



BELLINGHAM PLANNING BOARD

10 MECHANIC STREET BELLINGHAM, MASSACHUSETTS 02019

MEETING MINUTES

Thursday, July 14, 2022, 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
Robert Lussier	Alternate Member
Nick Mobilia	Member

ADDITIONAL OFFICIALS PRESENT:

James S. Kupfer, Town Planner – via Zoom
Amy Sutherland, Assistant Town Planner
Tina M. Griffin, Recording Secretary – via Zoom

Mr. O'Connell called the meeting to order at 7:00 pm

CONTINUED PUBLIC HEARING FOR 353 MAPLE STREET, AS FOLLOWS:

The applicant and owner, GWL Direct 351-353 Maple LLC, propose to amend the Development Plan and Stormwater Management Modification Decision dated July 27, 2019, the Major Business Complex Special Permit dated April 13, 2017, Flexible Parking Special Permit dated January 26, 2017, and the Scenic Road Permit decision dated January 26, 2017. The amendments are requested to construct a 58,600 square foot industrial building expansion with associated improvements to the existing 127,500 square foot industrial building at 353 Maple Street in Bellingham, approximately 22+/- acre of land, shown on Assessor's Map 37-01, zoned Industrial. The plans were prepared by Kelly Engineering Group, 0 Campanelli Drive, Braintree, MA 02184.

Mr. O'Connell asked Mr. Kupfer to give an overview on where the Continued Public Hearing for 353 Maple Street stands since the last meeting.

Mr. Kupfer told members that at the last meeting, the Board had requested that any final documentation be incorporated into the records. The Board was already in receipt of the plan sheet for the emergency access and the stormwater that was adjusted in accordance with our Peer Review. The request was to officially incorporate that into the plan set, and that has been completed. If the Board does move forward into rendering a decision, the requested information has all been finalized and incorporated into the final documentation. However, the Public Hearing is still open, and if there are any other items to discuss with the Board, then they can be discussed tonight. If no further discussion is needed, we can make a motion to close the Public Hearing.

Philip Macchi from Macchi & Macchi, LLC. addressed the Board and said they have been in touch with Mr. Kupfer during the past few weeks to get things taken care of and they don't have any further discussion or questions to add.

As of this time, the Draft Decision has been prepared and Town Counsel has already had a chance to review the completed documents.

Mr. Kupfer let the Board know that there wasn't anyone from the public present with any additional questions.

Mr. O'Connell would like to entertain a motion to close the Public Hearing if all are in favor.

Mr. Trebino made a motion to close the Public Hearing. Motion was seconded by Mr. Devine and a Roll Call Vote was made, as follows:

Roll Call Vote:

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

Motion passes unanimously

Mr. Kupfer told Members present that there are now 4 separate decisions before them. Each of these would require a separate motion. Also, the Chairman can approve the Associate Board to vote on the Special Permits if he chooses to do so.

Development Plan and Stormwater Management Modification Decision that was dated July 27, 2019:

Mr. Kupfer explained that the Development Plan and Major Business Complex Special Permit are very similar. The Development Plan Permit goes into the background section, which is your standard application that has been provided to the Board, as well as the proposal, which is all the documentation that you have reviewed over the past six months. The determinations have been specified throughout this hearing process. This included items such as air quality, noise concerns, traffic concerns, stormwater management concerns, etc., that the Board has discussed over these past months. Determinations have been made on those items through the Boards analysis and through the Peer Review. If there are any major changes, it does need to come back to the Board, to determine if it's a major or minor modification. If a major modification, a Public Hearing would be required, and all abutters would need to be notified.

Mr. Devine made a motion to approve the Development Plan and Stormwater Management Modification Decision. Motion was seconded by Mr. Trebino and a Roll Call vote was made, as follows:

Roll Call Vote:

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

Motion passes unanimously

Mr. Salisbury did not vote on this item, as he stated he had missed some previous meetings. The Associate Member is unable to vote on this item.

Major Business Complex Special Permit dated April 13, 2017:

Mr. Kupfer told Board Members that this plan is almost identical to the Development Plan. This item has the same conditions as that of the Development Plan, but the monetary donations are incorporated into the special permit. With the Major Business Complex, it's really Conditions 4 and 5 that are different, and this is referring to traffic mitigation for the street and the clean street program that has been established by the Board.

Mr. Devine made a motion to approve the Major Business Complex Special Permit for 351-353 Maple Street. Motion was seconded by Mr. Mobilia and a Roll Call Vote was made, as follows:

Roll Call Vote:

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

Motion passes unanimously

351-353 Flexible Parking Special Permit dated January 26, 2017

Mr. Kupfer gave a summary about the Special Permit for Flexible Parking that forces a reduction of parking that's necessary. This Permit outlines the existing parking that would be required with this addition. This Permit would grant the reduction of parking from the required 373 parking spaces, down to 141 spaces, that is necessary here. This has been verified through the process, when the applicant provided similar facilities and data showing what is truly necessary.

Mr. Trebino made a motion to approve the Flexible Parking Special Permit for 351-353 Maple Street. Motion was seconded by Mr. Devine and a Roll Call Vote was made, as follows:

Roll Call Vote:

William F. O'Connell, Jr.	aye
Dennis J. Trebino	aye
Philip M. Devine	aye
Robert Lussier	aye
Brian Salisbury	abstained

Motion passes unanimously

The Scenic Road Permit decision dated January 26, 2017.

Mr. Kupfer told Board Members that this is not a Special Permit and is instead, a modification to the permit. Therefore, the Associate Member can't vote on this item.

This is a very specific modification to the scenic road bylaw and the general bylaw, which references trees and stone walls impacted by development on a scenic road. As noted through the planned proposal and submission, there are no scenic areas, trees or walls being impacted by this addition.

Mr. Trebino made a motion to approve the Scenic Road Permit Decision. Motion was seconded by Mr. Devine and a Roll Call vote was made, as follows:

Roll Call Vote:

William F. O'Connell, Jr.	aye
Dennis J. Trebino	aye
Philip M. Devine	aye
Brian Salisbury	abstained

Motion passes unanimously

General Business:

Bellingham Shores Major Residential Complex Special Permit Condition #18

The next item on the agenda is the Bellingham Shores Major Residential Complex Special Permit Condition Number 18.

Mr. Kupfer told Board Members that the applicant for this project is coming back before them to review Condition Number 18. The applicant is prepared to highlight what Condition Number 18 References, and how they're going to meet that Condition. At the end, if the Board agrees that the applicant is meeting the intent of this Condition, then the applicant can continue on with their Development

Mr. Kupfer shared a PowerPoint to show the house styles and neighborhood area that is being proposed with the project. What you have in front of you is Condition Number 18, which references that the Board shall require a minimum of six building styles be constructed at Bellingham Shores. These styles shall be reviewed and approved at a Public Meeting with the Board, prior to commencement of

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building construction. No more than two buildings of the same style shall be directly adjacent to one another. The applicant will work with the Building Inspector and submit these designs as they go. In addition, no single-family home shall have the same front setback to their abutter and lastly, no more than the 50% of the single-family homes shall have a garage front facade sited with a lesser front setback than the front primary entrance façade of the single-family home.

Board Members agreed that the house selection being proposed is very nice looking and makes it feel that it's going to look like a nicely established neighborhood.

The applicant stated that the Engineers have done quite a bit of work with this particular project. Even the color control of this project has been considered, so you wouldn't have two houses of the same color in a row.

Mr. O'Connell asked what type of timeframe it looks like it will take to get through with this phase of the project. Mr. Kupfer replied that the applicant is planning to be coming back before the Board in September, most likely with a lot released in the first phase. The applicant replied that they are in good motion with working with the DPW on the detention pond and drainage plans. The plan is to have a great mix of a conventional subdivision. One of the differences with this development from some others, is that we decided to throw in a little bit of the first-floor master bedroom and master bathroom units. We did this in case kids are coming home from College or School, figuring that if the parents are on the first floor, the kids can be upstairs and have their own bathroom, etc. One of the units actually has a loft area where you can have a tv or a video game room. Architecturally, we are doing a few little tweaks, but they are still going to remain strong as single families as well.

Mr. Kupfer told Board Members that there was not any public present online with any questions.

Mr. Trebino made a motion to approve the changes made to the Bellingham Shores Major Residential Special Permit Condition Number 18. Motion was seconded by Mr. Devine and the Roll Call Vote was made, as follows:

Roll Call Vote:

William F. O'Connell, Jr.	aye
Dennis J. Trebino	aye
Philip M. Devine	aye
Brian Salisbury	abstained

Motion passes unanimously

Minutes:

Mr. Mobilia made a motion to approve the minutes from the June 23, 2022 meeting, as submitted. Mr. Trebino seconded, and the motion carried.

Roll Call Vote:

William F. O'Connell, Jr.	aye
Dennis J. Trebino	aye
Philip M. Devine	aye
Robert Lussier	aye
Brian Salisbury	abstained

Motion passes unanimously

Mr. Devine made a motion to adjourn the meeting at 7:52 pm. Mr. Lussier seconded, and the motion carried. **Motion passes unanimously**

The next meeting will be held on Thursday, August 11, 2022 at 7:00 pm.

Respectfully Submitted,

Tina M. Griffin

Recording Secretary