



BELLINGHAM PLANNING BOARD

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

Meeting Minutes March 23, 2017

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

Present at the Meeting

Brian T. Salisbury (BTS), Chairman
William F. O'Connell Jr. (WFO), Vice Chairman - absent
Peter C. Pappas (PCP), Secretary - absent
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.

Weathersfield Overlay District, Zoning By-Law addition, Article XXVII, 1ST Public Hearing

JSK read the public hearing notice.

BTS: Motion to open the public hearing for the Weathersfield Overlay District, Zoning By-Law addition, Article XXVII.

WFO: Second.

Discussion: None.

Vote: 3-0 Carried. (BTS, DJT, BWL)

Present: Denis Fraine, Town Administrator of Bellingham

Mr. Fraine explained the Macy School demolition and property sale process. The Town is trying to recoup some of the money spent on the demolition by selling the property to develop a 12-lot affordable subdivision. The property was put to bid and the Town did not receive a single bid at the minimum bid requirement of \$375,000.00. Mr. Fraine talked to various developers to get feedback on why there was no interest and various reasons were provided which included the lack of profit due to the affordable housing requirement.

An overlay district would allow a developer to be exempt from the affordable component of the subdivision regulations and would allow the Town to permit a 12-lot subdivision on that parcel. The ball fields and playground will be preserved. If this overlay passes at the May Town Meeting, the property will be put out to bid again. The maximum number of units would be 12, single-family homes. The neighborhood of Weathersfield has lots that are similar in size and this subdivision would be consistent with that neighborhood.

JSK explained that the affordable component made it difficult for developers to find the property attractive as the profit margin for essentially nine lots was too slim. Removing the affordable component will make the subdivision more attractive. The Town would prefer that the houses be similar to the neighboring houses in Weathersfield. An ANR plan would be completed prior to any bid going out on the lot so the subdivision permitting would be a clear process that would come before the Planning Board.

BTS and BWL asked why the Board should approve something that is different from what is required on other parcels. They questioned why the Board should waive the affordable component on this parcel and not for other developers. Mr. Fraine responded that the Town is sensitive to that and it is trying to recoup some costs. The Town is committed to the neighborhood to preserve the ball field and the playground.

BWL suggested that the playground could be preserved in another location so to be more accommodating to a potential developer. BWL also suggested that the application should include the proper assessor's map.

BTS: Motion to recommend the Weathersfield Overlay District, Zoning By-Law addition, Article XXVII at May 2017 Annual Town Meeting.

DJT: Second.

Discussion: None.

Vote: 3-0 Carried. (BTS, DJT, BWL)

General Business:

☐ **ANR – 67 Littletree Lane, Chicoine**

JSK explained the ANR plan. The zoning board granted relief for the owner to have a further non-conforming lot. Land court needs the signatures on the ANR plan.

BWL: Motion to sign ANR for 67 Littletree Lane, Chicoine.

BTS: Second.

Discussion: None.

Vote: 3-0 Carried. (BTS, DJT, BWL)

☐ **As-Built Certifications**

☐ **Discussion**

☐ **3/9/17 Minutes Signing**

BTS: Motion to sign the March 9, 2017 Meeting Minutes.

DJT: Second.

Discussion: None.

Vote: 3-0 Carried. (BTS, DJT, BWL)

☐ **Voucher Reports** - JSK explained the report.

☐ **Board Payroll** - JSK explained the payroll.

BTS: Motion to sign the Board's payroll.

DJT: Second.

Discussion: None.

Vote: 3-0 Carried. (BTS, DJT, BWL)

BTS: Motion to adjourn.

DJT: Second.

Discussion: None.

Vote: 3-0 Carried. (BTS, DJT, BWL)

Meeting Adjourned at 7:30 p.m.

Meeting Documents & Exhibits:

Weathersfield Overlay District, Zoning By-Law addition, Article XXVII

1. Weathersfield (Macy) Overlay District By-Law Proposal FINAL 3.23.17

Minutes Accepted on: _____

4/13/17
(Date)

Jean Keyes
(Prepared by: Jean Keyes)

Brian T. Salisbury
Brian T. Salisbury

William F. O'Connell Jr.
William F. O'Connell Jr.

Peter C. Pappas
Peter C. Pappas

Dennis J. Trebino
Dennis J. Trebino

Bruce W. Lord
Bruce W. Lord