



BELLINGHAM ZONING BOARD

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

Minutes of Meeting May 2, 2019

Present at meeting

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

Other Attendees

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

BW opened the meeting at 7:00 pm.

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

Robert Poxon updated the board on the progress they had made since the last meeting. The sewer on Silver Lake Road was completed. Basin C was constructed according to the DEP plan. The fore bay was also constructed. The catch basins at the end of Candlelight Lane are active. Around the pond has been seeded two times. Michael Harrington explained that the culvert crossing will begin when weather cooperates (approx. in a week). Silver Lake Road will be shut down 24/7 for approximately 4 weeks. Michael Harrington explained the biggest item was the drainage and they were almost on line. The sidewalks are in, front yards are close to complete, street light bases are in and working with National Grid to receive the posts, Center Street patching will be done in a month.

AP motion to grant the extension to June 6 at 7:00 PM.

BTS second.

All in favor to grant the extension.

New – Burton Woods off Sunken Meadow Road Map 14-Lot 2 – Hidden Meadow Road II Realty Trust, Edward Gately Trustee - Comprehensive Permit Request

Sitting In: BW, JD, AP, BTS and PG

JK read the public hearing notice.

AP motion to open the hearing.

JF second.

All in favor to open the hearing.

JK explained the comprehensive permit process. All materials will be available online at bellinghamma.org for the public.

The applicant, Mark O'Hagan gave an overview of the project. This is a 9 ½ acre parcel between Franklin and Bellingham. The proposal consists of 28 individual homes, 7 of which will be deed restricted as affordable. They will each have 3 bedrooms with 2 ½ bathrooms. The roads are private and the development will be maintained through an association. There are approximately 7 acres of upland. The applicant has not filed with conservation for the notice of intent but will be filling before the next meeting. All structures will be similar in design and the affordable units will be distributed throughout the site. JK explained the frontage is on Sunken Meadow Road and the deed for the private road states the property owner's right to pass and repass. There is documentation from Franklin Town Counsel. Fire Deputy Poirier was in attendance. He explained that they will request the hammerhead be removed and a cul-de-sac put in its place. This is what is requested of all proposed developments. The largest emergency vehicle must be able to meet the turn radius. They will have to have a site review with the turn radius. There will be an ambient level of lighting but if the town requires more they will provide it. There is public water and sewer proposed. The hours of construction will follow the town bylaws. The abutter, William Bisonnette, 29 Mohawk Path spoke in reference to the access way. He explained that Mr. Gately bought this property from Mr. Lord and it went to the Planning Board in 2003. The town of Franklin sued over this access way. He suggested reviewing the court case with counsel. A copy of the judgment was provided.

Mr. Russell of 37 Mohawk Path was concerned of snow removal. The Board reviewed the width of the proposed roadways. JK explained that this will meet the width for a private subdivision. Abutter, 10 Sunken Meadow, Franklin inquired about a traffic study. He was also concerned about putting fencing up as it will be close to current homes. The applicant reviewed the traffic memo. BTS asked for a sight line review of Pine Street and Sunken Meadow Road. The applicant agreed. The applicant explained they will work with the abutters in regards to the fencing for privacy. JK explained that town counsel looks at the HOA agreements. Abutter, 4 Johan Edwards Circle, Franklin inquired about whether the existing vegetation will remain as a buffer. Also he asked of the cars and if each home had visitors, would they be parking around the Sunken Meadow cul-de-sac. 9 Sunken Meadow has concerns of the traffic and safety. JK

commented that the drainage report is extensive and the accuracy is important to a successful project. He suggests a peer review be conducted by an engineer to provide the town guidance. A site walk should also be scheduled. He will get some dates out to meet at the site. JK suggest continuing to June 6th at 7:00 PM. He will schedule a site walk.

AP motion to continue to June 6, 2019 at 7:00 PM.

PG second.

All in favor to allow to continue.

Minutes – April 4, 2019

BTS motion to accept the minutes.

PG second.

All in favor to accept the minutes.

Meeting adjourned 9:00 PM.

Approved 6/6/19