



BELLINGHAM PLANNING BOARD

2 MECHANIC STREET
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Meeting Minutes July 24, 2014

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

Present at the Meeting

Patricia M. Murphy (PMM), Chairman
Brian T. Salisbury (BTS), Vice Chairman
Peter C. Pappas (PCP), Secretary
William F. O'Connell Jr. (WFO), Member
Glenn C. Wojcik (GCW), Member - absent
Nikyda Resto (NR), Alternate

Other Officials:

Stacey J. Wetstein (SJW), Town Planner
Jean Keyes (JK), Planning Board Coordinator

PMM opened the meeting at 7:00 p.m.

7:00 p.m. Old School Financial, Inclusionary Housing Special Permit for Woodland Hills, 1st Public Hearing; Decision Deadline: 7/31/14

Attorney Steven Greenwald for the Applicant, Mark Allen of Allen Engineering for the Applicant.

Attorney Greenwald explained that the site plan and floor plan for the affordable unit at 1141 South Main Street was submitted at the previous Public Hearing. PMM stated that she saw the plans and they look good. Mark Allen gave the Board a copy of the Plan that was submitted for building permit.

Public questions:

Fred Savoy of 1145 South Main Street stated that he and the neighbors want a fence to screen abutters. The abutters do not want trash on their property and they do not want kids on their property. BTS asked Mr. Savoy if he has considered putting up a fence on his own. Mr. Savoy responded no and that he just kept putting stuff back on the property that came over from this lot. WFO asked Mr. Savoy if he expected that what happened in the past will continue. Mr. Savoy stated that he will throw the trash back in the woods. PMM explained to Mr. Savoy that the Board does not have the authority to require the Developer to construct a fence. SJW stated that the fence discussion is not about the house or the affordability component and the Planning Board cannot require it as it is not a subdivision and the lot is already created. Attorney Greenwald explained that he believes it is not equitable to ask his client to construct a fence as it no other home builder is required to do this. Mr. Savoy stated that he is concerned because the house will be 15' from his lot line. Mr. Allen explained that the house is centered on the lot and the closest point is 25' to the lot line.

WFO: Motion to approve the Old School Financial, Inclusionary Housing Special Permit for Woodland Hills for the property located at 1141 South Main Street as the offsite affordable unit and that it must be constructed by the time the 8th market rate unit is constructed and the 2nd home must be constructed on or before the 10th market rate unit is constructed in the Woodland Hills Subdivision.

BTS: Second.

Discussion: PMM stated that the Board is not including a time table for the 2nd affordable unit now.

Vote: 5-0. Motion Carried. (PMM, BTS, PCP, WFO, NR)

WFO: Motion to extend the Decision Deadline for the Public Hearing for the Old School Financial, Inclusionary Housing Special Permit for Woodland Hills to January 31, 2015.

BTS: Second.

Discussion: None.

Vote: 5-0. Motion Carried. (PMM, BTS, PCP, WFO, NR)

7:15 p.m. Elmshade Definitive Subdivision, Stormwater Management Permit and Major Residential Development Special Permit off of Blackstone and North Streets, Continued Public Hearings; Definitive Subdivision/Stormwater Management Permit Decision Deadline: 9/28/14; Major Residential Development Special Permit Decision Deadline: 9/3/14

Project summary, subdivision streets, LID, hydrogeological study and stormwater discussion, affordable housing

PCP: Motion to Continue the Public Hearing for Elmshade Definitive Subdivision, Stormwater Management Permit and Major Residential Development Special Permit off of Blackstone and North Streets, Continued Public Hearings; Definitive Subdivision/Stormwater Management Permit to August 28, 2014 at 7:15.

WFO: Second.

Discussion: None.

Vote: 4-0. Motion Carried. (PMM, BTS, PCP, WFO)

Amended Motion:

BTS: Amended the previous Motion to Continue the Public Hearing for Elmshade Definitive Subdivision, Stormwater Management Permit and Major Residential Development Special Permit off of Blackstone and North Streets, Continued Public Hearings; Definitive Subdivision/Stormwater Management Permit from August 28, 2014 at 7:15 to September 11, 2014 at 7:15 p.m.

NR: Second.

Discussion: None.

Vote: 5-0. Motion Carried. (PMM, BTS, PCP, WFO, NR)

WFO: Motion to Extend the Decision Deadlines for the Public Hearing for Elmshade Definitive Subdivision, Stormwater Management Permit and Major Residential Development Special Permit off of Blackstone and North Streets to September 28, 2014.

NR: Second.

Discussion: None.

Vote: 5-0. Motion Carried (PMM, BTS, PCP, WFO NR)

7:00 p.m. Pine Hollow Estates, off of Countryside Road, Special Residential Use Special Permit and Development Plan Review; Continued Public Hearing; Decision Deadlines: Special Permit 9/1/14 and Development Plan: 9/1/14.

Project design: Layout, landscaping, lighting

NR: Motion to Continue the Public Hearing for Pine Hollow Estates, off of Countryside Road, Special Residential Use Special Permit and Development Plan Review to August 28, 2014 at 7:05 p.m.

WFO: Second.

Discussion: None.

Vote: 5-0. Motion Carried. (PMM, BTS, PCP, WFO, NR)

Master Plan Implementation Committee Candidate

James Sullivan – MPIC candidate. SJW explained that Mr. Sullivan would like to be on the MPIC and due to scheduling conflicts she forgot to put on the Agenda. Mr. Sullivan explained that he has been a Bellingham resident from 2011 and he lives off Pulaski Boulevard. He has been adversely affected by the situation on Pulaski and he is very involved with neighborhood. Mr. Sullivan has a background in civil preparedness and a family history of being politics. He eventually would like to be on a couple of different committees. PMM welcomed his expertise and asked why he wants to join MPIC and is he in favor of corridor revitalization and enhancement. Mr. Sullivan stated that based on the feedback he has received from businesses and neighbors, they all want to see improvement in the area and therefore, he wants to be involved with this project and others.

BTS: Motion to accept James Sullivan to the MPIC.

WFO: Second.

Discussion: None.

Vote: 4-0. Motion Carried. (PMM, BTS, PCP, WFO)

General Business:

Old Business:

WFO: Motion to sign the 6/26/14 Meeting Minutes

BTS: Second.

Discussion: None.

Vote: 4-0. Motion Carried. (PMM, BTS, PCP, WFO)

WFO: Motion to sign the Vouchers/Payroll

BTS: Second.

Discussion: SJW explained the vouchers.

Vote: 4-0. Motion Carried. (PMM, BTS, PCP, WFO)

MPIC update:

SJW gave a synopsis of the 3rd visioning session for Pulaski Blvd Enhancement project. It was attended by 24-25 people and they received good feedback which was positive. Three people are interested in being more involved. This project is a plan – like a master plan – with a vision for the area and how the vision can be achieved. The South Common is underutilized as well and they want to focus on it and on this section of Pulaski as well. It is not just improving the business area but also improving the residential areas maybe by adding green spaces, improving sidewalks, adding lighting, etc.

CVS Discussion:

SJW explained all of the issues with the Developer not constructing the site to the Approved Plans. She further stated that she has told the Developer that they will not be issued an occupancy permit until everything on site complies with the Approved Plans and the Planning Board will not allow any modifications to the plans. SJW stated that she will be meeting Peer Reviewer Phil Paradis of BETA at the site to do a comprehensive review and then she will write a letter to the Developer/Applicant detailing all outstanding issues. WFO reassured SJW that the Planning Board fully supports SJW and will stand behind her and her decision. PMM stated that after the on-site BETA meeting, the Board will decide if the Developer must come back before the Board. PMM also reiterated in strong terms that no certificate of occupancy will be issued until the Developer has complied and has built the site according to the Approved Plans or they have to come before the Board. SJW reminded the Board that there is an As-Built policy that is clearly stated in the Development Plan Handbook, that the Developer must complete before the Planning Board will allow an occupancy permit to be issued. JK asked what happens if a Certificate of Occupancy is issued without PB approval. Mike Connor of the Board of Selectmen stated that they have some issues with Inspectional Services and he will call SJW tomorrow and to discuss. PMM reminded Mr. Conley that occupancy permits have been given in the past by Inspectional Services when they should not have and that all departments need to have all documentation in order.

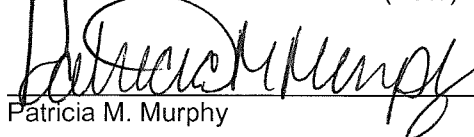
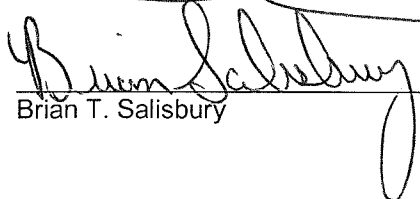
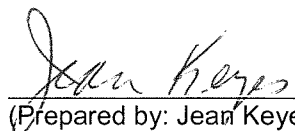
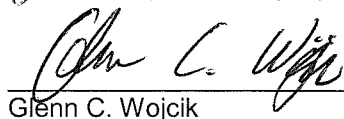
New Business (81-P)**WFO: Motion to adjourn.**

BTS: Second.

Discussion: None.

Vote: 4-0. Motion Carried. (PMM, BTS, PCP, WFO)

Meeting Adjourned at 8:00 p.m.

Minutes Accepted on: 8-28-14
(Date)
Patricia M. Murphy
Peter C. Pappas
Brian T. Salisbury
(Prepared by: Jean Keyes)
Glenn C. Wojcik
William F. O'Connell Jr.