



# BELLINGHAM PLANNING BOARD

10 MECHANIC STREET BELLINGHAM, MASSACHUSETTS 02019

## MEETING MINUTES

**Thursday, November 10, 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:**

James S. Kupfer, Town Planner – via Zoom  
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 January 31, 2023 and to continue this hearing until the next Planning Board meeting, scheduled for December 8, 2022. Motion was seconded by Mr. Devine and a Roll Call Vote was made, as follows:**

### **Roll Call Vote:**

William F. O'Connell, Jr.	aye
Dennis J. Trebino	aye
Philip M. Devine	aye
Nick Mobilia	aye
Brian T. Salisbury	aye
Robert Lussier	aye

**Motion passes unanimously**

**CONTINUATION OF PUBLIC HEARING FOR WS DEVELOPMENT – HARTFORD AVENUE – WAREHOUSE**

The applicant, WS Bellingham IV Associates LLC, and owner, Bellingham N. Main Street II LLC, Hartford Ave. Associates LTD, WS Bellingham IV Associates LLC, & Varney Bros Sand & Gravel propose to construct a 700,000 sf industrial building for warehouse and distribution use with associated improvements on approximately 175.6 +/- acres of land in Bellingham, shown on Assessor's Map 24 Lot 12 and 10, Map 30 Lot 73-1, and Map 31 Lot 3, zoned Industrial. This application falls under the Zoning By-Laws §240-16, Development Plan Approval, §240-54, Stormwater Management, §240-138, Water Resource District Special Permit, §240-60, Flexible Parking Options Special Permit and §240-119, Major Business Complex Special Permit. The plans were prepared by Bohler Engineering.

WS Development has asked for a meeting continuation until the Planning Boards first meeting in January.

**Mr. Devine made a motion to continue this hearing until January 12, 2023. Motion was seconded by Mr. Mobilia and a Roll all Vote was made, as follows:**

**Roll Call Vote:**

William F. O'Connell, Jr.	aye
Dennis J. Trebino	aye
Philip M. Devine	aye
Nick Mobilia	aye
Brian T. Salisbury	aye
Robert Lussier	aye

**Motion passes unanimously**

**GENERAL BUSINESS:**

**MINUTES:**

Mr. Salisbury made a motion to approve the minutes from the October 27, 2022 meeting, as revised. Motion was seconded by Mr. Devine and unanimously approved.

**NEXT MEETING:**

The next Planning Board Meeting will be held on Thursday, December 8, 2022 at, 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 – 12-08-2022