



## BELLINGHAM PLANNING BOARD

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

### **Meeting Minutes** **Thursday December 12, 2019**

***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 (PMD), Member

#### **Other Officials:**

James S. Kupfer (JSK), Town Planner and Zoning Compliance Officer  
Amy Sutherland, Planning Coordinator

Chairman O'Connell opened the meeting at 7:00 p.m.

#### **186 MAPLE STREET DEFINITIVE SUBDIVISION (INDUSTRIAL):**

The continued public hearing for 186 Maple Street Definitive Subdivision (Industrial) was opened.

The Board was made aware that the applicant is seeking a continuation until Thursday, January 9, 2020 at 7:00 pm and an extension to January 31, 2020.

#### **Continuation:**

**On a motion made by Brian Salisbury and seconded by Dennis Trebino, the Board voted unanimously to continue the hearing to January 9, 2020 at 7:00 pm.**

Discussion: None.

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

#### **Extension:**

**On a motion made by Brian Salisbury and seconded by Philip Devine, the Board voted unanimously to grant an extension for 186 Maple Street Definitive Subdivision (Industrial) to January 31, 2020.**

Discussion: None.

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

**GENERAL BUSINESS:****300 Hartford Ave. – Minor Modification:**

The members are in receipt of an email from Mr. Ross Smith asking if outside storage for RV/Boat's on gravel area within the security fence would be permissible under the approved plan for the storage complex.

The applicant indicated that there would not be any RV/Boats outside storage allowed for those which are not registered, and no passenger cars or trucks will be allowed. The parking is proposed to be along the gas easement.

Upon review the Board would like the applicant to come in with a schematic design and plan.

**Lincoln Properties – Minor Modification:**

The Board reviewed the proposal for a minor modification of the retaining walls for Lincoln Business Park. The VHB/ARCO plan dated November 22, 2019 showed the following: 1.5:1 Rock Slope Exhibit, Infiltration System Elevations, Road Slope Exhibit, Development Disturbed Areas, Retaining Wall Exhibit, and Current Civil Plans. Upon review of the plan, the Board voted to allow the applicant to modify the plan to adjust the retaining wall slope as well as modify the approved foundation grade as shown on the plan provided titled Proposed Retaining Wall and Grading Design plan by VHB received December 11, 2019.

**On a motion made by Brian Salisbury and seconded by Dennis Trebino, the Board voted unanimously to approve the minor modification from 160 Mechanic Street as presented and reviewed.**

Discussion: None.

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

**VOUCHER REPORT:**

The Board is in receipt and signed the quarterly board payroll stipend through December 2019.

**APPROVAL OF MINUTES:****November 14, 2019 Regular Meeting Minutes:**

**On a motion made by Brian Salisbury, and seconded by Dennis Trebino, the Board voted to approve and sign the regular meeting minutes of November 14, 2019.**

Discussion: None.

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

**OVERVIEW OF HOUSING PRODUCTION PLAN:**

Town Planner, Jim Kupfer provided the members with the draft Housing Production Plan. The document was prepared by Community Opportunities Group, Inc. This document includes the following information: needs assessment, demographic profile, economic and employment profile, housing inventory, affordability. It also contains information on Housing Development framework and challenges. The existing housing resources were included. The last section was the housing needs and goals along with implementation strategies. The town is going to need to facilitate and encourage the creation and preservation of affordable housing units throughout the

Town of Bellingham to ensure that the proportion of subsidized housing units reaches and remains over 10% into the next decade. The current SHI is just under 8.7 %. The Town should be focusing on having a development of a larger scale multifamily development to allow the town to reach its 10% quicker. There was discussion about having redevelopment or conversion of existing town-privately owned properties such as Housing Authority site at Center Street or the Varney site on Lake Street which may yield over 100 units each which could ensure safe harbor. The rate of production of inclusionary or LIP units may increase if the Town also adopts zoning amendments to incentivize senior rental development at the New England Country Club or to allow infill development or multifamily conversions with an affordability requirement.

**On a motion made by Brian Salisbury, and seconded by Dennis Trebino, the Board voted to adopt the Town of Bellingham Housing Productive Plan as presented.**

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

**ADJOURN:**

**On a motion made by Brian Salisbury, and seconded by Dennis Trebino, the Board voted to adjourn the meeting at 7:55 pm.**

Discussion: None.

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

Meeting Adjourned at 7:55 p.m.

Respectfully Submitted,

Amy Sutherland  
Recording Secretary

**Document List December 12, 2019**

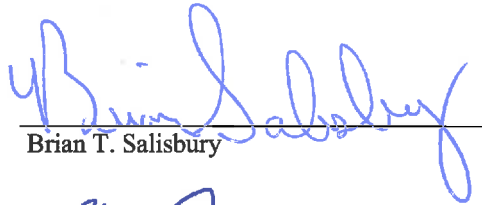
- November 14, 2019 Regular Minutes
- Housing Production Plan
- Email from Ross Smith dated December 5, 2019 (Modern Self Storage)

Minutes Accepted on:

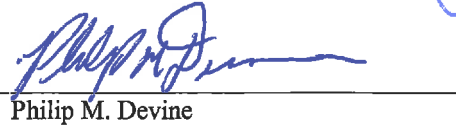
January 9, 2020  
(Date)

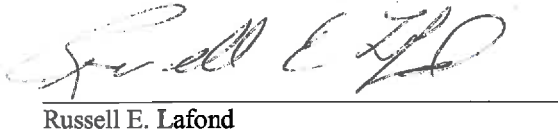
Amy Sutherland  
(Prepared by: Amy Sutherland)

  
William F. O'Connell Jr.

  
Brian T. Salisbury

  
Dennis J. Trebino

  
Philip M. Devine

  
Russell E. Lafond