



BELLINGHAM PLANNING BOARD

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

Meeting Minutes **Thursday, October 8, 2020** **7:00 pm**

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

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 (participated by Zoom)
Philip M. Devine (PD), Member
Elizabeth Berthelette, Associate Member

Other Officials:

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

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 Chairman opened the continued hearing for 186 Maple Street. The Board is in receipt of a memo dated October 7, 2020 from Baker, Braverman & Barbadoro, P.C. The letter stipulates that the applicant for 186 Maple Street will be withdrawing the Definitive Subdivision Plan.

Town Planner Kupfer based on recommendation from Town Counsel recommends that the Planning Board vote to accept the Notice of Withdrawal for 186 Maple Street Subdivision Plan and recommend the Chairman be the designated signatory of the document.

On a motion made Brian Salisbury, seconded by Dennis Trebino, the Board voted unanimously to accept the Notice of Withdrawal for the 186 Maple Street Subdivision Plan and recommend the Chairman be the designated signatory of the document.

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
Elizabeth Berthelette	aye

NEW PUBLIC HEARING

118 Maple Street:

The Chairman asked for a motion to open the public hearing for 118 Maple Street.

On a motion made by Brian Salisbury and seconded by Philip Devine, the Board voted by Roll Call to open the hearing for 118 Maple Street.

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)

The applicant and owner Patricia Gately request a Special Permit to subdivide a parcel of land, one of which has less than the required frontage at 118 Maple Street. The property is located between Maple Street and Pine Street on approximately 2.79 +/- acres shown on Assessor's Map and Lot 20-61 and 20-55, zoned Suburban. Applicant Ed Gately was present along with his representative Paul DeSimone from Colonial Engineering. The requirements for this application includes that a parcel with no other contiguous land in common ownership may be divided into two or three lots, one of which has less than the normally required frontage, and a single-family

dwelling may be built on the reduced frontage lot, provided that such division is authorized on a special permit granted by the Planning Board. Such divisions shall be authorized if meeting each of the following, but not otherwise:

- (1) The lot having reduced frontage must have frontage of at least 50 feet.
- (2) The lot having reduced frontage must contain at least twice the lot area otherwise required, without counting any portion of the lot between the street and the point where lot width equals 100 feet or more.
- (3) The lot having reduced frontage must be capable of containing a square with sides equal to the normally required lot frontage.
- (4) All other requirements specified in § 240-40, Intensity of Use Schedule, must be met.
- (5) Egress from the created lots must create no greater hazard owing to grade and visibility limitations than would be expected for standard land division at that location.
- (6) Reduction of privacy, damage to the natural environment, and difficulties of utility provision must be no greater than would be expected for standard land division at that location.
- (7) The proposal must be determined by the Planning Board to not circumvent the intent of the Subdivision Control Law.

The main topics for the Planning Board to discuss are if there is adequate access and if there is a natural environment. The applicant meets all the lot size/shape requirements. However, the road accessing the site is unimproved, so guarantee of an improved driveway to these lots should be conditioned within the permit. The applicant also spoke with the DPW Director that the 16 ft driveway width is adequate. The Board is in receipt of a letter dated October 6, 2020 from Vignone & Vignone LLP which certified that Ms. Gately does not own any property which abuts Lots 2-118 Maple Street or abuts Harrington property at 21 Pine Street. The Conservation Commission is concerned about a stream bisecting the property. The Commission also supplied an email dated October 6, 2020 which indicates that the lot created must comply with 240-32 lot area requiring 90% of the lot area necessary for compliance with minimum lot area requirements be exclusive to areas subject wetland protection act. The applicant communicated that the structure is 100 ft. away from the wetlands so it does not fall under the jurisdiction of the commission. It was also explained that there was an ANRAD done a few years back. The town planner will make sure to check with the Commission about the ANRAD. The site access was discussed. It was recommended that the safety officer review this and provide any recommendations. There was a recommendation that a condition could be added which would allow for no further develop past the property line.

On a motion made by Brian Salisbury and seconded by Dennis Trebino, the Board voted by Roll Call to unanimously continue the hearing until October 22, 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 public hearing for Bellingham Shores Major Residential Development Special Permit, Definitive Subdivision, and Stormwater Management Plan.

The applicant representative Sean Malone was present and requested a continuation to November 12, 2020.

The items to be addressed at the meeting on November 12, 2020 include the following:

- Refinement of the phasing plan.
- Discussion of the landscaping plan and also review the comments from peer review about the clay core.

Abutter Kerri Kleimolk informed the Board that she has not heard back from Fafard, but she has sent the email with estimate to the wrong address but found the right address and forwarded.

On a motion made by Brian Salisbury and seconded by Philip Devine, the Board voted by Roll Call to unanimously continue the hearing until November 12, 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 hearing for Red Mill on the Charles for the Definitive Plan, Zoning Bylaws Article XXIX Downtown Residential Development Overlay District and §240-54, Stormwater Management. The applicant, Snowflake, LLC c/o Kevin Lobisser propose a 118-lot

residential subdivision of land containing 114 single family lots and four multi-family lots on 85.6+/- acres between Mill Street and Mechanic Street in Bellingham, shown on Assessor's Map 51, 13-1, zoned Suburban and Business-1. The applicant Mark Allen was present via Zoom.

It was explained that the town has completed the first round of peer reviews. The drainage and grading are still under review. In relation to the traffic, the applicant is proposing to restrict left turns from Mill Street to Route 126 along with the new connection to Common Street. BSC agrees with the methodology used in the preparation of the current TIAS. The sight distances at the proposed driveway intersection with Mechanic Street exceed the required stopping sight distances at both locations. Based on the ongoing Mechanic Street corridor study, there are areas to the east and west of the driveway location where the vertical curvature of Mechanic Street limits sight distances to below the required SSD. Prior to the installation of a traffic signal at the site driveway intersection with Mechanic Street, additional safety measures should be installed. The measures should be installed prior to the occupancy of the warehouse project. There was a recommendation that the applicant provide an updated traffic operations analysis for the intersection of Mechanic Street at the site driveways with the proposed Curtis Apartment Development. The applicant should also provide an updated traffic operations analysis for the two signalized intersections. The mitigation measured need to be provided. The applicant is planning on having new plans submitted by October 29, 2020.

The Chairman asked for questions from the Board. There is a concern that about the traffic backing up. A suggestion was made to limit Mill Street to business only. With this suggestion, it would be difficult to enforce and maintain. It seems to be consensus of the Board that they do not want a left-hand turn. There was discussion about the tightening of sidewalk at crosswalks and bump outs. There are two median strips and breaks in landscaping. There will also be a recommended open passive recreation area. This was shown on the plan. and want to know if town wants to pursue as a town park – open passive recreation area. It will be a small grass area about ½ acre which would be maintained as a grass area with one passive recreational field. There is no proposed playground. The Board would like to see character in this area with the including of trees. The Board would also like to see mailboxes at the individual houses. The drainage will be discussed at the November 12, 2020 meeting.

On a motion made by Dennis Trebino and seconded by Brian Salisbury, the Board voted by Roll Call to unanimously continue the hearing until November 12, 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)

GENERAL BUSINESS:

Monique and Coryn Street Acceptance

Town Planner Kupfer informed the Planning Board that there were a few outstanding issues which need to be addressed. The DPW is currently reviewing the as-built plans. The Board was asked to hold off on taking any action on the street acceptance until the October 22, 2020 meeting.

Town Meeting Warrant Review and Recommendations:

The Town Meeting Warrant articles will be reviewed at the October 22, 2020 meeting.

Approval of Minutes:

September 10, 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 September 10, 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)

FUTURE MEETING:

- October 22, 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 8:32 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 8:32 pm.

Respectfully Submitted,

Amy Sutherland

Recording Secretary

Minutes Accepted on: 10-22-20
(Date)

Amy Sutherland
(Prepared by Amy Sutherland)

William F. O'Connell Jr.

William F. O'Connell Jr.

Dennis J. Trebino

Dennis J. Trebino

Russell E. Lafond

Russell E. Lafond

Brian T. Salisbury

Philip M. Devine

Philip M. Devine

Elizabeth Berthelette
Elizabeth Berthelette

