 7:00 am to 6:00 pm Monday-Friday and with no work on Saturday to 8:00 am to 5:00 pm on Saturday and no work on Sundays or Holidays. The Condo association at Hartford Village has requested these construction hours to try and get the project finished as soon as possible. There is an agreement with the Condo Association that has to be executed and recorded that reflects this change. This agreement also has very strict construction control as requested by the Condo Association to reduce the impact of construction on the current residents.

Mr. Wright also stated that he hopes to have the site work completed within 6 weeks and the project completed within 18 months.

The Board discussed this request and agreed to a minor modification of the Hartford Village II Development Plan and Storm Management Plan Permit and the Hartford Village II Special Residential Use - Multifamily Dwelling Special Permit with the condition that the Applicant provide a copy of the recorded Condo Association Agreement that reflects the agreed upon terms between the Applicant and the Association. The Board did not agree to allow the foundations to be poured.

PCP: Motion to approve minor modifications to the Hartford Village II Development Plan and Storm Management Plan Permit and the Hartford Village II Special Residential Use - Multifamily Dwelling Special Permit of Condition #6 to allow the Applicant to conduct site work, remove trees, complete the binder course for the road, construct the detention basin, and to construct the septic system and to modify Condition #13 to change the construction hours to 7:00 am to 6:00 pm Monday-Friday and 8:00 am to 5:00 pm on Saturdays and no work on Sundays or holidays.

DJT: Second.

Discussion: None.

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

General Business:

☐ **ANR**

Sunken Meadows Road (Mohawk Path & Plymouth Road), Map 14, Parcel 42, A & B – Gately

JSK explained the ANR to the Board.

BTS: Motion to sign the ANR for Sunken Meadows Road (Mohawk Path & Plymouth Road), Map 14, Parcel 42, A & B

DJT: Second.

Discussion: None.

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

☐ **As-Built Certifications**

☐ **4/26/18 Minutes Signing**

WFO: Motion to sign the May 10, 2018 Meeting Minutes.

BTS: Second.

Discussion: None.

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

☐ **Voucher Reports** - JSK explained the voucher report.

☐ **Norfolk Registry of Deeds** – Board Reorganization letter signing. The Board members signed the letter.

Planner Update: JKS gave an update regarding several projects either previously permitted, ongoing, or anticipated in the Town and explained that at the next meeting the proposed Zoning Bylaws Amendments to the Zoning Map for 79 Hartford Ave will be discussed.

DJT: Motion to adjourn.

WFO: Second.

Discussion: None.

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

Meeting Adjourned at 8:00 p.m.

5/24/2018 Public Hearing Documents List

Hartford Village II Inclusionary Housing Special Permit

1. Abutters List – Certified 4.19.18
2. Administratrix Deed – Recorded 2.20.2004
3. Application for Special Permit 4.26.18
4. Certificate of Ownership 4.26.18
5. Specification Sheet 4.26.18
6. Public Hearing Notice for 5.24.18
7. Plan – 1st Submission 4.20.18

Minutes Accepted on: 6/14/18
(Date)

Jean Keyes
(Prepared by: Jean Keyes)

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