



## BELLINGHAM PLANNING BOARD

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

### **Meeting Minutes** **Thursday, May 27, 2021** **7:00 pm**

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. **This meeting will be via the Zoom online option; see information and instructions at the end of the agenda.**

#### **Present at the Meeting:**

William F. O'Connell Jr. (WFO), Chairman  
Brian T. Salisbury (BTS), Vice Chairman  
Dennis J. Trebino (DJT), Member  
Philip M. Devine (PD), Member  
Elizabeth Berthelette (EB), Member

#### **Other Officials:**

James S. Kupfer (JSK), Town Planner and Zoning Compliance Officer  
Amy Sutherland (AS), Planning Board Coordinator

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

#### **Continuation Hearing 190 Farm Street:**

The Board was made aware that the applicant has requested a hearing continuation to gather more information to present to the Board at the June 10, 2021 meeting.

**On a motion made by Brian Salisbury, seconded by Philip Devine, the Board voted by Roll Call to continue the hearing for 190 Farm Street to June 10, 2021.**

#### **Roll Call Vote:**

William F. O'Connell Jr.	aye
Brian T. Salisbury	aye
Dennis J. Trebino	nay
Philip M. Devine	aye
Elizabeth Berthelette	aye

### **Continuation Hearing 455 Hartford Ave:**

The Board was made aware that the applicant for 455 Hartford Ave would like to request a continuation of hearing.

The applicant representative Robert Duff was present seeking this request to the June 10, 2021 meeting.

The Board discussed that the applicant has not provided any new information and it is understanding that the applicant will not have new information presented and reviewed by peer review by the June 10, 2021 so it is recommended to continue the hearing to June 24, 2021.

On a motion made by Brian Salisbury, seconded by Elizabeth Berthelette, the Board voted by Roll Call to continue the hearing to June 24, 2021.

#### **Roll Call Vote:**

William F. O'Connell Jr.	aye
Brian T. Salisbury	aye
Dennis J. Trebino	aye
Philip M. Devine	aye
Elizabeth Berthelette	aye

### **Public Hearing – 75 Railroad Street:**

The Chairman opened the hearing for Railroad Street.

On a motion made by Brian Salisbury, seconded by Philip Devine, the Board voted by Roll Call to open the hearing for Railroad Street.

#### **Roll Call Vote:**

William F. O'Connell Jr.	aye
Brian T. Salisbury	aye
Dennis J. Trebino	aye
Philip M. Devine	aye
Elizabeth Berthelette	aye

The Town Planner read the public hearing notice.

The applicant Bill Hasling was present representing the applicant. He provided a share screen of the plan of land dated April 5, 2021. Mr. Hasling explained that the site was used as a saw mill for many years. The owner Mr. Thomas Burr and Robin Decasse want a back lot by creating a three-building lot. The land area is 830,114 (19.06 acres). The upland is 469,700 and the frontage is 538.19. The total frontage for Lot 1 is 201, Lot 2 frontage is 201, and Lot 3 frontage is 136. Each of the lots meet the lot requirements. There are wetland resource areas on the site. The Board was made aware that the application does meet the requirements for a back lot

subdivision. These will all be single family homes. The property needs to meet the 90% upland requirement. There was a question about the easement. The Board will get a copy of the conveyance.

**Questions from the public:**

Resident, Roland Lavelly was wondering if there is adequate frontage. He also wanted to know what will happen with Parcel A. Representative Halsing communicated that is he not aware of what the applicant plans for Parcel A.

The Board discussed putting a condition put on Parcel A that this is unbuildable. He also wanted the minutes to indicate that the Engineer through the applicant communicated that there is no desire to do anything with parcel A. The owner wants to retain ownership of this. It was noted that the wetlands do not match the GIS wetlands.

On a motion made by Brian Salisbury, seconded by Elizabeth Berthelette, the Board voted by Roll Call to close the hearing for 75 Railroad Street and would like a decision drafted to be discussed at the June 10, 2021 meeting.

**Roll Call Vote:**

William F. O'Connell Jr.	aye
Brian T. Salisbury	aye
Dennis J. Trebino	aye
Philip M. Devine	aye
Elizabeth Berthelette	aye

**General Business:**

**ANR 75 Railroad Street:**

The Board is in receipt of an ANR application for 75 Railroad Street.

On a motion made by Brian Salisbury, seconded by Elizabeth Berthelette, the Board voted by Roll Call to endorse the ANR Plan at the June 10, 2021 meeting once the decision for the backlot subdivision for Railroad Street is approved.

**Roll Call Vote:**

William F. O'Connell Jr.	aye
Brian T. Salisbury	aye
Dennis J. Trebino	aye
Philip M. Devine	aye
Elizabeth Berthelette	aye

**Connor Lane Mylars:**

The Board is in receipt of the mylars for Connor Lane.

On a motion made by Brian Salisbury, seconded by Dennis Trebino, the Board voted by Roll Call to sign the mylars for Connor Lane.

**Roll Call Vote:**

William F. O'Connell Jr.	aye
Brian T. Salisbury	aye
Dennis J. Trebino	aye
Philip M. Devine	aye
Elizabeth Berthelette	aye

**Bellingham Shores:**

The Board is in receipt of the mylars for Bellingham Shores which require signature.

On a motion made by Brian Salisbury, seconded by Dennis Trebino, the Board voted by Roll Call to sign the mylars for Bellingham Shores.

**Roll Call Vote:**

William F. O'Connell Jr.	aye
Brian T. Salisbury	aye
Dennis J. Trebino	aye
Philip M. Devine	aye
Elizabeth Berthelette	aye

**Approval of Minutes:**

**April 27, 2021:**

On a motion made by Brian Salisbury, seconded by Dennis Trebino, the Board voted by Roll Call to approve the minutes from April 27, 2021 as amended.

**Roll Call Vote:**

William F. O'Connell Jr.	aye
Brian T. Salisbury	aye
Dennis J. Trebino	aye
Philip M. Devine	aye
Elizabeth Berthelette	aye

**April 22, 2021:**

On a motion made by Brian Salisbury, seconded by Elizabeth Berthelette, the Board voted by Roll Call to approve the minutes from April 22, 2021.

**Roll Call Vote:**

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

Philip M. Devine                      aye  
Elizabeth Berthelette                aye

**May 13, 2021:**

On a motion made by Brian Salisbury, seconded by Elizabeth Berthelette, the Board voted by Roll Call to approve the minutes from May 13, 2021.

**Roll Call Vote:**

William F. O'Connell Jr.    aye  
Brian T. Salisbury            aye  
Dennis J. Trebino            aye  
Philip M. Devine            aye  
Elizabeth Berthelette        aye

**FUTURE MEETING:**

- June 10, 2021

**ADJOURN:**

On a motion made by Brian Salisbury, and seconded by Dennis Trebino, the Board voted by Roll Call vote to adjourn the meeting at 7:50 pm.

**Roll Call Vote:**

William F. O'Connell Jr.            aye  
Brian T. Salisbury                    aye  
Dennis J. Trebino                    aye  
Philip M. Devine                    aye  
Elizabeth Berthelette                aye

Meeting Adjourned at 7:50 pm.

Respectfully Submitted,

Amy Sutherland

Recording Secretary

Minutes Accepted on:

6-10-21

(Date)

Amy Sutherland

(Prepared by Amy Sutherland)