



# BELLINGHAM PLANNING BOARD

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

## Meeting Minutes November 8, 2018

**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  
Jean Keyes (JK), Planning Board Coordinator

WFO opened the meeting at 7:00 p.m.

### **Hartford Village II Inclusionary Housing Special Permit Off-site Unit at 21 Cranberry Meadow Road, 1<sup>st</sup> Public Hearing.**

JSK read the public hearing notice. JSK explained the project.

Present: Eli Leino, Attorney from Mayer, Antonellis, Jachowicz & Haranas, LLP, Brad Wright, Applicant

### **BTS: Motion to open the public hearing for the Hartford Village II Inclusionary Housing Special Permit Off-site Unit at 21 Cranberry Meadow Road.**

DJT: Second.

Discussion: None.

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

Attorney Leino explained the application and that this unit would meet the 10% affordability requirement for this phase of Hartford Village II. Mr. Leino explained Section 240-182 of the Bellingham Bylaws and how this unit complies with the bylaw and fulfills the requirement. Mr. Wright explained that the lot is very small and that it will need a septic system. During the meeting, he submitted to the Board the interior layout and a picture of the exterior. In addition, he will be adding a one-car garage and a second story to the house.

BTS asked for a comparison to the Hartford Village II units with regard to size, amenities, etc. Mr. Leino provided the information and explained the amenities and that the house, when finished, will be very similar in size and the interior will be similar to the Hartford Village II unit and will be approximately 1300 square feet in size.

PD thinks that the improvement of the house will raise the selling price and improve the neighborhood.

Attorney Leino also explained that there will be a deed restriction in perpetuity for this house for the state affordable housing inventory. There will always be a cap on how much profit can be made by the homeowner. This will be put into an affordable housing lottery and will be advertised. People must pre-qualify and show that they meet the income criteria and other criteria that must be met.

WFO explained the intent of affordable housing. Preference goes to Bellingham residents to allow people who live here to stay here.

**Public Questions:**

John LaQuerre of 15 Cranberry Meadow Road stated that the lot space for the septic is very narrow. Where will it fit? Mr. Wright responded that it is his obligation to fit it on the lot. JSK explained that the Board can condition the permit to state that they must fit a 3-bedroom septic system on the lot. Mr. LaQuerre asked if there is a buffer zone between properties and is there enough room to build a garage on the side of the house. Attorney Leino stated that there are setback requirements and the plans they have drawn will meet the requirements with no variance requested. The garage will not be closer than 20' from the lot line. Mr. LaQuerre asked if there are any guidelines for wetlands. JSK responded that the Applicant will have to adhere to all wetlands bylaws and the Conservation Commission will have to sign off or tell the Applicant that they must file the appropriate application.

Al Renaghan of 26 Mohawk Street was concerned about the road being built in the wrong place and the same thing was done on Cranberry Meadow Road. The road on the plans does not match the road in the neighborhood. The house is too close to the road. JSK stated that the Board understands this. Mr. Renaghan wants the new owner to know that the Town owns two feet from their front door.

**DJT: Motion to close public hearing for the Hartford Village II Inclusionary Housing Special Permit Off-site Unit at 21 Cranberry Meadow Road.**

PCP: Second.

Discussion: None.

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

**BTS: Motion to draft a favorable decision to approve the Inclusionary Housing Special Permit Off-site Unit at 21 Cranberry Meadow Road in compliance with the Hartford Village II Special Residential Use Multi-Family Dwelling Special Permit condition subject to the condition of approval of the septic plan.**

DTJ: Second.

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

**Discussion:**

**□ Hartford Village II – Request for Determination of a Major or Minor Modification for the Hixon Street and Hartford Ave Intersection**

Present: Eli Leino, Attorney from Mayer, Antonellis, Jachowicz & Haranas, LLP, Brad Wright, Applicant

Mr. Wright explained that the Deputy Fire Chief wanted the telephone pole at the corner of Hartford Avenue and Hixon Street moved to allow the ladder truck to access Hixon Street without having to cross the center line. Unfortunately, the Applicant and Eversource could not reach an Agreement. Consequently, the Applicant's only recourse was to revise the plan and seek approval for this change from the Planning Board. The Deputy Fire Chief is satisfied with this change and the plan. Don DiMartino, DPW Director, is okay with this change. The pole will remain, and they will widen the left side of Hixon Street.

JSK explained that they will be staying within the right-of-way of Hixon Street and not encroaching onto private property. This is necessary because the emergency access to Hartford Village II is off Hixon Street.

**REL: Motion to accept as a minor modification the widening of Hixon Street at Hartford Avenue instead of moving the telephone pole which is Condition 3 of the Hartford Village II Special Residential Use Multi-Family Dwelling Special Permit Condition.**

BTS: Second.

Discussion: None.

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

**General Business:**

- ☐ **ANR**
- ☐ **As-Built Certifications**
- ☐ **10/25/18 Minutes Signing**

**DJT: Motion to sign the October 25, 2018 Meeting Minutes.**

REL: Second.

Discussion: None.

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

- ☐ **Voucher Reports** – JSK explained the vouchers
- ☐ **24 William Way Definitive Subdivision** – Plan signing. JSK explained.

**BTS: Motion to sign the Plans for 24 William Way Definitive Subdivision.**

DJT: Second.

Discussion: None.

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

JSK explained the STM and the zoning articles put forward by the Board. It is important that these rezoning articles pass so that the town can improve and can prepare for future development. JSK will be providing a brief presentation before all three articles at Special Town Meeting on November 14, 2018. Then each article will be voted on separately.

**BTS: Motion to adjourn.**

DJT: Second.

Discussion: None.

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

**Meeting Adjourned at 7:50 p.m.**

**11/8/18 Public Hearing Documents List**

**Hartford Village II Inclusionary Housing Special Permit, Off-site Unit at 21 Cranberry Meadow Road**

1. Application for IHSP 10.12.18
2. Abutters List – Certified 10.9.18
3. Certificate of Ownership 10.12.18
4. Narrative 10.12.18
5. Plans – Elevation and Floor 10.8.18
6. Public Hearing Notice 11.8.18
7. Quitclaim Deed 9.26.18
8. Specification Sheet 10.12.18
9. Property Record Card 11.8.18
10. Plans – Floor 10.11.18

**Discussion: Hartford Village II – Request for Determination of a Major or Minor Modification for the Hixon Street Intersection**

1. Plan – Hixon Street Intersection Modification 9.12.18

Minutes Accepted on: 12/13/18  
(Date)

Jean Keyes  
(Prepared by: Jean Keyes)

William F. O'Connell Jr.  
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Brian T. Salisbury  
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