



## BELLINGHAM PLANNING BOARD

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

### **Meeting Minutes** **Thursday, January 14, 2021** **7:00 pm**

**MEETING LOCATION:** Remote Participation through Zoom

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, no in-person attendance of members of the public will be permitted at this meeting.

#### **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.

#### **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 Town Planner provided an overview from the last meeting. There was a walk through with the applicant and things such as site features and traffic. The Board was waiting for peer review on the drainage. BSC has provided comments and the applicant has had an opportunity to review the drainage analysis and provide comments. Those were included in the packet for the Board to review.

The applicant provided an overview. It was the guidance from the Conservation to look at these projects segmented but for the purposes of discussion the applicant wanted to discuss as a whole project. The applicant provided responses to the peer review comments. There were three letters provided dated January 12, 2021. The first letter was from Don DiMartino, the DPW Director. The applicant communicated that all of the items in the letter have been addressed. Those items have also been added to the plan. The response letter was also forwarded to the DPW Director. The next letter discussed was dated November 30, 2020. There is a requirement to have the basin on a separate parcel. The applicant wants to know what the opinion of the Board is on this. Since this is on town property it does not need to be on a separate lot. The applicant communicated that the duration of each phase will be market driven and the project should take 1 to 2 years. There will be different phases. Phase 1A would be the municipal crossing. Phase 1 B will include going over the wetland crossings out to Route 140. This will need further discussion with the Zoning Board of Appeals and the Director of the DPW. The Board next discussed the site plan. The Chairman is concerned about the amount of material taken off of site. There would need to be a waiver granted for this. The Board would like to know how to minimize traffic in this area when the removal is taking place. There needs to be a plan in place. This should be part of a construction management plan. This would need permit through Zoning Board of Appeals. There was a suggestion to limit what is coming out of Mill Street if anything at all. This is the intent of the applicant. There was a suggestion to construct the road first. There will also need to be a separate sedimentation control plan. The applicant has also agreed to do cascade type grates to ensure maximum inlet capacity for the four proposed catch basins. AEA is also evaluating the capacity of the existing hydrology system to determine if additional capacity is warranted. This will be further reviewed with the Commission. The Board was reminded that this was initially a request from the abutters who were getting a good amount of run -off from Mechanic Street. It would be great to improve this area and evaluate this at the outfall and in the existing basin and clean out. There is also a concern about the structural integrity of the existing drain manhole. The town has recently installed a basin behind town hall which will remain. The flows will be routed through a new drop inlet with a deep sump. The drop intel detail has been added to the Municipal Improvements plan set. The cross section has also been revised to be consistent with the waiver requests. There has been a separate O & M plan which has been prepared to accompany the Municipal Improvements project. There was also noted concern about the location of the replication area proposed on the south side of Mill

Street due to the close proximity to the off-graded slope of the roadway. This was looked at by Sage Environmental and it was determined that only a slight modification to the location was done to address the Conservation Commission concerns.

The Board next discussed the five waivers:

**Waiver #1: Section 245-13D (2)(a):**

The first waiver is that the basin slopes in filled areas shall not exceed one vertical to four horizontal. The applicant noted that due to the topographic relief at the site, basin slopes of 3:1 are proposed as a means to reduce earthwork and spatial requirements of the basins and to maximize the buffer to wetland resource areas. The Chairman would like this to remain on hold.

**Waiver #2: Section 245-15A.(2):**

This applicant noted that this waiver is for one sidewalk to reduce the amount of impervious surface on site. The Consultant has no issue with granting this waiver. Before the vote was taken, there was discussion that the Board would like to see one contiguous sidewalk on one side. The applicant would like two crossings versus one for safety which would make it feasible. There will

see a visual of the sidewalk. A screen share of the sidewalk was shown in relation to the location. The plan should show character and make sure where there is a driveway put trees in to break this up and make the site more pleasing. There was discussion about a shared path. The Consultant commented that they can look into doing this. The Board discussed street lighting. The two loop roads should have reduction of lighting since this would provide a lot of lighting on the right of way. The applicant indicated that for the next meeting they will provide the following:

- Highlight sidewalk, tree exhibit and where lights.

**On a motion made Brian Salisbury, seconded by Elizabeth Berthelette, the Board voted by roll call to grant Waiver #2 as written.**

**Roll Call Vote:**

William F. O'Connell Jr.	aye
Brian T. Salisbury	aye
Dennis J. Trebino	aye
Philip M. Devine	aye
Elizabeth Berthelette	aye

see a visual of the sidewalk. A screen share of the sidewalk was shown in relation to the location. The plan should show character and make sure where there is a driveway put trees in to break this up and make the site more pleasing. There was discussion about a shared path. The Consultant commented that they can look into doing this. The Board discussed street lighting. The two loop roads should have reduction of lighting since this would provide a lot of lighting on the right of way. The applicant indicated that for the next meeting they will provide the following:

- Highlight sidewalk, tree exhibit and where lights.

**On a motion made Brian Salisbury, seconded by Elizabeth Berthelette, the Board voted by roll call to grant Waiver #2 as written.**

**Roll Call Vote:**

William F. O'Connell Jr.	aye
Brian T. Salisbury	aye
Dennis J. Trebino	aye
Philip M. Devine	aye
Elizabeth Berthelette	aye

be appropriate signage and markings. There could also be the addition of rumble strips. This is in the design plans. The sidewalk will meet and connect to the Lincoln site. The Board wanted to

**Waiver #3: Section 245-15 C. (2)(a):**

This waiver is to allow trees proposed to be within 5 ft of the back of sidewalk for all low impact development roadways. It would also allow flexibility and elimination of street trees where in conflict with dwellings. The Consultant has no issue with the Board granting this waiver.

**On a motion made by Brian Salisbury, seconded by Phil Devine, the Board voted by roll call to grant Waiver #3.**

**Roll Call Vote:**

William F. O'Connell Jr.	aye
Brian T. Salisbury	aye
Dennis J. Trebino	aye
Philip M. Devine	aye
Elizabeth Berthelette	aye

**Waiver #4: Section 245-15 C.(2)(d):**

This waiver is from having to space the trees in 40 ft intervals. The applicant noted that due to the small lot sizes and reduced frontages there could be conflicts with streetlights and other things. There needs to be flexibility. The Consultant has no issues with granting this waiver.

**On a motion made by Brian Salisbury, seconded by Phil Devine, the Board voted by roll call to grant Waiver #4.**

**Roll Call Vote:**

William F. O'Connell Jr.	aye
Brian T. Salisbury	aye
Dennis J. Trebino	aye
Philip M. Devine	aye
Elizabeth Berthelette	aye

**Waiver #5: Subdivision Regulations Attachment #2, Appendix B – Typical Street:**

The waiver is requested to allow retaining walls in lieu of off-graded slopes to minimize impacts to the wetland resource areas. The Consultant has no issue with granting this waiver. The Notice of Intent will address this.

**On a motion made by Brian Salisbury, seconded by Phil Devine, the Board voted by roll call to grant Waiver #5.**

**Roll Call Vote:**

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

Dennis J. Trebino	aye
Philip M. Devine	aye
Elizabeth Berthelette	aye

**Continuation:**

**On a motion made by Brian Salisbury, seconded by Dennis Trebino, the Board voted by roll call to continue the hearing to February 25, 2021 at 7:00 pm.**

**Roll Call Vote:**

William F. O'Connell Jr.	aye
Brian T. Salisbury	aye
Dennis J. Trebino	aye
Philip M. Devine	aye
Elizabeth Berthelette	aye

**Continuation Hearing 0 South Maple Street:**

The Chairman opened the hearing for 0 South Maple Street.

Turning Point Engineer, Steve O'Connell from Turning Point Engineering. There was a screen share shown to the Board. The Town Planner provided a recap that at the last meeting there was an overview of the site and comments were provided to the applicant. The packet has the landscape plan which is a reflection of the previous comments to improve the buffer. There were also peer review responses for stormwater. The Engineer indicated that he will not be discussing this as part of this presentation. The Board is also in receipt of a letter dated January 13, 2021 from the abutter to the site. The abutter is challenging if this is a buildable lot. This has been vetted by Town Counsel and the Building Inspector both confirm that this is a buildable lot.

The abutter was present to discuss his opposition. There is a concern about the depiction of the 19 parking spaces on the plan. The western half of the parking spaces are drawn on the abutting property. The abutter does not believe that the applicant can meet this requirement for parking. The Town Planner noted that this creates a tight parking lot for tractor trailers to make this maneuver. The loading dock was next discussed. It encroaches on the sideline requirement. The dumpster clearly extends past the property line. The abutter is also concerned about the noise from the tractor trailers and back up alarms. The hours of operation would need to be discussed. Some of the grading shows work in the 100 ft. buffer zone which is not allowed. There also needs to be further discussion on snow management. The catch basins are depicted outside the frontage and sideline setbacks as well as elevated. The abutter mentioned that the proposal does not appear to address the light and sound abatement.

The applicant responded that the comments in the review letter will be addressed and the revisions will be made to the plan. The Fire Department has recently submitted comments and

those will be incorporated. The infiltration will collect roof water which is clean. The other infiltration will be under the proposed parking area which collects water from the other parts of the site and adequately treats it. This meets the stormwater management standards with the exception of the setback from the septic system which is being revised. The soils on the site are very good.

The Board provided feedback. The Town Planner communicated that the Board typically prefers open-air drainage systems which are part of the Subdivision Rules and Regulations. This is a private entity. The owner would need to have a robust O & M Plan. Consultant Di Pietro commented that the design is appropriate, and the maintenance program is in the report.

A question was asked about how much traffic will be generated on site. The Engineer indicated that there will be one truck a day or maybe every other day. A share screen was shown of the landscape plan. There will be screening of the southerly side of the site near the platform area. The applicant will be tenants of the building. There is a lease and a non-disclosure. This will be long term lease over 10 years. There is a specific plan showing the easements with the abutting landowner of premier equipment. Both the easement and deed will be recorded. The use on this site will be a permit for warehouse use. If the dock cannot be moved to the other side of the site, then mitigation needs to be put in place. This is the highest sensitivity area with residents on both sides. There could be a nice retaining wall to hide the backup alarms for the trucks. The hours of operation will be Monday -Friday, 7:00 am -5:00 pm and Saturday 8:00 am -1:00 pm.

The Chairman would like to provide the Engineer to work on the items in the letter for the next meeting.

**On a motion made by Brian Salisbury, seconded by Dennis Trebino, the Board voted by Roll Call vote to continue the hearing for 0 South Maple Street until February 11, 2021.**

**Roll Call Vote:**

William F. O'Connell Jr.	aye
Brian T. Salisbury	aye
Dennis J. Trebino	aye
Elizabeth Berthelette	aye
Philip M. Devine	aye

**CONTINUED PUBLIC HEARING**

**0 South Maple Street:**

Development Plan Approval, § 240-54, Stormwater Management, and §240-60, Flexible Parking Options Special Permit. The applicant, Eastland Partners, Inc. and owner, Cx3 Properties, LLC, propose to construct a 9,600 square foot industrial building with associated improvements at 0

South Maple Street in Bellingham, approximately 25,500+/- square feet of land, shown on Assessor's Map 57-8, zoned Industrial.

**Mechanic Street Agreement:**

The Board is in receipt of the agreement for Mechanic Street. This is a traffic signal. Town Counsel has signed off on this. There will be a meeting later in the week with engineers on this. There has been continued work with the DOT on this. There will need to be police detail at this site until this is put in place.

**On a motion made by Brian Salisbury, seconded by Dennis Trebino, the Board voted by Roll Call vote to endorse the agreement as recommended.**

**Roll Call Vote:**

William F. O'Connell Jr.	aye
Brian T. Salisbury	aye
Dennis J. Trebino	aye
Elizabeth Berthelette	aye
Philip M. Devine	aye

**Annual Report:**

The Board is in receipt of the Annual Report. There were no additional comments on the report. The Board is in support of the Town Planner submitting this report as written.

**Minutes:**

**On a motion made by Brian Salisbury, seconded by Dennis Trebino, the Board voted by roll call vote to approve the minutes from December 11<sup>th</sup>, 17<sup>th</sup> and the 22, 2020.**

**Roll Call Vote:**

William F. O'Connell Jr.	aye
Brian T. Salisbury	aye
Dennis J. Trebino	aye
Elizabeth Berthelette	aye
Philip M. Devine	aye

**FUTURE MEETING:**

- February 11, 2021

**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 9:15 pm.**

**Roll Call Vote:**

William F. O'Connell Jr.	aye
Brian T. Salisbury	aye
Dennis J. Trebino	aye
Elizabeth Berthelette	aye
Philip M. Devine	aye

Meeting Adjourned at 9:15 pm.

Respectfully Submitted,

Amy Sutherland  
Recording Secretary

Minutes Accepted on: February 11, 2021 Amy Sutherland  
(Date) (Prepared by Amy Sutherland)