



BELLINGHAM PLANNING BOARD

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

Meeting Minutes **Thursday, September 26, 2019**

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

Present at the Meeting:

William F. O'Connell Jr. (WFO), Chairman
Brian T. Salisbury (BTS), Vice Chairman
Peter C. Pappas (PCP), Secretary
Dennis J. Trebino (DJT), Member
Russell E. Lafond (REL), Member
Philip Devine (PD), Associate

Other Officials:

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

Chairman O'Connell opened the meeting at 7:06 p.m.

ANR Application:

251 Lake Street:

The Board is in receipt of an ANR application dated September 3, 2019, from Lloyd & Barbara Rhodes Trust for property located at 251 Lake Street. The plan was prepared by Colonial Engineering, Inc. The Assessors reference is Map 84-9.

The Board reviewed the presented plan.

On a motion made by Brian Salisbury, and seconded by Dennis Trebino, the Board voted unanimously to endorse the ANR plan as presented for 251 Lake Street.

450 & 450 R Main Street:

The Board is in receipt of an ANR application dated August 26, 2019, from Fasland LLC for property located at 450 & 450 R South Main Street. The plan was prepared by Colonial Engineering, Inc. The Assessors reference is Map 82, Parcel 6 & 7.

The Board reviewed the presented plan.

On a motion made by Brian Salisbury, and seconded by Dennis Trebino, the Board voted unanimously to endorse the ANR plan as presented for 450 & 450 R Main Street.

Public Hearing:**Borrego Solar Systems Development Plan, and Stormwater Management Plan.**

The applicant representatives at the meeting included:

- David Albrecht, Borrego Solar Systems, Inc.
- Zach Farkes, Project Developer

The Chairman opened the public hearing for Borrego Solar Systems Development Plan, and Stormwater Management Plan for 186 Maple Street.

Representative David Albrecht, Borrego Solar Systems, Inc. explained that there was a site visit by the applicant and Planning Board on Saturday, September 14, 2019. The applicant communicated that the landscaping, berm and fencing have not changed. A sample of the three choices of fencing colors were provided to the Board. The preferred color choice is khaki. The landscaping for the entrance will include a stone wall. There will also be flowering trees, and shrubs intended to dress up the entrance area. There will need to be some trees taken down within the edge of the system, but there will be the addition of other plantings.

The Board was informed that the applicant has met with the Conservation Commission. The plan has been revised to be outside of the 50 ft. buffer to the isolated wetland. There has also been conversation with the Fire Chief and the width of the road will be 15 ft. with a cul-de-sac. There has also been a fire hydrant added to plan. The Board was informed that an isolated wetland extends into the northeast corner of the project and a second wetland extends along the Maple Street frontage area (south of the proposed access drive). The applicant did indicate that they will be asking for a waiver to do work within the 50 ft. buffer. Section 247-29.C (13) requires an inventory of existing trees greater than 10-inch caliper in upland resource areas. The applicant will do a site inventory of 12-inch diameter trees and plans to take out trees near the berm. It was communicated that there is no clearing within the right of way of the scenic road. It is the intent that the project will not increase runoff volumes for a 25-year storm event. Based on the comments from the Town of Franklin, the applicant informed the Board that there will be more added to the detention basin. The design of the stormwater management includes "water bars" which are barriers that extend along contour lines beneath and between the panels. There was a concern about the possible pooling of this and flow that could continue downgradient. The applicant is aware that funds will need to be deposited into an account to cover expenses associated with the maintenance and repairs for 10 years after construction. There will need to be a name on the O & M Plan which is typically the owner of the system.

PUBLIC COMMENTS:

- There were no public comments.

Continuation:

On a motion made by Brian Salisbury and seconded by Peter Pappas, the Board voted unanimously to continue the hearing to October 10, 2019 at 7:00 pm.

Discussion: None.

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

GENERAL BUSINESS:

Approval of Minutes:

Regular Meeting Minutes August 22, 2019

On a motion made by Peter Pappas and seconded by Dennis Trebino, the Board voted to unanimously to approve and sign the August 22, 2019 Meeting Minutes.

Discussion: None.

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

Voucher Report:

The Board is in receipt of a voucher report dated September 26, 2019.

Town Meeting Warrant Articles:

The Board is in receipt of a copy of the Town Meeting Warrant Articles. The public hearing for the warrant articles will be held on Thursday, October 10, 2019. The petitioner for Article 10 will be holding a neighborhood meeting on Saturday 28, 2019. There will be further discussion on the Articles once the hearing is opened.

The Planning Board was made aware that there is currently a Graduate Intern who is assisting in the town on a variety of projects.

Voucher Report:

The Board is in receipt of the voucher report dated September 26, 2019.

FUTURE MEETING DATES:

- Thursday, October 10, 2019

ADJOURN:

On a motion made by Brian Salisbury, and seconded by Russell Lafond, the Board voted to adjourn the meeting at 8:10 pm.

Discussion: None.

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

Meeting Adjourned at 8:10 p.m.

Respectfully Submitted,

Amy Sutherland

Documents List September 26, 2019

- ANR Application for 450 & 450 R Main Street
- ANR Application for 251 Lake Street
- Town Meeting Warrant Articles

Minutes Accepted on: 10-10-19
(Date)

Amy Sutherland
(Prepared by: Amy Sutherland)

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

Brian T. Salisbury
Brian T. Salisbury

Peter C. Pappas
Peter C. Pappas

Dennis J. Trebino
Dennis J. Trebino

Russell E. Lafond
Russell E. Lafond

