



BELLINGHAM PLANNING BOARD

10 MECHANIC STREET BELLINGHAM, MASSACHUSETTS 02019

MEETING MINUTES

Thursday, November 9, 2023, 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

ADDITIONAL OFFICIALS PRESENT:

Amy Sutherland, Assistant Town Planner
Tina Griffin, Recording Secretary – via Zoom

The Chairman called the meeting to order at 7:00 pm.

PUBLIC HEARING CONTINUATION:

Bungay Brook Inclusionary Housing Townhouse Dwelling:

In accordance with the Town of Bellingham's Zoning By-Laws §240-101, Special Residential Use – Townhouse Dwelling Inclusionary Housing, the applicant, Elite Home Builders, LLC, and owner, TRG Family LTD Partnership, propose where the 11 affordable two-bedroom units will be on-site, by lottery with associated improvements at 30 Locust Street in Bellingham, approximately 57+/- acres of land, shown of Assessors Map 93-22, zoned Agriculture and Suburban.

Board members have had a chance to review the Decision for the Bungay Brook inclusionary housing units. Air conditioning is to be placed in all of the 11 units, and 3 of the units are to be moved to end units, instead of all being placed as the middle unit.

Mr. Salisbury made a motion to close the Public Hearing for the Bungay Brook Inclusionary Housing Townhouse Dwellings. Motion was seconded by Mr. Mobilia and the motion passes unanimously.

Mr. Salisbury made a motion to approve the Bungay Brook Inclusionary Housing Townhouse Dwelling Special Permit Decision. Motion was seconded by Mr. Trebino and the motion passes unanimously.

The Decisions will be signed and provided to the Town Clerk, in which they will then have a 20-day appeal waiting time.

PUBLIC MEETING:

168 Mendon Street:

In accordance with the Town of Bellingham's Zoning By-Laws §240-31 Schedule of Use, Bulk Storage, and §240-22 Site Plan Review, the Planning Board will hold a Public Hearing on Thursday, November 9, 2023, at 7:00 pm. The applicant, Nicolock Paving Stones, LLC., and owner, William Way Partners, LLC., is seeking Site Plan Review approval and a Special Permit for bulk storage for a contractor yard for supplies - palletized landscape construction materials, located at 168 Mendon Street, shown on Assessor's Map 43-6A, zoned industrial. The lot area is 1.49 acres. The plans were prepared by Colonial Land Surveying Company, Inc., PO Box 350, Humarock, MA 02047.

Matthew Clark, owner of 168 Mendon Street came before the Board to present a Site Plan Approval Request for Nicolock Paving to have a contractor's yard at 168 Mendon Street. The project location is approximately 1.49 acres of Industrially zoned land.

Ms. Sutherland let the Board know that the project narrative is in their packets, which includes what the applicant is proposing, and that the application is complete. All taxes are paid, abutters have been notified and he has fulfilled what is needed in regard to submittals.

Mr. Clark let the Board members know that a paving stone company that provides landscape and masonry contractor supplies would like to locate this property for the distribution of concrete paving stones and landscape supplies. They have a small contractor storage office along with a number of storage containers that they like to situate in the middle of the property. Access to the site would be from the Industrial Park on William Way Road. The company expects a small impact to traffic in that area, as they expect just 1 to 2 tractor trailer loads a day, and then just small trucks or utility trailers that may pick up a pallet or so of material at a time. Their company is expecting to run the business Monday through Friday from 8:00 am to 5:00 pm, in which there might be some retail sales during those hours as well.

There would be a perimeter fence for screening at the site. The proposed fence at the site would be 6' tall. However, with the stacking of 2 or more pallets on top of each other, the 6' fence wouldn't be high enough. The Chairman asked if a taller fence would be feasible, in which the applicant was in agreement with, and Board members discussed further.

Board members and Mr. Clark discussed the site plan review and items such as the bulk storage licenses. The parcel to the back of 168 Mendon Street was purchased and has an existing bulk storage license. Both of these sites will be combined, and the current bulk storage license is believed to cover the entire site.

Town Council will look into this matter further to get clarification for the Board if a parcel of land that has a bulk storage permit would remain with the business or with the parcel, and if it does go with the business, would the bulk storage permit stop when the business closes.

Additional conversation regarding fencing, gates, and entrances to the site, the bulk storage permit, and landscaping of the site continued amongst the applicant and Board members.

Mr. Salisbury made a motion to draft a letter to the Building Inspector with the Conditions that were discussed this evening. Mr. Mobilia seconded, and the motion passes unanimously.

Before submitting that information to the Inspectional Services Department, Ms. Sutherland, Mr. Clark, and some Board members will meet on the site in order to review and prepare some information that needs to be presented to the Building Commissioner.

The applicant withdrew his application for bulk storage.

Mr. Salisbury made a motion to accept the applicant's request to withdraw the bulk storage application, without prejudice. Motion was seconded by Mr. Trebino and the motion passes unanimously.

PUBLIC HEARING CONTINUATION:

Maple Street, LLC.:

The applicant, NextGrid Mescalbean, LLC, and owner, Maplegate Realty Trust, propose a solar array which consists of 74+- acres of land to be redeveloped for a proposed solar array of which only 9.8 acres is in Bellingham. The current access road is located through the Town of Bellingham at parcel 26-0009 and is proposed to remain and function as the primary access road for the Solar Array Project. The Solar Array project is in the Town of Franklin and will be for the construction of a new 15,000=- KW solar field along the new gravel access drives, associated utilities, and stormwater management components located in the northern portion of the existing Maplegate Country Club property at 160 Maple Street Bellingham, shown on Assessor's Map 26-0009, zoned suburban. The plans were prepared by Bohler Engineering.

PHASE 3:

Mr. Salisbury made a motion to open the Public Hearing for Parcel 3 of Maple Street, LLC. Motion was seconded by Mr. Devine and the motion passes unanimously – meeting is opened.

The applicant requested a meeting continuation until the first meeting in December.

Mr. Devine made a motion to continue the Decision Deadline for Parcel 3 to January 26, 2024. Motion was seconded by Mr. Mobilia and the motion passes unanimously.

Mr. Salisbury made a motion to continue this Public Hearing until Thursday, December 14, 2023, at 7:00 pm. Motion was seconded by Mr. Mobilia and the motion passes unanimously.

PUBLIC HEARING CONTINUATION:

NextGrid Mescalbean, LLC:

The applicant, NextGrid Mescalbean, LLC, and owner, Maplegate Realty Trust, propose a solar array which consists of 74+- acres of land to be redeveloped for a proposed solar array of which only 9.8 acres is in Bellingham. The current access road is located through the Town of Bellingham at parcel 26-0009 and is proposed to remain and function as the primary access road for the Solar Array Project. The Solar Array project is in the Town of Franklin and will be for the construction of a new 15,000=- KW solar field along the new gravel access drives, associated utilities, and stormwater management components located in the northern portion of the existing Maplegate Country Club property at 160 Maple Street Bellingham, shown on Assessor's Map 26-0009, zoned suburban. The plans were prepared by Bohler Engineering.

Mr. Salisbury made a motion to open the Public Hearing of NextGrid Mescalbean, LLC. Motion was seconded by Mr. Devine and the motion passes unanimously – meeting is opened.

Mr. Kucich from Bohler Engineering was present on behalf of the applicant and gave Board members an update on the project. After the last Hearing, a site-walk was conducted and the Board was able to see the current parking lot, which is where the equipment pad would be. While on site, the Board was able to determine what would be visible from the road, which is very far back and then around a corner, which would deter any view from the roadway.

Since the last Hearing, the truck turning templates were submitted, as well as the placement of where some fire hydrants should go, but the Fire Department will determine that on the plan. There were also questions regarding site maintenance, which has been placed into a written O&M Plan and provided to the Board for review.

The Chairman asked what has been decided with the Zoning Board as of this time. The applicant's representatives stated that they respectfully disagree with the opinion that has been provided. We have since decided to go to the Zoning Board of Appeals and present them with a petition that will seek alternate relief.

The Chairman stated that the Town Planner should be asked to draft Decisions, with the Conditions that he feels are appropriate. Ms. Sutherlnad will ask for both favorable and non-favorable Decisions so that the Board could possibly act upon them at the next meeting.

Deputy Milot from the Fire Department addressed the Board and explained part of the fire hydrant issue being split over 2 parcels. Deputy has also had discussions with the DPW Director in order to get the information needed on where the water lines should loop out to.

The applicant's representatives will schedule a meeting with Deputy and the DPW Director as soon as possible in order to have the information needed regarding hydrants and water lines before the December 14th meeting. The DPW Office will be contacted to schedule the meeting time, in which either the Deputy or Chief will attend the meeting as well.

Discussion continued with Board members stating they would like additional information on public safety and additional traffic in that area. Hours of typical operation were discussed in regard to the most common timeframe for visitations and maintenance to the site. There was also discussion regarding the tree removal that will be done on that site and the estimated number of trucks entering/exiting the site daily with truckloads of trees. Mr. Kucich is estimating 15 truckloads per day for 2 weeks. Ms. Sutherland let the applicant know that the estimation will need to be more defined and put into writing. Mr. Kucich let the Board know that the Police and Fire Departments were provided with the traffic safety plan prior to the issuance of a building permit, in which the number of vehicle trips would also be provided.

The timeframe for the tree removal trucks will be important to have in the Conditions, due to the increased number of calls expected that will be coming in regarding the extra traffic. A front gate to the property has also been discussed and will be placed into the Conditions.

The Chairman asked what the decommissioning plan was for that site, in which Mr. Kucich replied that the decommissioning plan from the Town of Franklin has been provided to this Board. The Town of Bellingham should be listed as being additionally insured on the Bond to provide added protection to the Town.

Mr. Salisbury made a motion to have the Town Planner draft 2 Decisions (1 favorable and 1 non-favorable) and to continue this Hearing until Thursday, December 14, 2023, at 7:00 pm. Motion was seconded by Mr. Trebino and the motion passes unanimously.

GENERAL BUSINESS:

Next Meeting:

The next Planning Board Meeting will be held on Thursday, December 14, 2023, 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 8:21 pm. Mr. Devine seconded, and the motion passes unanimously.

Meeting adjourned.

Respectfully Submitted,

Tina M. Griffin
Recording Secretary

