



# BELLINGHAM PLANNING BOARD

10 MECHANIC STREET  
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## Meeting Minutes May 26, 2016

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

### **Present at the Meeting**

Brian T. Salisbury (BTS), Chairman  
William F. O'Connell Jr. (WFO), Vice Chairman  
Peter C. Pappas (PCP), Secretary  
Dennis J. Trebino (DJT), Member  
Bruce W. Lord (BWL), Member  
Nikyda Resto (NR), Alternate

### **Other Officials:**

James S. Kupfer (JSK), Town Planner and Zoning Compliance Officer  
Jean Keyes (JK), Planning Board Coordinator

BTS opened the meeting at 7:00 p.m.

**7:00 p.m.**

**Daigle Back Lot Special Permit, 890 South Main Street, 1<sup>st</sup> Public Hearing; Decision Date: 7/9/16**

**PCP: Motion to waive the reading of the public notice for the Daigle Back Lot Special Permit, 890 South Main Street.**

WFO: Second.

Discussion: None.

Vote: 5-0 Carried. (BTS, WFO, PCP, DJT, BWL)

Present: Gerald Daigle, co-applicant

JSK gave an overview of the project and Mr. Daigle explained the project and why the land is being subdivided.

**BTS: Motion to close the public hearing for the Daigle Back Lot Special Permit, 890 South Main Street.**

BWL: Second.

Discussion: None.

Vote: 5-0 Carried. (BTS, WFO, PCP, DJT, BWL)

**WFO: Motion to draft an approval for the Daigle Back Lot Special Permit, 890 South Main Street with the condition that Colonial Engineering will supply a Mylar of the plan for signing by the Board and that the signed Mylar will be recorded.**

BTS: Second.

Discussion: None.

Vote: 5-0 Carried. (BTS, WFO, PCP, DJT, BWL)

**Bellingham Shores, South Main/Center/Cross Streets, Preliminary Subdivision, Continued Discussion; Decision Deadline: 6/24/16**

Present: Sean Malone of Oak Consulting Group, Tom Houston of PSC, peer reviewer for the Town

JSK gave an overview of the project and a brief summation of the progress to date.

Mr. Malone presented the updated yield plan and described the differences from the previous plan to the current plan. The revised yield plan reduces the number of lots to 85 and the conventional plan reduces the number of lots by 6. Because of the reduction in lots, the Applicant also loses one lot in the density bonus. Mr. Malone explained that the plan has re-aligned the South Main Street exit to line up with Glenbrook Ave.

Mr. Houston gave a brief synopsis of his comments dated May 25, 2016. The new design now totally preserves the wetlands. The 100' buffer is at the rear of the frontage lots and Mr. Houston thinks this is a good design. Mr. Houston also commented that the Applicant is relying on the 10% density bonus but it is very close. The stormwater basins may be undersized and so if enlarged, they may encroach on the lots and this could change the density bonus and reduce the number by half. The density bonus could slip to a 5% bonus.

JSK suggested that the Applicant should consider adding sidewalks in the definitive review stage. PCP would like to discourage cut-through traffic on the straight road. Mr. Malone noted these suggestions and will take them under consideration.

BTS also suggested that the Applicant may want to consider burying the utilities. Mr. Houston reminded the Board that the Major Residential Development Special Permit (MRD) process give the Board power to require extensive mitigation. Mr. Malone responded that the Applicant would probably be supportive of underground utilities.

Peter Gabrielle of 6 Stonehenge Road asked why the Town cannot install speed bumps. PCP responded that DPW director, Don DiMartino does not like speed bumps as they interfere with road maintenance, emergency response, and snow plowing. Mr. Houston suggested that there are many speed deterrents that the DPW will allow and the Board could require internal stop signs due to traffic volumes.

BWL is not eligible to vote on this preliminary discussion.

**WFO: Motion to continue the public hearing for Bellingham Shores, South Main/Center/Cross Streets, Preliminary Subdivision to June 9, 2016 at 7:00 p.m.**

DJT: Second.

Discussion: None.

Vote: 4-0 Carried. (BTS, WFO, PCP, DJT,)

**160 High Street Lot 1 & Lot 2 Development Plan Review, Stormwater Management Permit, Major Business Complex Special Permit, Flexible Parking Special Permit, Scenic Road Special Permit, 160 High Street, Continued Public Hearing, Decision Deadline: 6/24/16**

JSK explained why the Applicant has requested a continuance.

BWL cannot vote on the Special Permits as NR has been appointed to vote.

**BTS: Motion to continue the public hearing for the 160 High Street Lot 1 & Lot 2 Development Plan Review, Stormwater Management Permit, 160 High Street to June 9, 2016 at 7:00 p.m.**

WFO: Second.

Discussion: None.

Vote: 4-1. Motion Carried. (BTS, WFO, DJT, BWL - yes) (PCP - no)

**BTS: Motion to continue the public hearing for the 160 High Street Lot 1 & Lot 2 Major Business Complex Special Permit, Flexible Parking Special Permit, Scenic Road Special Permit, 160 High Street to June 9, 2016 at 7:00 p.m.**

WFO: Second.

Discussion: None.

Vote: 4-1. Motion Carried. (BTS, WFO, DJT, NR - yes) (PCP – no)

**Pine Hollow Estates Inclusionary Housing Special Permit – Decision Discussion and signing**

JSK gave an explanation of the change made to the Decision today.

BWL recused himself from this discussion and vote.

**WFO: Motion to sign the Decision for the Pine Hollow Estates Inclusionary Housing Special Permit Decision.**

PCP: Second.

Discussion: None.

Vote: 4-0. Motion Carried. (BTS, WFO, PCP, DJT)

**Miscellaneous:**

**General Business:**

- ☐ **ANR's**
- ☐ **As-Built Certifications**
- ☐ **5/12/16 Minutes Signing**

**BTS: Motion to sign the May 12, 2016 Meeting Minutes.**

DJT: Second.

Discussion: None.

Vote: 5-0 Carried. (BTS, WFO, PCP, DJT, BWL)

- ☐ **Sign Vouchers**

**BTS: Motion to sign the Vouchers.**

DJT: Second.

Discussion: JK explained the vouchers and payroll.

Vote: 5-0 Carried. (BTS, WFO, PCP, DJT, BWL)

JSK made the Board aware of several projects that may be coming to the Board in the future. The Board discussed general items of concern with developments in the Town.

**WFO: Motion to adjourn.**

BTS: Second.

Discussion: None.

Vote: 5-0 Carried. (BTS, WFO, PCP, DJT, BWL)

Meeting Adjourned at 8:15 p.m.

**Meeting Documents & Exhibits:**

Daigle Back Lot Special Permit

1. Certified Abutters List 5.6.16
2. Application for Special Permit 5.5.16
3. Plan – 1<sup>st</sup> Submission 5.5.16
4. Plan – 2<sup>nd</sup> Submission 5.9.16
5. Public Hearing Notice for 5.26.16

Bellingham Shores Preliminary Subdivision Discussion

1. Oak Consulting Group – 4<sup>th</sup> Response to PSC Comments 5.20.16
2. Lot Area and Shape Calculations 5.17.16
3. Plans – 5<sup>th</sup> Submittal 5.17.16
4. PSC – Comments 5.25.16

160 High Street Lot 1 & Lot 2, Development Plan, Stormwater Permit & Multiple Special Permits

1. Vanasse & Associates Traffic Counts from the Amazon Facility 5.12.16
2. Kelly Engineering Group Continuance Request 5.23.16
3. BETA – Comments – Traffic 5.19.16

Minutes Accepted on: 6/9/16

(Date)

Jeah Keyes  
(Prepared by: Jeah Keyes)

Brian T. Salisbury  
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William F. O'Connell Jr.  
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