



BELLINGHAM PLANNING BOARD

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

Meeting Minutes **Thursday, May 26, 2022** **7:00 pm** **In person and Zoom Meeting**

Present at the Meeting:

William F. O'Connell Jr. (WFO), Chairman
Brian T. Salisbury (BTS), Vice Chairman
Philip M. Devine (PD), Member
Dennis J. Trebino (DJT), Member
Nick Mobilia (NM), Member
Robert Lussier (RL), Associate Member

Other Officials:

Town Planner, James S. Kupfer was also present by zoom.
Assistant Town Planner, Amy Sutherland was also present.

Chairman O'Connell opened the meeting at 7:00 pm

The Chairman informed the Board that the public hearing for 152 Depot Street was closed at the May 12, 2022 meeting.

152 Depot Street:

The Chairman explained that the public hearing was closed at the last meeting.

Major Business Complex Special Permit:

On a motion made by Dennis Trebino, seconded by Rob Lussier, the Board voted to have the Town Planner draft a favorable decision for the Major Business Complex Special Permit for 152 Depot Street.

Roll Call Vote:

Phil Devine	aye
Brian Salisbury	aye
Dennis Trebino	aye
William O’Connell	aye
Rob Lussier	aye

Flexible Parking Special Permit:

On a motion made by Dennis Trebino, seconded by Phil Devine, the Board voted to have the Town Planner draft a favorable decision for the Flexible Parking Special Permit for 152 Depot Street.

Roll Call Vote:

Phil Devine	aye
Brian Salisbury	aye
Dennis Trebino	aye
William O’Connell	aye
Rob Lussier	aye

Development Plan Approval and Stormwater Management Decision:

On a motion made by Dennis Trebino, seconded by Phil Devine, the Board voted to have the Town Planner draft a favorable decision for the Development Plan Approval and Stormwater Management Decision for 152 Depot Street.

Roll Call Vote:

Phil Devine	aye
Brian Salisbury	aye
Dennis Trebino	aye
William O’Connell	aye

Development Plan Approval and Stormwater Management Decision:

On a motion made by Dennis Trebino, seconded by Phil Devine, the Board voted to have the Town Planner draft a favorable decision for the Development Plan Approval and Stormwater Management Decision for 152 Depot Street.

Roll Call Vote:

Phil Devine	aye
Brian Salisbury	aye
Dennis Trebino	aye
William O’Connell	aye

Review Decision:

On a motion made by Dennis Trebino, seconded by Phil Devine, the Board voted to review the decisions for 152 Depot Street at the next meeting being held on June 9, 2022.

Roll Call Vote:

Phil Devine	aye
Brian Salisbury	aye
Dennis Trebino	aye
William O'Connell	aye

206 Mechanic Street:

The Town Planner provided an update on 206 Mechanic Street. The plans were updated based on the comments from the last meeting. The Board asked for a decision to be drafted.

The Chairman asked for discussion among the Board. There was a question asked about the caliber of plantings as related to the landscaping plan. There is a planting sheet which referenced the sizing of the trees.

The Board discussed that in seeking an access permit from the DOT in connection with the Mechanic Street driveway. There was a request that a signalization timing study be undertaken for the traffic signals at the Mechanic Street and Maple Street intersection. There should also be discussion with them if the bike lane on Mechanic Street be extended and whether or not the existing easterly and westerly left turn access lanes on Rt. 140 near the westerly corner or the site may be extended and combined in both directions by removal of stripping to allow easterly bound traffic earlier access to the Maple Street left turn only lane. There applicant will not have a safety gate due to the stacking of the trailers. The property can handle all the trucks on the property. There will also be language added that there is no idling on site in accordance with the Anti Idling Law. There should also be language that the trucks owned by the tenant be equipped with a conventional beeper and that no trucks shall turn left from the site on to Maple Street and no stopping or idling on a public way.

Close the hearing:

On a motion made by Dennis Trebino, seconded by Phil Devine, the Board voted by roll call to close the public hearing for 206 Mechanic Street. (4-0)

Roll Call Vote:

Phil Devine	aye
Brian Salisbury	aye
Dennis Trebino	aye

William O'Connell aye

The draft decision was reviewed.

A question was asked about if the wall. The building commissioner will work with making sure there is a meeting prior to the occupancy permit regarding the wall. There was a comment that the bays be closed to limit the noise from the forklifts. There could be a condition written to address this. The Board discussed Page #9 number 23. The Board would like to make sure that the SWPP is on file and completed. This should be noted in the decision.

There was a suggestion that there should be language in the decision regarding the monitoring of the landscape plan. A suggestion was that if the landscape dies it needs to be replaced after two years of possible growth opportunities. The beginning to the end of this project will be 8-9 months. The condition noting that the site be maintained would cover this item.

Another suggestion was to add a stripping in the loading area. There was also a question that the safety data sheets be provided to the local authorities outlining the tenants. There was a suggestion to add language into the decision which addressed the removal of snow and ice from the trucks prior to leaving the site.

The decision was reviewed by the Town Planner. Specific to the decision is language about the ornamental "welcome" wall shall be constructed along the frontage and in conformance with the document entitled "Exhibit D, dated May 5, 2022. The wall shall be constructed and approved by the Building Commissioner prior to the issuance of an Occupancy Permit. There will be a sub-committee formed to provide a recommendation to the Board on the final design for approval at the regular meeting. The applicant should also provide for review the variety of color of the upper portion of the building along the western dock side of the building.

There was a question about the sign committee. It was suggested that the subcommittee meet, and a final decision will be the vote of the Board. The subcommittee will only make a recommendation. There was a suggestion that this reference the purple heart community and preserve the restoring of the placard and incorporating the corner being important in time as a trolley stop.

206 Mechanic Street Warehouse Development Plan Approval and Stormwater Management Permit:

On a motion made by Brian Salisbury, seconded by Phil Devine, the Board voted to approve as amended the Development Plan Approval and Stormwater Management Permit (4-0)

206 Mechanic Street Warehouse Flexible Parking Special Permit Decision:

The Town Planner reviewed the application as presented.

On a motion made by Brian Salisbury, seconded by Phil Devine, the Board voted to approve the Flexible Parking Special Permit for 206 Mechanic Street. (5-0)

Adjourn:

On a motion made by Brian Salisbury, seconded by Dennis Trebino, the Board voted by roll call vote to adjourn the meeting at 8:12 pm.

Roll Call Vote:

Phil Devine	aye
Brian Salisbury	aye
Dennis Trebino	aye
William O'Connell	aye
Nick Mobilia	aye

Respectfully Submitted,

Amy Sutherland
Approved 6.9.22