



BELLINGHAM PLANNING BOARD

10 MECHANIC STREET BELLINGHAM, MASSACHUSETTS 02019

MEETING MINUTES

Thursday, October 27, 2022, at 7:00 pm

Bellingham Municipal Center

Arcand Meeting Room and Via Zoom

MEMBERS PRESENT:

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

CONTINUATION OF PUBLIC HEARING FOR PROSPECT HILL ESTATES:

The applicant and owner, Wall Street Development Corp. propose a 19-lot residential subdivision on approximately 72.16+/- acres of land at the corner of Lake Street and Prospect Street (Franklin) in Bellingham, shown on Assessor's Map 65-20, 65-22, and 69-87 zoned Agriculture. The plans were prepared by GLM Engineering Consultants, 19 Exchange Street, Holliston, MA 01746, entitled Definitive Subdivision Plan Prospect Hill Estates Bellingham, Massachusetts, dated December 17, 2021.

The applicant for the Prospect Hill Estates project has asked for an extension on the deadline and a continuation to the next Planning Board Meeting.

Mr. Trebino made a motion to extend the deadline to December 31, 2022 and to continue this hearing until the next Planning Board meeting, scheduled for November 10, 2022. Motion was seconded by Mr. Salisbury and unanimously approved.

PUBLIC HEARING FOR 455 HARTFORD AVENUE:

The applicant and owner, Moshe Attias, Darn Properties, LLC, seeks a §240-16, Development Plan Approval and §240-54, Stormwater Management from Section propose to construct a 15,200 square foot, 9 bay, auto repair shop with associated improvements at 455 Hartford Avenue in Bellingham, approximately 4.4+/- acres of land, shown on Assessor's Map 04-72, zoned Business 1 and Suburban. The plans were prepared by Allen Engineering and Associates, Inc, 1 Charlesview Road, Suite 2, Hopedale, MA 01747.

The applicant for the 455 Hartford Avenue project has asked for a meeting continuation until the next Planning Board Meeting.

Mr. Salisbury made a motion to extend the deadline to December 31, 2022 and to continue this hearing until the December 8, 2022 Planning Board Meeting. Motion was seconded by Mr. Devine and unanimously approved.

GENERAL BUSINESS:

ANR PLAN – 10 PAINE STREET

An ANR Plan for 10 Paine Street was presented to the Board. This plan has been in the works for a little while and they have sought relief through the Zoning Board of Appeals for lot shape and area.

Ms. Sutherland gave an update that the Town Planner reviewed the ANR Plan and determined that the applicant needs to receive a variance and then come before the Board for an ANR, because the current ANR Plan is making the non-conformity of that lot more non-conforming. Therefore, we are recommended not to endorse.

Mr. Trebino made a motion to not endorse the ANR Plan for 10 Paine Street since it is non-conforming. The applicant was not present at tonight's meeting to discuss the decision further. Motion was seconded by Mr. Mobilia and unanimously approved.

Minutes:

Mr. Salisbury made a motion to approve the minutes from the October 13, 2022 meeting, as submitted. Motion was seconded by Mr. Devine and unanimously approved.

Hartford Avenue Sub-Committee:

Mr. O'Connell let members know that they are trying to prepare a sub-committee for the Hartford Avenue construction area. Ms. Sutherland stated there has been some feedback from the public and everyone has agreed to look at an option for this. The sub-committee could take a couple months to get established and they would not be taking any votes or bring forward Warrant Articles, but mostly to make a recommendation on options for that area. Every meeting will also be open to the general public.

NEXT MEETING:

The next Planning Board Meeting will be held on Thursday, November 10, 2022, at 7:00 pm. This meeting will take place both in-person and via Zoom.

Mr. Salisbury made a motion to adjourn the meeting at 7:07 pm. Motion was seconded by Mr. Trebino and carried. Motion passes unanimously.

Respectfully Submitted,

Tina M. Griffin

Recording Secretary

Approved – 11-10-2022