



## 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** **Wednesday October 30, 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  
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 7:15 p.m.

The Chairman wanted the applicant to explain any updates from the last meeting.

The applicant David Albrecht communicated that the only change was adding more details to the erosion control as requested by the Town of Bellingham Conservation Commission. The applicant will have the plan set ready for signature Monday November 4, 2019. The plan set will have signature blocks for both towns.

Applicant, Zak Farkes did reference his email which was sent to the Board. He is concerned about the language in the decision referencing Condition #2 "Upon withdrawal of the Definitive Subdivision Plan applicant stated above, the Owner/Applicant agrees that the underlying zoning for the Premises will lawfully become a Suburban Zoning District pursuant to the November 14, 2018 Special Town Meeting during which the Town Meeting voted unanimously to approve a zoning bylaw amendment which changes the underlying zoning for the premises from industrial to suburban." The applicant wants to make sure they will be allowed to build this project.

The Board explained that Town Counsel has expressed that this would not have an impact on the solar project moving forward. The appeal process is required once the decision is filed.

The applicant responds that if something between when the decision is filed and before the appeal period ends, can they come back to the Board.

The Board communicated to the applicant that all parties have worked together to **make** sure that this project moves forward. All have done their diligence and will work with the applicant something comes up within the appeal process.

The applicant wanted to know if the building permit can be appealed. It was communicated that typically building permits are not appealed.

The Board from the advice of Town Counsel is comfortable with the language of the decision.

**Close Hearing:**

**On a motion made by Brian Salisbury, and seconded by Dennis Trebino, the Board voted unanimously to close the hearing for 186 Maple Street Large-Scale Ground Mounter Solar Development Plan Approval and Stormwater Management Permit.**

Discussion: None.

**Vote: 4-0 Carried.** (WFO, BTS, DJT, REL)

**Approve Decision**

**On a motion made by Brian Salisbury, and seconded by Dennis Trebino, the Board voted unanimously to approve the decision as written for 186 Maple Street Large-Scale Ground Mounter Solar Development Plan Approval and Stormwater Management Permit.**

Discussion: None.

**Vote: 4-0 Carried.** (WFO, BTS, DJT, REL)

The applicant was informed that the decision will be filed with the Town Clerk tomorrow. This decision has an appeal period of thirty days. The applicant will be provided with a copy of the timestamped decision.

**ADJOURN:**

**On a motion made by Brian Salisbury, and seconded by Dennis Trebino, the Board voted to adjourn the meeting at 7:45 pm.**

Discussion: None.

**Vote: 4-0 Carried.** (WFO, BTS, DJT, REL)

Meeting Adjourned at 7:45 p.m.

Respectfully Submitted,

Amy Sutherland  
Recording Secretary

**Documents List October 30, 2019**

- 186 Maple Street Borrego Solar (draft decision)
- Email from Zak Farkes dated October 30, 2019

Minutes Accepted on: November 14, 2019  
(Date)

Amy Sutherland  
(Prepared by: Amy Sutherland)

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

Brian T. Salisbury  
Brian T. Salisbury

Dennis J. Trebino  
Dennis J. Trebino

Russell E. Lafond  
Russell E. Lafond