



BELLINGHAM PLANNING BOARD

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

Meeting Minutes **Thursday July 9, 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 both in person with safety precautions put in place, but the public is still meeting by Zoom but the applicants are meeting at the Town Hall to meet face to face with Boards and the goal is to have the meeting evolve over time when hopefully the guidelines for in person meetings will loosen by the State guidelines.

CONTINUATION PUBLIC HEARING 186 MAPLE STREET:

The Board was informed that the applicant is waiting for the building permit appeal period will be expiring and the applicant will then withdrawal this application per the agreement as set forth. To date, the applicant will be demolishing the current building within the next week. Once the building is demolished, the applicant can be the permit for the solar facility.

The Town Planner recommended that the hearing be continued to the September 10, 2020 meeting.

On a motion made by Brian Salisbury and seconded by Russell Lafond, the Board voted by roll call vote to continue the hearing to September 10, 2020 at 7:00 pm.

Roll Call Vote:

William F. O'Connell Jr.	aye
Brian T. Salisbury	aye
Dennis J. Trebino	aye
Russell E. Lafond	aye
Philip M. Devine	aye

Discussion: None.

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

CONTINUATION PUBLIC HEARING BELLINGHAM SHORES:

The Board was informed that the applicant for Bellingham Shores has asked for a continuation of hearing to the August 13, 2020 meeting.

On a motion made by Brian Salisbury and seconded by Russell Lafond, the Board voted by roll call vote to continue the hearing for Bellingham Shores to August 13, 2020 at 7:00 pm.

Roll Call Vote:

William F. O'Connell Jr.	aye
Brian T. Salisbury	aye
Dennis J. Trebino	aye
Russell E. Lafond	aye
Philip M. Devine	aye

Discussion: None.

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

CONTINUATION PUBLIC HEARING RED MILL ON THE CHARLES:

The Chairman opened the continued public hearing for Red Mill on the Charles.

The applicant Mr. Mark Allen was present to provide an overview to the Board. Mr. Allen explained that plans have been submitted to the Conservation Commission. The Board was informed that the whole property was walked with the DPW Director, Fire Chief, and Town Planner. There has also been discussion about the peer review for drainage and traffic. The applicant would like to schedule a future meeting with the Town Planner Jim Kupfer, Conservation Agent Anne Matthews, and DPW Director Don Di Martino to discuss a variety of items. The design plans were presented to the Board to review. Mr. Allen explained the recent changes to the design plans which included the town hall connection from the intersection at the lights and the connection to Mill Street. The initial design was to realign the parking in the rear of the town hall and bring out to a perpendicular access to Mill Street which the original plan submittal in April 2020. The most recent idea is to circumvent the need to replace the existing parking lot behind the town hall and come around in a serpentine manner to exit to Mill Street. This green area was noted on the plan. This design will allow to save the vast majority of the existing parking lot along the drainage basin that was recently installed behind the town hall. This will allow the existing light poles and catch basin to remain. The new plan would require

only the relocating of the one fire hydrant. The presented plan would require six parking spots behind town hall to be eliminated to allow for good vehicular traffic but there will be a replacement of ten to twelve new parking spots. The applicant has been working with Town Planner Jim Kupfer, DPW Director, Don DiMartino, and Conservation Agent, Anne Matthews to adequately design a basin that will meet the needs of the new roadway connection. This basin will take into consideration the additional flow from the existing town streets that will be treated under the stormwater management guidelines as required by the State. The plan has recently changed not having the town go into the conservation 25 ft. no disturb area. The basin will be shrunk by about 20% to adhere to the 25 ft. no disturb area to the wetlands. This will be part of the phase one of the project to make that connection up to Mill Street. Mill Street will have a new sidewalk. There will be gravity sewer installed and a dry sewer for the existing septic systems which may want to connect in the future. The next part of the presentation focused on the subdivision which is at the end of Mill Street. The only noted change is the widening of the Open Space Area that is associated with the stream which got a little wider. Some of the drainage basins got larger. There was a slight realignment of the roadway to keep within the regulations for the riverfront protection area. The collector street going out to Rt. 140 has remained the same. The applicant has submitted two Notice of Intent applications. One is for the town property and the other is for the subdivision. The peer review of those will be done through the BSC group. The Board would like the subdivision to be designed with the character of the area. The applicant communicated that there was discussion with DPW Director, Don DiMartino about the change from having the only access on Mill Street to a new access on Common Street. It was determined by the traffic engineers and Don DiMartino that this should remain open for the needs of the existing residents, future residents and businesses. There could be an option for signage in this location. The Board was informed that there was a road safety audit completed and it should be reviewed to see what recommendations were included.

There were no comments from the public.

The Chairman for the Conservation Commission joined through zoom. Mr. Matthews communicated that he would like the Planning Board to consider reevaluating the calculations for the open space area. He discovered that there are easements on the open space area for the drainage structures which should not be considered open space. Mr. Matthews explained that this application will be looked at very carefully during the Conservation Commission public hearing. To date, there has not been a completed application submitted. There has been some information provided but those plans have already been revised. It is anticipated that the Conservation Commission will be holding the hearing on Wednesday, August 26, 2020.

The Town Planner communicated that the peer review for the project has been identified and the scope of services are being developed to review the Notice of Intent, Stormwater and Traffic.

The Board would like to schedule the site walk with the members.

The Town Planner informed that Board that he will be holding two open house sessions on July 13, 2020 and July 25, 2020. The purpose of this will be to allow the public to view the applications and plans. The Town Planner would like a member of Planning Board to be present for these meetings.

On a motion made by Brian Salisbury and seconded by Russell Lafond, the Board voted by roll call vote to continue the hearing for Red Mill on the Charles to August 13, 2020 at 7:00 pm.

Roll Call Vote:

William F. O'Connell Jr.	aye
Brian T. Salisbury	aye
Dennis J. Trebino	aye
Russell E. Lafond	aye
Philip M. Devine	aye

Discussion: None.

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

APPROVAL OF MINUTES:

June 11, 2020 Meeting Minutes:

On a motion made by Brian Salisbury and seconded by Philip Devine, the Board voted by Roll Call to unanimously accept the meeting minutes from June 11, 2020.

Roll Call Vote:

William F. O'Connell Jr.	aye
Brian T. Salisbury	aye
Dennis J. Trebino	aye
Russell E. Lafond	aye
Philip M. Devine	aye

Discussion: None.

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

ADJOURN:

On a motion made by Brian Salisbury, and seconded by Russell Lafond, the Board voted by Roll Call vote to adjourn the meeting at 7:40 pm.

Roll Call Vote:

William F. O'Connell Jr.	aye
Brian T. Salisbury	aye
Dennis J. Trebino	aye
Russell E. Lafond	aye
Philip M. Devine	aye

Discussion: None.

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

Meeting Adjourned at 7:40 pm.

Respectfully Submitted,

Amy Sutherland
Recording Secretary

Minutes Accepted on: 8.13.20
(Date)

Amy Sutherland
(Prepared by Amy Sutherland)

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

Brian T. Salisbury
Brian T. Salisbury

Dennis J. Trebino
Dennis J. Trebino

Philip M. Devine
Philip M. Devine

Russell E. Lafond
Russell E. Lafond

Elizabeth Berthelette
Elizabeth Berthelette