



BELLINGHAM PLANNING BOARD

10 MECHANIC STREET BELLINGHAM, MASSACHUSETTS 02019

MEETING MINUTES

Thursday, September, 22, 2022, at 7:00 pm

Bellingham Municipal Center

Arcand Meeting Room and Via Zoom

MEMBERS PRESENT:

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|---------------------------|------------------|
| William F. O'Connell, Jr. | Chairman |
| Brian T. Salisbury | Vice Chairman |
| Dennis J. Trebino | Member |
| Philip M. Devine | Member |
| Nick Mobilia | Member |
| Robert Lussier | Alternate Member |

ADDITIONAL OFFICIALS PRESENT:

Amy Sutherland, Assistant Town Planner
Tina M. Griffin, Recording Secretary – via Zoom

Mr. O'Connell called the meeting to order at 7:00 pm

ANR PLAN – 67 CHESTNUT STREET – (GRAND WAY)

Bruce Wilson from GW Site Solutions was present to bring modifications to the pre-approved plan for 67 Chestnut Street (Grand Way). This is in regard to alterations of lot lines. The lines are oversized to begin with, but this modified plan creates a little more room to have a bigger buffer between the current house and the proposed house, which would be Lot #1A. Therefore, this modification is just basically increasing the size of one lot and decreasing the size of two lots. This is not to create a fourth lot. The original subdivision plan was for three lots and Mr. Wilson provided members with a copy of the original plan for review.

Mr. O'Connell stated that this is a straight-forward request and asked if any members had questions.

Mr. Kupfer had a scheduling conflict for tonight's meeting and was not available. Ms. Sutherland told members present that Mr. Kupfer called her this afternoon and said he is fine with the plan, as long as there is no creation of a new lot, and that it is just a modification of the existing lot lines.

Members present reviewed the original and modified plans.

Mr. Trebino made a motion to approve the modified ANR Plan for Grand Way. Motion was seconded by Mr. Devine and a Roll Call Vote was made, as follows:

Roll Call Vote:

| | |
|---------------------------|-----|
| William F. O'Connell, Jr. | aye |
| Dennis J. Trebino | aye |
| Philip M. Devine | aye |
| Nick Mobilia | aye |
| Brian T. Salisbury | aye |

Motion passes unanimously and four copies of the plans were signed by Board Members while at the meeting.

BELLINGHAM SHORES – CERTIFICATE OF LOT RELEASE

Mr. O’Connell gave a brief description of this request, which is “Phase I” (lot release of 34 lots). The project is currently in good standing with both the Building and DPW Departments. They have requested a Form G, Release of Lots, upon the submission of a Bond in the amount of \$707,000.

Mr. Chad Boardman, representative for Eastland Partners, Inc. was present at tonight’s meeting to discuss a few items with the project. Mr. Boardman said that the retention pond is fully built and was actually being mowed this week. He also stated that the road was paved to the detention pond, and they are now working on the turnaround for Fire apparatus vehicles.

The applicant is hoping to have this go on market within the next few weeks and will be continuing to beautify along 126 with trees for this growing season and building a nice wall entrance, that they will still be working on. Mr. Boardman said they will be coming before the Board again, mostly likely in a few weeks, to discuss the plan for mailboxes at this location.

Stephen O’Connell from Turning Point Engineering was also present at tonight’s meeting in case there were other questions. Chairman, William O’Connell told all members and public present, that there is no relation between himself and Stephen.

Mr. Boardman stated that there are quite a few lots that they are planning on building per Phase and will not be jumping around with this project. It will be continuous, so he will be coming before the Board and Building Commissioner frequently to obtain the permits needed to keep moving forward as quickly as possible.

Mr. O’Connell said he would entertain a motion to approve the Form G Release for the first 34 lots that will be supported by a Bond in the amount of \$707,000.

Motion was made by Mr. Trebino, seconded by Mr. Salisbury and a Roll Call Vote was made, as follows:

Roll Call Vote:

| | |
|---------------------------|-----|
| William F. O’Connell, Jr. | aye |
| Dennis J. Trebino | aye |
| Philip M. Devine | aye |
| Nick Mobilia | aye |
| Brian T. Salisbury | aye |

Motion passes unanimously

30 LOCUST STREET – BUNGAY BROOK – INCLUSIONARY HOUSING DECISIONS

Mr. O’Connell told members and public present that the Agenda Item for 30 Locust Street has been postponed until the next Planning Board meeting, scheduled for October 13th.

WARRANT ARTICLES DISCUSSION:

Mr. Lussier further discussed a couple of the items that he brought up at the last meeting, regarding the drive-thru facilities and underground water aquifers. One item that he wanted to mention was the underground infiltration chambers, as Mr. Kupfer brought up some concerns that it might be too restrictive. It will need to be discussed further, as this is only a viable option in the talks for the Protection Overlay District. Mr. Lussier would like to take this matter to additional Town Departments and Boards by having them come to future meetings for questions or concerns.

Ms. Sutherland told Members present that these would be Regulations and not Town Warrant Articles. Therefore, the wording of “Warrant Articles” would be removed from future meetings and instead refer to these items as Regulation discussions.

Members discussed additional questions regarding car stacking at ATM’s and drive-thru windows, to have more clarification on the stacking being from the actual windows or from the order boards, etc. Members discussed these items further to see how restrictive this might become. Also, there are some corporate standards with some of the fast food chains that would need to be discussed further. These items will continue with discussion at some future Planning Board meetings and will most likely not take effect, if any, until sometime in the Spring. This will give a chance for more Departments and Boards to give their opinions, in order to move forward.

Minutes:

Mr. Devine made a motion to approve the minutes from the August 11, 2022 meeting, as submitted. Mr. Trebino seconded, and the motion was approved unanimously.

NEXT MEETING:

The next Planning Board Meeting will be held on Thursday, October 13, 2022 at 7:00 pm. This meeting will take place both in-person and via Zoom.

ADJOURN:

Mr. Salisbury made a motion to adjourn the meeting at 7:33 pm. Motion was seconded by Mr. Trebino and carried. Motion passes unanimously.

Respectfully Submitted,

Tina M. Griffin

Recording Secretary

Approved – 10-13-2022