



# BELLINGHAM PLANNING BOARD

10 MECHANIC STREET  
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## Meeting Minutes May 25, 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  
Peter C. Pappas (PCP), Secretary - absent  
Dennis J. Trebino (DJT), Member  
Bruce W. Lord (BWL), Member.  
Alternate - vacant

### **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.

### **Discussion:**

- ☐ **Pine Hollow Estates – Reassignment of Development Plan Permit, Stormwater Management Permit, Special Residential Uses (Townhomes), and Inclusionary Housing Special Permit**

JSK explained the reason the new owners are present. Administrative items are needed before construction can begin. Reassignment of the permits to the new owner is the reason they are here.

BWL recused himself from the project as he is an abutter and is on the Board of Trustees for Bellwood Condos, the party that sold the land to the new owners.

Present: Steve Venincasa, the new owner, and his partner Leo DaSilva both of Elite Home Builders

Mr. Venincasa explained that he previously met with JSK, Deputy Fire Chief Poirier, and Building Inspector Tim Aicardi to start the process. Mr. Venincasa discussed the following items with the Board:

1. The Approved-stamped Plan set did not have signatures on it. Mr. Venincasa did see a Mylar set in the Planning office that did have signatures and would like to make a copy of that set. JSK explained that he wanted to verify that the stamped and signed plans were the same and, if they are the same, will provide the Mylar to Mr. Venincasa to make copies.
2. The road proposed is too wide and Mr. Venincasa would like to reduce the width of the road from 29' to 23'. Mr. Venincasa had talked briefly with Deputy Poirier about this and the Deputy was open to the suggestion. Mr. Venincasa is going to do a turning radius design and will officially ask for this change. JSK explained that the Board would have to determine if this would be a major or minor change.
3. Mr. Venincasa would like to come back before the full Board at a future meeting. The Board agreed to June 8, 2017.
4. Mr. Venincasa would like to replace the vinyl fence shown on the plan in the front of property to separate road from septic system. Mr. Venincasa would plant shrubbery, and construct a

stone wall or something more attractive instead. He will be submitting a modification in the future. Additionally, he will add to landscape plan to make it more attractive.

5. Mr. Venincasa submitted a schedule of construction
6. Mr. Venincasa stated that he is ready for a preconstruction meeting.
7. Mr. Venincasa explained that buildings will still contain 3 units but the floor plans of the condos will be smaller. He will be making the buildings more attractive. JSK commented that the 4 inclusionary housing units, either on- or off-site must have comparable square footage.
8. Mr. Venincasa promised to be respectful of the neighbors during construction

**WFO: Motion to grant the reassignment of the Pine Hollow Estates Development Plan Permit, Stormwater Management Permit, Special Residential Uses (Townhomes), and Inclusionary Housing Special Permit to new owner Steve Venincasa.**

DJT: Second.

Discussion: None.

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

**□ Isaac Cummings Definitive Subdivision – Permit Extension Discussion**

JSK explained the reason the applicant is present. The entire subdivision has not been constructed – only one house has been constructed. Requirement in the decision that all buildings be completed w/in 24 months or an extension can be granted. Discussed with Town Counsel and is comfortable with the Board considering a permit extension.

Present: Wes Garner, Applicant

Mr. Garner explained the reason why the subdivision was not completed when permitted. Mr. Garner stated that his lack of understanding that he should have gotten an extension to the permit. The drainage and fencing was installed and he has upgraded detention basins but they have to be verified. Mr. Garner will be running sewer and water lines and has talked to the DPW about this. Two lots that can be developed and two houses will be built and the road will remain gated so that it will not be used as a cut-through. The finish layer has to be put on the road but will not do that until the work on the lots has been done. The DPW has not certified the road yet. Mr. Garner would like to start working on it as soon as possible. JSK explained that the infrastructure has to meet modern-day standards for sewer and water hook-ups.

**BTS: Motion to extend the Isaac Cumming Definitive Subdivision Plan permit to June 1, 2019.**

DJT: Second.

Discussion: None.

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

**Asphalt Engineering LLC, 190 Farm Street, Development Plan, Stormwater Management Permit, Scenic Road, Bulk Storage Special Permit, Continued Public Hearing. Decision Deadline for Development Plan: 5/26/17**

JSK explained the current progress to date. The updated plan dated 5/25/17 contains all pertinent details that were previously requested by the Board and PSC. PSC has also confirmed that all the changes are on the plans. JSK explained the changes to the draft decision and that the Con Com has not yet closed their public hearing.

Present: Erin Landry-Moreland and Nathan Moreland of Asphalt Engineering LLC, Attorney Jim Roberti, and Mark Allen, Allen Engineering

JSK stated that there are no other outstanding issues at this time and the Applicant must return, as conditioned in the draft decision, within three months to amend the development plan to include full business operations. Tom Houston of PSC is satisfied that all requested revisions have been completed.

Public Questions and Comments:

Jay Sivits of 208 Farm Street stated that a vendor truck delivering gravel to the site was going over the speed limit on the street on a Saturday morning. While in her car, she met one of the applicant's trucks on the road and the driver was polite but it was very narrow for both to pass. She contacted the Massachusetts Department of Public Health and they stated that they would have liked to come and speak but no one was available. They would like to come at a later date. Ms. Landry-Moreland explained that they are not taking deliveries but are giving away fill on the site so there were no vendor trucks coming to the site. JSK explained that he can work with police safety to address speeding.

Ross Anderson of 206 Farm Street was very concerned about the flooding occurring at the Stall Brook boundary line between 206 and 208 Farm Street. This area was dry when surveyed for wetlands, but the flooding has fluctuated wildly and the flags are now over the water. Mr. Anderson believes that the applicant is encroaching on the wetlands and is concerned about this. He is not sure the residents on Farm Street know about this. JSK responded that the Con Com is aware that the initial flagging was in dry season but the Con Com required the Applicant to revise the flagging. The flagging has been revised very significantly. Ms. Landry-Moreland responded that she has walked the property three times with the Con Com and the plans show that flags and revision dates have changed. Mr. Allen explained that the Chairman of the Con Com and Sage Environmental supervised the flag changes to the edge of the riverfront at about May 19, 2017. BTS suggested that Mr. Anderson talk to the Town's Conservation Agent and go to a Con Com meeting.

Sara Van Glivit 206 Farm Street asked if the work can be done later in the day. Mr. Moreland responded that they do not start until after 7:00 am. BWL also stated that he expects the noise is coming from the neighboring property and not this site.

**BWL: Motion to sign the Approval Decision as drafted for the Asphalt Engineering LLC, 190 Farm Street, Development Plan, Stormwater Management Permit, Scenic Road, Bulk Storage Special Permit.**

WFO: Second.

Discussion: None.

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

**Decision Discussions & Signings:**

- ☐ **Urban Air Trampoline and Adventure Park Development Plan and Stormwater Management Permit, 191 Mechanic Street (now 189 Mechanic Street), 1st Public Hearing. Decision Date: 5/26/17**

JSK explained the Decision and the cut-through to the Rapid Refill.

**BTS: Motion to sign the Decision as drafted for the Urban Air Trampoline and Adventure Park Development Plan and Stormwater Management Permit, 191 Mechanic Street (now 189 Mechanic Street).**

WFO: Second.

Discussion: None.

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

**Nerina Estates Definitive Subdivision, Stormwater Management Permit, and Backlot Division Special Permit, 799-801 Pulaski Boulevard, Continued Public Hearing. Definitive Subdivision Decision Deadline: 6/19/17**

**WFO: Motion to continue the Nerina Estates Definitive Subdivision, Stormwater Management Permit, and Backlot Division Special Permit, 799-801 Pulaski Boulevard public hearing to June 8, 2017 at 7:00 p.m.**

DJT: Second.

Discussion: None.

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

**Stall Brook Business Park Development Plan, Stormwater Management Permit, Scenic Road Permit, and Bulk Storage Special Permit, 187 Farm Street, 1st Public Hearing. Development Plan Decision Date: 7/3/17**

JSK explained the reason for the continuance.

**BTS: Motion to waive the reading of the public hearing notice for the Stall Brook Business Park Development Plan, Stormwater Management Permit, Scenic Road Permit, and Bulk Storage Special Permit, 187 Farm Street.**

WFO: Second.

Discussion: None.

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

**BTS: Motion to open the Stall Brook Business Park Development Plan, Stormwater Management Permit, Scenic Road Permit, and Bulk Storage Special Permit, 187 Farm Street 1<sup>st</sup> Public Hearing.**

WFO: Second.

Discussion: None.

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

**WFO: Motion to continue the Stall Brook Business Park Development Plan, Stormwater Management Permit, Scenic Road Permit, and Bulk Storage Special Permit, 187 Farm Street Public Hearing to June 8, 2017 at 7:00 p.m.**

DJT: Second.

Discussion: None.

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

BTS would like to explore the possibility of having a Planning Facebook Page. JK suggested that JSK or BTS contact the Town's IT Director for permission and viability. JK did inform the Board that as a part-time employee, she does not have the physical time to monitor and post in a timely manner. WFO would like a simple page that simply links to the existing Planning website.

**General Business:**

- ☐ **ANR's**
- ☐ **As-Built Certifications**
- ☐ **5/11/17 Minutes Signing**

**BWL: Motion to sign the May 11, 2017 Meeting Minutes.**

DJT: Second.

Discussion: None.

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

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

**DJT: Motion to adjourn.**

WFO: Second.

Discussion: None.

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

Meeting Adjourned at 8:30 p.m.

### **5.25.17 Public Hearing Documents List**

#### **Isaac Cummings Definitive Subdivision – Permit Extension Request Discussion**

1. DiMartino Comments 5.11.17
2. Permit Extension Request 5.4.17

#### **Asphalt Engineering Development Plan, Stormwater Management Permit, Scenic Road Permit, and Bulk Storage Special Permit**

1. Allen Engineering – Response to PSC 5.19.17
2. Stormwater Operations and Maintenance Plan 5.19.17
3. Plan – 5<sup>th</sup> Submission 5.23.17
4. PSC – 4<sup>th</sup> Comments 5.23.17
5. Plan – 6<sup>th</sup> Submission – Final Plan 5.25.17

#### **Nerina Estates Definitive Subdivision, Stormwater Management Permit, Scenic Road Permit, Bulk Storage Special Permit**

1. Catalano – BOH – Soil Testing Results 5.11.17
2. Continuance Request 5.23.17

#### **Stall Brook Business Park Development Plan, Scenic Road, Stormwater Management Permit, and Bulk Storage Special Permit Review**

1. Abutters List – Certified 4.26.17
2. Application – Bulk Storage Special Permit 5.3.17
3. Application – Development Plan 5.3.17
4. Application – Stormwater Management Permit 5.3.17
5. Certificate of Ownership 5.3.17
6. Narrative 3.30.17
7. Phasing for Project 5.3.17
8. Plan – Elevation Plan 3.9.17
9. Plan – Floor Plan 3.9.17
10. Plan of Land – Registered 2.19.2010
11. Plan Set – 1<sup>st</sup> Submission 3.21.17
12. Stormwater Report 3.21.17
13. Public Hearing Notice 5.3.17
14. Continuance Request 5.23.17

MINUTES OF THE PLANNING BOARD MEETING

May 25, 2017

Minutes Accepted on: 6/8/17  
(Date)

Jean Keyes  
(Prepared by: Jean Keyes)

Brian T. Salisbury  
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William F. O'Connell Jr.  
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Peter C. Pappas  
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Dennis J. Trebino  
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Bruce W. Lord  
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