



BELLINGHAM PLANNING BOARD

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

Meeting Minutes **Thursday, November 12, 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
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

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. All members are required to wear a mask.

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 Board was made aware that the applicant has provided updated plan sets for the Board's review. The Town's peer review engineer is working through the drainage analysis and will be prepared to address this at the December 10, 2020 meeting. The applicant is requesting a continuation to Thursday December 10, 2020 at 7:00 pm.

On a motion made by Brian Salisbury and seconded by Dennis Trebino, the Board voted by Roll Call to unanimously continue the hearing until December 10, 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

161 & 169 Maple Street:

The Chairman opened the continued public hearing for 161 & 169 Maple Street.

The applicant, Will Boyle, LMP Properties LLC and owner John D. Raymond, Jr., LMP Properties, LLC and Attorney Kimberly Kroha were present for the proposed site improvements to the existing bulk storage and mulch processing operation at 161 and 169 Maple Street in Bellingham, shown on Assessor's Map 26 Lot 01 and 26-01A.

Attorney Kroha explained that they have reviewed the development checklist dated October 6, 2020. Board is in receipt of a plan sheet, the staff checklist, fire code, and the response to the checklist from the applicant. The applicant has been through the process with the Conservation Commission and has included new vegetation in the buffer area of the wetlands. The applicant requests a waiver of the landscape plan requirement. The applicant is proposing a 6-foot fence in front of the site the shield Maple Street. This has been revised on the plan set. There are no parking spaces proposed for 161 and 169 Maple Street. There is parking available at the facility at 174 Maple Street for employees. The house at 161 Maple Street will be demolished. The Attorney communicated that the requirements for Article IX have been met because there is no activity encompassed in this application which trigger any of the environmental controls set forth. The Board believes that under Section 240-47 Permitted Activity- this section includes noise, light, air quality, vibrations, hazardous material, electrical disturbance and stormwater. The Board believes that the applicant needs to be in compliance with each of these sections if a permit is going to be issued. The Attorney communicated that there was a noise report

completed which could be presented. This could be updated if requested. The activity on site does not generate noise.

The Board would like to get confirmation from GZA about the auto turn for the large fire truck.

The Board agrees that the applicant has made progress on addressing some of outstanding items.

On a motion made by Brian Salisbury and seconded by Philip Devine, the Board voted by Roll Call to unanimously continue the hearing until February 11, 2021 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. The Board was informed that the review is essentially complete. The mitigation list was updated on November 9, 2020.

The Board discussed that the mitigation list still has some unresolved issues. The Board has requested improvements to the open space through mitigation including funds to physically improve the open space that the applicant significantly degraded and also a connection to the lake to improve connectivity to the open space. Without those two items the Board questions the density bonus the applicant is requesting. It was explained that the density bonus is optional. The bonus that the Board may consider is 10%. This is 10 units that could be removed. Lots 69-78 are lots that could be removed without any changes to the plan. There will be construction of a public sidewalk on Cross Street from the site entrance to the Silver Lake Recreation parking lot. If this is completed; the cost of the police detail should be paid by the applicant. The applicant has also obtained pricing for the construction of the improvements to the triangle parcel. The estimated costs are approximately \$130,000.00. In addition to deeding this land to the town, the applicant will donate \$65,000.00 to the town for use in making improvements to the triangle parcel. The applicant has indicated that they will deed approximately 1.2 acres of the open space separately to the town for its use as a municipally owned and maintained stormwater basin. The applicant is also proposing to donate to the town 9,500.00 sf parcel fronting on Silver Lake

known as Lot 10. The applicant also would like to have the required affordable units offsite in accordance with a mutually agreeable phasing sequence as related to the market rate units. IT is recommended to hold off on any determination until the subsequent special permit submission for inclusionary housing is submitted. This is required by the applicant. In relation to Lot 10, the applicant wants to reserve rights for additional stormwater infrastructure that may be required as a result of the pending Notice of Intent which is before the Conservation Commission.

The Board would like to see language in a condition about the clay core to make sure there is no seepage. A question was asked about the building of these homes. It is the intent of the developer to build the homes or will he be selling these individually. Sean Malone responded that this has not been determined yet. They are speaking with developers about purchasing the project. The Board wants to make sure that these homes have the New England look. It was also recommended that there be a condition that 75% of the project needs to be complete before the next phase is started. The Board is in agreement that the conditions need to be further refined. This will need to be continued to December 10, 2020 at which time the Conservation Commission will have met.

On a motion made by Brian Salisbury and seconded by Russell Lafond, the Board voted by Roll Call to unanimously continue the hearing until December 10, 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:

Town Meeting Warrant – Street Acceptance: Monique and Coryn Street:

The Board was informed that the DPW Director provided recommendation to accept the two streets Monique and Coryn.

On a motion made by Brian Salisbury and seconded by Russell Lafond, the Board voted by Roll Call to recommend the acceptance of Monique and Coryn 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)

Approval of Minutes:

October 8, 2020 Executive Session Meeting Minutes:

On a motion made by Brian Salisbury and seconded by Dennis Trebino, the Board voted by Roll Call to unanimously accept but not release the executive session meeting minutes from October 8, 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:

- December 10, 2020

ADJOURN:

On a motion made by Brian Salisbury, and seconded by Dennis Trebino, 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,

Russell E. Lafond	aye
Philip M. Devine	aye

Discussion: None.

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

Approval of Minutes:

October 8, 2020 Executive Session Meeting Minutes:

On a motion made by Brian Salisbury and seconded by Dennis Trebino, the Board voted by Roll Call to unanimously accept but not release the executive session meeting minutes from October 8, 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)

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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: 13.17.20

(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

Philip M. Devine

Philip M. Devine

Russell E. Lafond

Russell E. Lafond

Elizabeth Berthelette

Elizabeth Berthelette