



## BELLINGHAM PLANNING BOARD

---

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

### **Meeting Minutes** **Thursday, March 11, 2021** **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 (EB), Member

#### **Other Officials:**

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

Chairman O'Connell opened the zoom meeting at 7:00 pm.

#### **Associate Member Interviews:**

The Planning Board invited two residents who were interested in becoming a potential associate member.

The Board provided the interviews with the following applicants:

- Jeremy Brotman
- Robert Lussier

The Planning Board members interviewed both candidates and thanked them for their interest in this position. The official appointment will be made at the Board of Selectmen meeting with a recommendation from the Planning Board.

#### **Public Hearing – 455 Hartford Ave Development Plan:**

The Chairman opened the public hearing for 455 Hartford Ave Development Plan.

**On a motion made by Brian Salisbury, seconded by Elizabeth Berthelette, the Board voted by Roll Call to open the public hearing for 455 Hartford Ave.**

**Roll Call Vote:**

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

The Town Planner read the public hearing notice.

The applicant and owner, Darn Properties, LLC propose to construct a 15,200 square foot, nine bay, automotive repair facility with associated improvements at 455 Hartford Avenue in Bellingham, approximately 4.39+/- acres of land, shown on Assessor's Map 4-72, zoned Business 1 and Suburban. The building size will be for 9 (40 x 40) units and 800 sq. ft. for a Mechanical Room. The hours of operation will be Monday through Friday from 8:00 am to 5:00 pm with no weekends or holidays. There are 36 spaces required and 55 will be provided including 2 handicap stalls. There will be screening on the premise and parking from the abutting property and street. The landscaping plan proposes a 4' high, solid fence on the left side property line, shrubs, and trees behind the proposed building and shrubs at entrance. The site will have onsite septic system. The project has been in front of the Conservation Commission. The applicant will ask for a waiver from 240-67 bicycles since the site is not conducive to bicycle use.

The applicant was provided with a checklist from the Town Planner.

The Senior Project Manager Robert Duff along with Attorney Kenney and applicant Moshe Attia were present. The team was provided with the project checklist and will address the items. The applicant provided a history of the property at 455 Hartford Ave. The site has changed hands and the prior clearing was done 3 years ago. This was done by the previous owner. The applicant needed to go to the Conservation Commission to do restoration. An Order of Condition was issued, and the applicant has received a Certificate of Compliance. Mr. Moshe explained his business model from his other business locations. The business model is to provide automotive repair bays.

The hearing was opened up to the Board for comments. The Board would like there to be buffering as much as possible for the neighbors. In terms of parking, the Board asked if the applicant would store cars on site for long term. The applicant responded that there is no plan to store automobiles on site. The applicant will not be getting a license to sell automobiles on site. This is strictly for automotive repair. The units will be rented. The applicant explained that each bay will have individual agreements. There will be no work done outside on site. All the work will be done on the inside of each unit. The Board was informed that there will be no unregistered vehicles outside. The applicant will provide the Town Planner with a copy of the lease. The applicant will be responsible for the insurance and the applicant will be responsible for their own liability insurance. There will be laundry sinks in each bay but there will not be hoses to wash the floor. The applicant is proposing five dumpsters on site and some of these may be shared with joint businesses. The pick-up of the dumpsters will need to be clarified. The Board would like the applicant to do a traffic analyses with the peak hours. There was discussion about fire turning radius and this needs to be added to the next revision of the plan. The signage on site needs to be explained. The applicant did indicate that the property will be raised 3 ft. due the septic. There has not been a determination of where the fill will be coming from.

There was a screen share provided of the site.

The meeting was next opened to the public and the following abutters spoke at the meeting:

- Arthur Delorme, 457 Hartford Avenue

- Sher Bastarache, 11 Pearl Street
- Suzanne & Edward Domestico, 10 Pearl Street
- Lori Imparato, 11 Chase Street
- Karen Narbone, 17 Pearl Street

There were several abutters who took part of the meeting. The items noted below were their concerns:

- Noise
- Trash on site
- Dumpsters
- Concern about the water runoff from site when fill is brought in.
- Traffic from Pearl Street onto Hartford Ave
- Chemicals which will be on site
- Recommendation that the fencing needs to be taller
- More information about the buffering
- Turning radius out of site
- Standing water on site near 457 Hartford Ave.
- Water in basement of property located at 457 Hartford Ave.
- Wetlands are a concern
- Increase of fire sirens on the street due to this business

The next steps the Board will take is to seek peer review for the following:

- Stormwater Analysis
- Review photometric plan

**On a motion made by Brian Salisbury, seconded by Elizabeth Berthelette, the Board voted by Roll Call to continue the hearing for 455 Hartford Ave. to April 22, 2021.**

**Roll Call Vote:**

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

**General Business:**

**Zoning Bylaw Discussion – Special Residential Uses:**

Article XV discusses special residential uses such as town homes, elderly housing, etc. Given the significant influx of townhomes I believe the bylaw has sufficiently supported its intended goal of adding this type of residential use and Bellingham may want to consider targeting other uses. I would like to propose the Board simply remove townhome from this section of the bylaw and sponsor an article for town meeting consideration. That article may look something like this...

ARTICLE \_\_\_\_

To see if the Town will vote to amend the Zoning Bylaw by deleting Section 240-101 in its entirety; deleting the word "townhouses," from Section 240-100; deleting the words "townhouse dwellings and other" from Section 240-

109; and deleting “Townhouse” listed under “RESIDENTIAL USES” of Section 240-31, or act or do anything in relation thereto.

The Board is in support of recommending putting this article forth.

**On a motion made by Brian Salisbury, seconded by Dennis Trebino, the Board voted by Roll Call to support putting forth the special residential uses zoning bylaw.**

**Roll Call Vote:**

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

**Approval of Minutes:**

**February 25, 2021:**

**On a motion made by Brian Salisbury, seconded by Dennis Trebino, the Board voted by Roll Call to approve the minutes from February 25, 2021.**

**Roll Call Vote:**

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

**FUTURE MEETING:**

- March 25, 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 8:49 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

Meeting Adjourned at 8:49 pm.

Respectfully Submitted,

Amy Sutherland

Recording Secretary

Minutes Accepted on: 3.26.21

(Date)

Amy Sutherland

(Prepared by Amy Sutherland)