



# BELLINGHAM ZONING BOARD

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

June 6, 2019  
Minutes of Meeting

## **Present**

Brian Wright (BW) – Chairman  
James Dunlea (JD) – Vice Chairman  
Arturo Paturzo (AP) – Member  
Brian T. Salisbury (BTS) – Member  
Peter Gabrielle (PG) – Member  
James Jeschke (JJ) – Alternate Member  
Joseph Flanagan (JF) – Alternate Member

## **Other Attendees**

James S. Kupfer (JSK) – Town Planner and Zoning Compliance Officer

## **Absent**

Laura Renaud (LR) – Clerk

## **7:00 PM**

BW opened the meeting.

## **Continuation -Extension Follow-up Lakeview Estates**

**Extension for the completion of essential infrastructure as required in the Comprehensive Permit**

**Sitting In; BTS, JD, AP, PG**

**BW recused himself.**

An attorney, representing South Center Realty was in attendance. Bob Poxon and Mike Harrington (MH), site manager were also in attendance and provided the Board with an update. MH gave an update to the essential infrastructure completed at Lakeview Estates. MH explained that most of the improvements to Silver Lake Road have been done, the culvert is commencing, the bypass pipe has been installed, Basin "C" is accepting runoff from Candlelight Road, Basin "C" is stabilized and grass is growing. The Applicant has received a year extension from Conservation and DEP. That permit is for the buffer zone restoration and that has commenced. BS asked about the status of the properties whose yards were impacted by the construction. MH stated that the yards had been seeded and growing. They will check and hydro seed again, if necessary. MH explained that they are finishing up small items at this

point. JSK asked for an update on the lighting. MH explained that there was a lighting issue but they are working with national grid to resolve the issue.

No public comments.

JD motion continue to continue the discussion to August 1, 2019.

BS second.

All in favor to continue to August 1, 2019 at 7:00 pm.

**Burton Woods off Sunken Meadow Road -Lot 2**  
**Hidden Meadow Road II Realty Trust – Edward Gately Trustee**  
**Comprehensive Permit Request 40B**  
**Sitting In: BW, JD, AP, BTS and PG**

JSK explained that since the last meeting the Board conducted a site walk and that they are in receipt of updated plan sets. The applicant explained that the design plan shows the turn around, per request of the Fire Department. They did so and remained outside the 25 foot wetland buffer. They modified some of the home locations and the general layout based on comments from the Board. The sidewalk is still on the main road. The Board reviewed the updated plans and suggested that the vegetated fence along the back of the homes on Mohawk would be beneficial if extended further. The overall design of the drainage system is currently being peer reviewed and should be completed soon. Conservation Commission established their wetland lines. The full drainage analysis has been submitted and DEP as well. A site distance analysis has been completed for the intersection of Sunken Meadow Road and Pine Street at the request of the Board. BW asked to show the full canopy/no disturb line that will remain especially by the river. The applicant explained it would be by the 25 foot offset line of the river. The trees that are being planted in front of the homes are street trees. The Board recommended one per lawn in general. The Board asked what will the abutters will see along the borders of the property facing Franklin. The applicant stated a white privacy fence as well as wooded area in some locations. There will be a restriction in the master deed to not touch the undisturbed areas and that will be reviewed and approved by the Board. The screening around basin is a small chain link fence. The Board asked if they can have a vegetated screen. The applicant stated they need to have clear access for maintenance.

JSK asked that starting at the entry driveway, on the right hand side, the abutter has a nice landscaped area. JSK wanted to know what the applicant be placing there to improve upon the landscaping. The applicant did discuss adding entry landscaping but it is not on the plan. JSK recommended adding this to the revised plan set. JSK asked if there will be signage. JSK recommended that be placed on detailed sheet. JSK stated that the notation for plantings are not consistent on the plans. JSK mentioned that a guardrail or visual barriers will likely be

required by conservation for snow removal near the river retaining wall. JSK also mentioned that the applicant should show the area of disturbance on a separate sheet and show how much vegetation will remain on the plan sheet. JSK pointed out that the easement behind unit 7, noted a utility easement, should be deleted if not part of this project. BS stated his concern over the driveway lighting stating that they break off over time but could be included in the home owners documents.

## **Public Comments**

Abutters in attendance questioned if the drainage basin area would be secured with a chain link or vinyl fence. The applicant explained it would be chain link.

An Abutter on Mohawk questioned the area of disturbance. The Board stated that most people prefer a vegetated buffer but if abutters agreed that a fence is preferred then that is fine and the Board is flexible. They should email JSK with consensus.

There was question as to access when in a different town. The applicant stated that the access driveway was discussed with Franklin early on and they offered comments to the state during site eligibility.

An abutter asked how they control the cutting of trees etc. when they technically cannot go on your land. The applicant would like to keep it more natural looking. JD reiterated that the abutters should come together and get a general idea of what they want and email JSK and all of the drawings are online for public access.

Another concern from an abutter is the site distance coming off of Sunken Meadow Road on to Pine Street. The engineer produced a site analysis letter. There is some vegetation at the intersection. The traffic will increase onto Pine Street. A traffic study that shows it dumping out would be helpful.

An abutter questioned how much involvement other boards and departments have with a 40B. The Board will work in concert with other Bellingham town boards but cannot condition their permit on getting other towns to permit a project.

An abutter questioned the applicants' ability to develop the site through Sunken Meadow Road. The applicant stated they have provided a legal response to the Board that they have access and rights to develop. BTS says he would like to see it addressed. The applicant stated the board has that information and to speak to their attorney as they have already provided that information. The abutter felt if the access is modified they have to go to Franklin Planning Board.

JSK summarized what was discussed and requested for the next meeting that the peer review engineer provide an update on the drainage design and the applicant should provide the Board with the update plan set incorporating everything discussed tonight.

If residents have suggestions to email JSK and he will relay to board.

JD motion to continue to August 1, 2019.

There is no meeting in July due to the July 4<sup>th</sup> holiday.

Applicant requested if there were any available dates in July to meet.

The board felt they would not be able to coordinate that and would only be able to continue to August 1, 2019.

PG second the motion to continue to August 1, 2019 at 7:00 pm.

All in favor to continue to August 1, 2019.

#### **Minutes - May 2, 2019**

AP motion to accept as presented.

PG second.

All in favor to accept.

Meeting adjourned 9:00 PM.

Approved 8/5/19