



BELLINGHAM PLANNING BOARD

10 MECHANIC STREET BELLINGHAM, MASSACHUSETTS 02019

MEETING MINUTES

Thursday, December 14, 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
Philip M. Devine	Member
Dennis J. Trebino	Member
Nick Mobilia	Member
Robert Lussier	Alternate 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.

Items from tonight's meeting were continued until future meeting dates due to some conflicting schedules with Board members. The following items were discussed, and continuations were made, as follows:

SNETT TRAIL:

Covenant

The Covenant and Mylar has been provided to the Board for signature.

Board Members made a Roll Call vote to sign the Covenant and Mylar for the SNETT Trail project, as presented.

Roll Call Vote

Mr. Salisbury	aye
Mr. Mobilia	aye
Mr. Devine	aye
Mr. Trebino	aye
Mr. O'Connell, Jr.	aye

Vote is unanimous

CONTINUATION OF PUBLIC HEARING

North & Blackstone Street:

The applicant, Ravens Homes, Inc, and owner, Raven Homes, propose to construct (12) 3-unit townhouses with associated improvements at North/Blackstone Street in Bellingham, approximately 20.8+/- acres of land, shown on Assessor's Map 59-Lot 60A, zoned Agriculture. This application falls under the Town of Bellingham's Zoning By-Laws §240-101, Special Residential Use – Townhouse Dwellings, §240-16, Development Plan Approval, § 240-54 and Stormwater Management, and §240-60.

The applicant's representatives are in the process of doing a peer review. The submitted plan shows a reduction in the number of dwellings to 5 buildings of 3 units each. More information about this project will be provided and discussed at the next meeting continuation.

Board Members made a Roll Call vote to continue this Public Hearing until Thursday, January 11, 2024, as follows:

Mr. Salisbury	aye
Mr. Mobilia	aye
Mr. Devine	aye
Mr. Trebino	aye
Mr. O'Connell, Jr.	aye

Vote is unanimous

PUBLIC HEARING CONTINUATION:

Maple Street, LLC. (Parcel 3)

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.

Board Members made a Roll Call vote to continue this Public Hearing until Thursday, January 11, 2024, as follows:

Mr. Salisbury	aye
Mr. Mobilia	aye
Mr. Devine	aye
Mr. Trebino	aye
Mr. O'Connell, Jr.	aye

Vote is unanimous

PUBLIC HEARING CONTINUATION:

NextGrid Mescalbean, LLC. (Parcel 1):

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.

The applicant's representatives have requested a meeting continuation for this Public Hearing.

Board Members made a Roll Call vote to continue this Public Hearing until Thursday, December 28, 2023, at 7:00 pm, and to extend the decision deadline until January 12, 2024, as follows:

Mr. Salisbury	aye
Mr. Mobilia	aye
Mr. Devine	aye
Mr. Trebino	aye
Mr. O'Connell, Jr.	aye

Vote is unanimous

The applicant's representatives asked if Town Counsel would have the ability to forward a Draft Decision prior to that meeting, in order for them to review beforehand and be prepared to provide any comments in question. The Chairman replied that they will try to have the Draft Decision provided to the applicant prior to the next meeting.

GENERAL BUSINESS:

ANR Plan – Red Mill Estates, LLC.

Mr. Salisbury made a motion to accept a withdrawal for the updated ANR Plan, from Red Mill Estates, LLC., without prejudice. Mr. Mobilia seconded, and the motion passes unanimously.

2024 Meeting Schedule

Mr. Salisbury made a motion to approve the 2024 Planning Board Meeting schedule, as provided for review. Mr. Devine seconded, and the motion passes unanimously.

MBTA Member Appointment

Mr. Mobilia made a motion to appoint Mr. O'Connell as a member of the MBTA Committee. Motion was seconded by Mr. Salisbury, and a Roll Call Vote was made, as follows:

Mr. Salisbury	aye
Mr. Mobilia	aye
Mr. Devine	aye
Mr. Trebino	aye
Mr. O'Connell, Jr.	aye

Vote is unanimous

Next Meeting:

The next Planning Board Meeting will be held on Thursday, December 28, 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 7:12 pm. Mr. Devine seconded, and the motion passes unanimously.

Meeting adjourned.

Respectfully Submitted,

Tina M. Griffin

Recording Secretary

Approved 1/25/24