



## 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 September 10, 2020**

**MEETING LOCATION:** *In Person Participation and also 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.

#### **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 RED MILL ON THE CHARLES:**

The Chairman opened the continued public hearing for Red Mill on the Charles. The Town Planner informed the Board that a site walk was completed and the public hearing with the Conservation Commission has begun. There are a number of large-scale changes that are being made in terms of drainage. The applicant is in the process of working with peer review. It is recommended to continue for the October 8, 2020 meeting.

**On a motion made by Brian Salisbury and seconded by Phil Devine, the Board voted by roll call vote to continue the hearing for Red Mill on the Charles to October 8, 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 186 MAPLE STREET DEFINITIVE  
SUBDIVISION:**

The Chairman opened the continued hearing for 186 Maple Street Definitive Subdivision. This subdivision correlates directly with a proposed solar development. The solar development did receive the building permit today which means 30 days out from today the appeal period would be over. The Town Planner had conversation with the project manager about potentially withdrawing this earlier than the 30 days. It was recommended to continue the hearing until October 8, 2020.

**On a motion made by Brian Salisbury and seconded by Phil Devine, the Board voted by roll call vote to continue the hearing for 186 Maple Street to October 8, 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 Chairman opened the continued hearing for Bellingham Shores.

The Board asked for an update regarding Bellingham Shores.

The Applicant representative Sean Malone was present. He explained that the purpose of the meeting would be to discuss the drainage improvements due to the large basin. The applicant will also discuss the buffer that goes along the property line. The Board was clear from the last meeting that they wanted the 100 ft. buffer restored. The Board also wanted the applicant to "think outside of the box", regarding the triangle open space area. The last item the applicant was tasked with was reviewing the phasing plan. The applicant provided his share screen for the Board to view. Basin #1 was noted on the plan. This is the main stormwater basin on site. The basin was brought in a little tighter and is within the 100 ft. as requested. The calculations were revised. The outlets were also redesigned and are outside the buffer. A clay core was added to the corner of berm. The Board received comments from BSC. One suggestion was to add a condition that the core to be looked at by a Geotech Engineer. The applicant has no objection to this condition. For Basin #2, a clay core was added to the center. It was suggested to bring core

to existing grade. There should be no drainage issues from the site. The longevity of the clay core basin is a concern.

Consultant Frank DiPietro from BSC communicated that the applicant has maintained the exact hydraulic capacity. The outflow has not been modified. The clay core is positive and will stop seepage to berm, but his concern is that it does not do down far enough. This was noted on Section C. The recommendation is that the clay barrier extend below the existing grade. This should be looked at prior to construction. The Commission asked the applicant to look at the groundwater mounding analysis underneath both of the infiltration basins. The results show that the mound is basically at the existing pre-development ground water conditions.

The Board had the following questions?

- Will the basin handle the increased volume from the rainstorms?  
*The applicant responded that the basin is designed to handle 100-year storm. Consultant DiPietro communicated that the basin has been designed in a conservative manner.*
- What is the longevity of the clay core?  
*The applicant responded that the clay core should last forever if maintained. Consultant DiPietro communicated that this is a permanent barrier that will require maintenance to make sure the trees and shrubs are not growing too high and also that animals are not burrowing. A recommendation was made to have a Geo Engineer specialist look at this prior to construction providing a design specification with ratios. The applicant will provide a maintenance schedule. The Chairman would like the Cornell numbers to be used in the analysis of the basin.*

The applicant explained that the plan was revised to incorporate the full 100 ft. buffer and to accomplish this the road was pushed to the east 10 feet. The buffer enhancements have been incorporated into the plan set. There are evergreen and vegetative screens for each house. to make sure there is a vegetative screen for the houses. The sidewalk is still in the same location.

The Board would like to see the following items addressed:

- Include a limit of clearing line on plan. A suggestion was made to pull this in.
- Include enhanced buffer screening and include tree caliper.
- Enhance the restoration plan.
- In the open space area, create a walkable area and access to lake which could be used as a canoe launch area. This could also be a walkable picnic area.
- Create a spread sheet with the open space calculations on the whole development along with providing color coded copies of this.

There was a comment that if the area in the open space is possibly for a canoe launch, will it be restricted to the neighborhood or is it usable to all and if so, will this become problematic with traffic on Silverlake Road. The applicant will get something from the professional land surveyor to certify the correct lines. The drainage easement will not change the overall open space requirements.

The Town Administrator Fraine joined the zoom meeting. He mentioned that it would be great if Lot 10 can be used to launch boats or canoes. This would make the residents in the neighborhood happy.

**Resident Kristen Moore, 93 Silver Lake Road:**

Ms. Moore wanted to know if the 100 ft. buffer will remain. The applicant responded that any existing trees within the 100 ft will remain and there is proposed vegetation areas.

**Phasing Plan:**

The applicant provided an updated phasing plan. The Board wanted the phases refined. There was a screen share of the revised phasing plan. There are six phases. The phases are being divided into infrastructure and housing. Within the infrastructure phase this will include the water and sewer on the right portion of the site. There are four separate housing phased within this allowing 15 units for each phase. The roadway will be constructed with binder before occupancy permits issued. The erosion controls will be in place during construction. There was suggestion to add language that clear cutting of the entire site. This could be put into a condition. The Board would like it to be a % of occupancy permits issued opposed to building permits.

The Board next discussed the neighbor Kristen Moore, 93 Silverlake Road who has an issue with the dirt from the site and her above ground pool. Ms. Moore communicated that the Attorney from Fafard called her yesterday and will come and inspect the pool. Ms. Moore informed the Board that the pump has died, and they lost the last few weeks of summer since the pool is not working now. The Board was reminded that Attorney Roeloff was to provide an action plan the Friday after the meeting on how this was going to be addressed. The area was hydroseeded and there is grass growing. The Chairman entertained a motion from the Board to express their displeasure from Fafard in addressing the situation with the abutter from the last meeting. Some of the members were reluctant to take any official proclamation but are bothered that the developer has not addressed this abutters problem. The abutter communicated that the amount of dust is currently acceptable since the grass has grown in. She has taken photos of the dust and dirt on her patio.

**On a motion made by Dennis Trebino and seconded by Russell Lafon, the Board voted by roll call vote to send a letter of their displeasure with the applicant response.**

**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)

There was a question about how much dirt is allowed on site before it requires a permit. It was explained that since this is a 40B project it does not require a permit. However, once this dirt lands and is moved to Bellingham Shores, then 10,000 sq. ft. requires at a minimum a stormwater permit or a site plan review. Mr. Fafard provided a plan sheet which included

stormwater controls, but this area was never fully stabilized until at the last meeting. The Board asked Attorney Roeloff to formally stabilize this area.

The Board is in receipt of a memo dated August 14, 2020 with regards to the action plan for hydroseeding. The second application of hydroseeding should take place on September 11, 2020.

The Board would like this project to have character since these are small lots. They do not want to just see a row of new houses. It should have a village feel. A suggestion was made for a pocket park. The interpretation of the inclusionary housing was discussed that from the outside these homes should look the same whether affordable or not. There are four type of homes proposed and will be varied.

**On a motion made by Brian Salisbury and seconded by Phil Devine, the Board voted by roll call vote to continue the hearing for Bellingham Shores to October 8, 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)

**186 MAPLE STREET:**

The Board is in receipt of a continuation request for 186 Maple Street.

**On a motion made by Brian Salisbury and seconded by Phil Devine, the Board voted by roll call vote to continue the hearing for 186 Maple Street to October 8, 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)

**164 MECHANIC STREET SITE PLAN:**

The Board is in receipt of a site plan for 164 Mechanic Street. This lot was known as "Miss Virginias home during the Lincoln properties discussions. The property owner Matt Clark was present. The property discussed was acquired in February 2020 with the intent to prepare this for future development. The house was demolished in May 2020. There was fire training done on

this site. There was a prepared erosion control plan along with an O & M plan to handle run off. The erosion control measures were installed. As soon as the construction work is done on the adjacent lot which is being used for temporary storage the site will be secured in accordance with the plan.

**Conditions:**

- Temporary fencing for limited access to site.
- Ongoing maintenance of down slope, there is a leakage getting around silt fence. This needs to be stabilized.
- There will be a widening of the road at the end of November.

**On a motion made by Brian Salisbury and seconded by Phil Devine, the Board voted by roll call vote to recommend the site plan with conditions being forwarded to the Building Inspector.**

**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)

**Urban Air Release of Funds:**

The Board is in receipt of paperwork regarding the release of Urban Air Funds in the amount of \$7,500.00. It was explained that this money was placed into a fund with the hope that there would be an agreement for a possible secondary egress. There was discussion about connecting to the plaza where Pj's is since there is a lot of traffic that leaves rapid refill. This connection would help with traffic. The property owner at rapid refill is not in favor of this connection. The plaza owner is in favor of connection. This money was placed into an account back in July 2017. Since there has been no movement. Mr. Clark was present during the meeting and communicated that he is not opposed connecting but the other property owner is not so he would like the funds released.

**On a motion made by Brian Salisbury and seconded by Philip Devine, the Board voted by Roll Call to release the funds to Urban Air for \$7,500.00.**

**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)

**Grant of Easement Campanelli:**

The Board is in receipt of paperwork for Grant of Easement for Campanelli CV4 Bellingham LLC. The plan was shown. This documentation was reviewed by Town Counsel. Once the Planning Board votes on this item, it will be recommended to the Board of Selectmen to be placed on the town meeting warrant.

**On a motion made by Brian Salisbury and seconded by Russell Lafond, the Board voted by Roll Call to unanimously accept the easement for Campanelli as presented.**

**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)

**GENERAL BUSINESS:**

**Approval of Minutes:**

**August 13, 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 August 13, 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)

**Board Stipends:**

**On a motion made by Brian Salisbury and seconded by Philip Devine, the Board voted by Roll Call to sign the Board stipends as presented.**

**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)

**FUTURE MEETING:**

- October 8, 2020

**ADJOURN:**

**On a motion made by Brian Salisbury, and seconded by Philip Devine, the Board voted by Roll Call vote to adjourn the meeting at 9:15 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 9:15 pm.

Respectfully Submitted,

Amy Sutherland  
Recording Secretary

Minutes Accepted on:

October 8, 2020 Amy Sutherland  
(Date) (Prepared by Amy Sutherland)

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William F. O'Connell Jr.

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Brian T. Salisbury

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Dennis J. Trebino

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Philip M. Devine

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Russell E. Lafond

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Elizabeth Berthelette