



BELLINGHAM ZONING BOARD

10 MECHANIC STREET
BELLINGHAM, MASSACHUSETTS 02019
(508) 657-2852 ZoningBoard@bellinghamma.org

Minutes of Meeting April 4, 2019

Present at meeting

Brian Wright (BW) – Chairman
James Dunlea (JD) – Vice Chairman
Arturo Paturzo (AP) - Member
Brian Salisbury (BTS) – Member
James Jeschke (JJ) - Alternate Member

Other Attendees

James S. Kupfer (JK) – Town Planner and Zoning Compliance Officer
Laura Renaud (LR) – Clerk

Absent

Joseph Flanagan (JF) – Alternate Member
Peter Gabrielle (PG) – Member

BW opened the meeting at 7:00 pm.

AP motion to open the meeting.
BTS second.
All in favor to open the meeting.

New – 21 Cranberry Meadow Road – Brad Wright

Special Permit – Alter a pre-existing non-conforming use
Sitting In: BW, JD, BTS, AP and JJ

JK read the PH notice.

Joseph Antonellis, Attorney presented the application for Brad Wright owner of Country Home Builders. He explained they were in attendance for a Special Permit for the rehabilitation and alteration of an existing home. The owner, Brad Wright is in phase 2 of Hartford Village development. This proposal would be part of the inclusionary housing requirement, offsite. The proposed home will be a colonial, with vinyl siding. It will be a typical New England style home with 2 bedrooms and a 2 car garage. All changes fit within the zoning bylaw. No variances are

needed. The use is in harmony with the purpose and intent of the bylaw. There will be no adverse impacts to the neighborhood. Public utilities are available. Brad W. explained it will be kept in the same footprint. JK explained the Building Commissioner reviewed this plan and found it to be an isolated lot. It is all within the isolated lot setbacks. The Applicant proposes to alter a non-conforming structure. JK stated the PB did look at the conceptual concrete pad and that it should be rectified during construction. The applicant agreed to remove the extended pad prior to receiving an occupancy permit. No public questions or comments.

AP motion to close the hearing.

JD second.

All in favor to close the hearing.

BTS motion to grant the Special Permit as requested with condition that the concrete pad be removed beyond the property line.

AP second.

All in favor to grant the Special Permit.

Extension Request – Lakeview Estates

Extension for the completion of essential infrastructure as required in the Comprehensive Permit
BW recused himself.

JD motion to open the continuation of Lake View Estates.

AP second.

All in favor to open the continuation.

JK stated at the last meeting the developer is waiting for approval from the Department of Environmental Protection for an amendment to the drainage. Since that time they have received approval to go forward with the drainage. The detention basin C along Silver Lake Road has commenced. If weather permits the pipe work will be completed in April. The goal is to open Candlelight Road. The pump station is 100 percent complete and will be activated in one week. The board questioned if they had a conversation with their client regarding the abutter with severe water problems that is sited directly next to the basin that has acted as a settling basin for construction purposes for several years. Attorney Beatty stated he did go back and talk to his client but the client feels that all the money and work recently done will alleviate global problems on Silver Lake Road. The pump station was discussed. The lawn mediation is planned to begin immediately. No audience questions or comments.

AP motion to grant an extension until May 2, 2019 and asked JK to put together a memo outlining all the issues and problems they have had with this contractor over the course of this development.

JD second.

AP motion to allow for discussion.

JD second.

All in favor for discussion.

JD would like the applicant to continue to try and work with the resident who has had so many flooding problems that he did not have prior to construction of this development.

JD motion to allow continuing to May 2, 2019

AP second.

All in favor to allow the applicant a one month extension.

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BTS motion to accept the minutes.

JJ second.

All in favor to accept the minutes.

JK reminded the board that Town Meeting is May 22, 2019.

Meeting adjourned 7:30 PM.

Approved 5/2/2019