



BELLINGHAM PLANNING BOARD

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

Meeting Minutes **Thursday, December 17, 2020** **7:00 pm**

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. **This meeting will be via the Zoom online option; see information and instructions at the end of the agenda.**

Present at the Meeting:

William F. O'Connell Jr. (WFO), Chairman
Brian T. Salisbury (BTS), Vice Chairman
Dennis J. Trebino (DJT), 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

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 Chairman asked for a motion to close the public hearing for Bellingham Shores.

On a motion made by Dennis Trebino, seconded by Brian Salisbury, the Board voted by roll call vote to close the hearing for Bellingham Shores Major Residential Development, Definitive Subdivision and Stormwater Management Plan.

Roll Call Vote:

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

The Board is in receipt of the decision as drafted for Bellingham Shores Definitive Subdivision Plan. This was shown on the screen share.

The following was discussed:

- There was a recommendation to add a condition that if at any point individual lots are to be sold to contractors not affiliated with the applicant or their successors there will need to be to a preconstruction meeting with the Building Inspector and Town Planner prior to the issuance of a Building Permit for each and every lot the contractor is applying for.

On a motion made by Philip Devine, seconded by Dennis Trebino, the Board voted by Roll Call to approve the decision for Certificate of Approval of a Definitive Subdivision Plan and Stormwater Management Plan Permit for Bellingham Shores.

Roll Call Vote:

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

Bellingham Shores Major Residential Development Special Permit Decision:

The members were in receipt of the decision for the Bellingham Shores Special Permit. The decision was shown on the screen share for the members to discuss.

The following was recommended:

- Page 9: Condition #7 -There was a concern about the triangle parcel and there being construction material and debris left on site. There will be language added that the applicant shall conduct a site walk with the Town Planner and Conservation Agent prior to the conveyance of this parcel of land to confirm the site is free of construction

material, debris, and other items associated with the applicant. The applicant has no objection to this.

- A definition of “essential infrastructure will be added.
- Language was added about vehicle idling not starting until 7:00 am.

The Chairman asked for a motion to approve the Bellingham Shores Major Residential Development Special Permit Decision as written and amended.

On a motion made by Brian Salisbury, seconded by Dennis Trebino, the Board voted by roll call to approve the Bellingham Shores Major Residential Development Special Permit Decision as written.

Roll Call Vote:

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

2020 Master Plan Adoption:

Town Planner Kupfer provided a presentation of the 2020 Master Plan. This was shown on a screen share. The presentation provided an introduction which included that there were five members of the community who contributed to the Master Plan process which took place over the last two years. During this process, there was community outreach which included brainstorming sessions. The different sections of the plan were reviewed. There was the inclusion of two new sections which included land use history and implementation goals and strategies. Throughout the process, there were surveys conducted which assisted with the gathering of information. One of the surveys included thoughts about open space and recreation throughout town. There was a college intern who assisted with one section of the document. There were also a focus group to discuss what the future development of the town will look like. A section on energy efficiency was included. Thank you to all who took part in the creation of the document.

On a motion made by Brian Salisbury and seconded by Dennis Trebino, the Board voted by Roll Call to approve the 2020 Master Plan as presented.

Roll Call Vote:

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

Approval of Minutes:

November 12, 2020 Meeting Minutes:

On a motion made by Brian Salisbury and seconded by Dennis Trebino, the Board voted by Roll Call to unanimously accept the minutes from November 12, 2020.

Roll Call Vote:

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

Charter and Bylaw Committee:

The Charter and Bylaw Committee will be starting meetings in January 2021. There needs to be a member from the Planning Board who serves on this Committee. Member Salisbury and Chairman O'Connell would like to serve on this committee.

Planning Board Member:

The Planning Board was made aware that member Russell Lafond has resigned from the Planning Board. The Board would like to recommend the appointment of Alternate Member Elizabeth Berthelette for the full-time position.

On a motion made by Brian Salisbury and seconded by Dennis Trebino, the Board voted by Roll Call to recommend appointment of Alternate Member Elizabeth Berthelette as the full-time member for the Planning Board.

Roll Call Vote:

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

FUTURE MEETING:

- January 14, 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 7:45 pm.

Roll Call Vote:

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

Meeting Adjourned at 7:45pm.

Respectfully Submitted,

Amy Sutherland

Recording Secretary

Minutes Accepted on: 1-14-21
(Date)

Amy Sutherland
(Prepared by Amy Sutherland)