



BELLINGHAM PLANNING BOARD

10 MECHANIC STREET
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Meeting Minutes February 25, 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.

Bellingham Shores, South Main/Center/Cross Streets, Preliminary Subdivision, Discussion; Decision Deadline: 5/1/16

Documents submitted by the Applicant prior to the meeting: Oak Consulting Group Memo dated 2/11/16, Lot Shape Factor memo dated 2/11/16, Plan set dated 2/11/15(16), Oak Consulting Group Certification of Abutter Notice Mailings dated 2/15/16

JSK gave an overview of handouts and plans and informed the Board that Mr. Malone will provide a recap of the application, the development, and the notices sent to all abutters by applicant. Mr. Malone has submitted this to PSC (the town's peer reviewer) who has not had a chance to review it yet. Questions revolved around the lot area, upland, and resource areas.

Present: Sean Malone, Oak Consulting Group. Mr. Malone recapped the project which was submitted one year ago. It is a 143-acre parcel which has had numerous development proposals over the past 30 years. Hopefully this will be the final build out which is a proposed cluster development. The majority of site is upland with a riverfront area that border vegetated wetlands. The reason for the lengthy delay was the wait for the wetlands line to be delineated by the Conservation Commission (Con Com). This has now been completed and the Con Com voted to issue the ORAD (Order of Resource Area Delineation). Wetlands line is confirmed as shown on the plan.

Now that the wetlands line is established, the yield plan could be created. The site access is from Cross Street and South Main Streets with an interior loop road and a single cul-de-sac. The triangular parcel in the north could have contained two lots for the yield plan but they have removed this from the yield plan and this reduces the number of lots on the plan. The Yield Plan shows the site can support 91 single family homes under current zoning.

The 91 lots from the Yield Plan equals 100 units maximum for the Conventional Plan. The Applicant has left 60% of site as protected land which will not be built upon and will be given to the town as open space or conservation land. This Low Impact Development will be a cluster development and it gives the Applicant a density bonus of 10% or 9 additional units. Since this is a preliminary plan, the Applicant has not discussed drainage, utilities, etc., but they have gotten confirmation from the Department of Public Works (DPW) that town's sewer and water can handle this project. The Applicant will have to go back to the Con Com for the proposed work within the buffer zones.

Mr. Malone further explained that the Applicant has asked for a waiver on the number of test pits that would be required. Based upon the regulations, a very large number of test pits would be required. The Applicant is requesting a reduction in the number of test pits to maybe a pit for every 5' of road and for every stormwater management area. JSK instructed Mr. Malone to talk to the Board of Health about the test pits.

WFO asked what the changes were made since the last meeting with the Board. Mr. Malone stated that the changes were the confirming of the wetlands line, reduction of wetlands crossing from two to one, and the reduction of the number of cul-de-sacs.

BWL and WFO questioned the frontage of several lots on the Yield Plan and what appears to be too much wetlands to be a buildable lot and questioned frontage. Mr. Malone responded that there is buildable area in the front of the lots. Some portions of the lots will be within the buffer zone which is allowed. Mr. Malone further explained that a cluster development does not have a minimum lot size and they lose the opportunity to keep vegetation between the houses.

JSK clarified that the Applicant and the Board will discuss the traffic and any lights when the Applicant submits an application for a Definitive Subdivision. JSK questioned if less than 50% of open space was wetlands and Mr. Malone responded yes. JSK also asked if any archeological sites are on this property and Mr. Malone did not know but will research this in the definitive phase.

Paul Brunetti of 65 Douglas Drive stated that when the 40B project off Silver Lake Road is done, the Douglas Drive pumping station will be retired. JSK offered to give the Board a recap of the 40B project at next meeting since the developer is the same and the sewer line being installed for that project will also impact this project. Mr. Malone explained that the sewer line will run down to Cross Street and connect there.

Carol Ricker of 42 Silver Lake Road questioned if the protected area will become conservation area or just remain protected. Mr. Malone explained that typically the land will have a conservation easement with a deed restriction.

Dave Staples of 280 Lake Street questioned the progress of the gravity feed of the water line on Center Street. Mr. Malone stated that this project is not associated with that project. Mr. Staples questioned if there is any damage to abutters properties from blasting to ledge, which party would be responsible. BWL responded that if a contractor damages property as result of construction he is responsible. BTS stated that this will be discussed during definitive stage.

JSK explained the preliminary subdivision plan discussion process and the definitive subdivision plan process to the public. Abutters will receive notice of the public hearing.

PCP – left the meeting.

BWL is not eligible to vote on this project as he has not been present at all of the public discussions.

WFO: Motion to continue the Bellingham Shores, South Main/Center/Cross Streets, Preliminary Subdivision, Discussion to March 24, 2016 at 7:00 p.m.

DJT: Second.

Discussion: None.

Vote: 3-0. Motion Carried. (BTS, WFO, 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: 5/8/16

BTS: Motion to continue the 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 to March 24, 2016 at 7:00 p.m.

BWL: Second.

Discussion: JSK explained that the Con Com peer review came in late and the developer wants to put all the changes in a revised plan.

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

316 Hartford Ave Solar, Development Plan Review and Stormwater Management Permit Large-Scale Ground-Mounted Solar Photovoltaic Installation, 316 Hartford Ave, Continued Public Hearing, Decision Date: 3/15/16.

JSK explained that the Applicant met with the Board of Selectmen (BOS) for a license from the town to use the town's road for access to their site. The BOS was not interested in providing a license but may entertain an easement in an article at Town Meeting in early May. The Applicant has asked the Board to continue this public hearing for just one meeting to see if they can come to an understanding with the BOS about the warrant article.

BTS: Motion to continue the 316 Hartford Ave Solar, Development Plan Review and Stormwater Management Permit Large-Scale Ground-Mounted Solar Photovoltaic Installation, 316 Hartford Ave, Continued Public Hearing to March 10, 2016 at 7:00 p.m.

WFO: Second.

Discussion: None.

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

Miscellaneous:

General Business:

- ☐ **ANR's**
- ☐ **As-Built Certifications**
- ☐ **2/11//16 Minutes Signing** – BWL cannot vote to sign the Minutes for this Executive Session

BTS: Motion to sign the February 11, 2016 Executive Session Meeting Minutes.

WFO: Second.

Discussion: None.

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

BWL: Motion to sign the February 11, 2016 Meeting Minutes.

BTS: Second.

Discussion: None.

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

- ☐ **Sign Vouchers**

BTS: Motion to sign the Vouchers.

WFO: Second.

Discussion: JK explained the vouchers and payroll.

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

BTS: Motion to adjourn.

BWL: Second.

Discussion: None.

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

Meeting Adjourned at 8:00 p.m.

Minutes Accepted on: 3/10/2016
(Date)

Jean Keyes
(Prepared by: Jean Keyes)

Brian T. Salisbury
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