



# BELLINGHAM PLANNING BOARD

2 MECHANIC STREET  
BELLINGHAM, MASSACHUSETTS 02019  
(508) 657-2892; FAX (508) 966-2317  
[PlanningBoard@bellinghamma.org](mailto:PlanningBoard@bellinghamma.org)

## **Meeting Minutes January 8, 2015**

*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  
Nikyda Resto (NR), Alternate

### **Other Officials:**

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

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

**7:00 p.m. Crystal Springs Off-Site Inclusionary Housing Special Permit, Fleetwood Road, 1<sup>st</sup>  
Public Hearing; Decision Deadline: 2/20/15**

**WFO: Motion to waive the reading of the Public Notice for the Crystal Springs Off-Site  
Inclusionary Housing Special Permit for Fleetwood Road.**

BTS: Second.

Discussion: None.

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

Present: Kevin Lobisser, Applicant and Steven Greenwald, Attorney for the Applicant

Mr. Lobisser submitted the house plan and it is the same as the house plan for Indian Run Road. PMM questioned if Mr. Lobisser closed the bulkhead and he stated yes. SJW summarized that this unit is a 3-bedroom, 1 bath home with no garage and it is the same as the Benelli Street home. The square footage is approximately 1,000 square feet.

### **Public Questions:**

Maurice Larocque of 4 Fleetwood Road stated that he has lived there 30 years and have not seen perk tests and questioned if this has been perked. There is a lot of water that comes down the road and it becomes an ice rink in the winter. He does not know if the new house will affect this as well. Mr. Lobisser stated that the owner has completed the perk test within the last year.

Christine Larocque of 4 Fleetwood Road stated that numerous times the lot has been tried to be perked and it has never perked. Mr. Lobisser did not due the perks but it has been done.

Robert Bragdon of 5 Fleetwood Road wants to know who did the perk test. The main concern is the water and he does not want to have water in his basement again.

SJW explained that the Planning Board does not get involved with the perk tests for single family homes. The Board of Health has to confirm that the land can be perked properly before the Applicant can build.

PMM the ice issue is not the Applicant's responsibility to fix especially if it is already happening. Mr. Lobisser replied that the septic system may raise the land a couple of feet. This lot is high and the paper street nearby is lower than the lot. PMM further stated that the Applicant is not required to fix the existing problem but he cannot make it any worse.

Norman Morley of 12 Glenbrook Ave asked if the house will have a full foundation. Mr. Lobisser stated that yes. Mr. Morley is concerned about the natural drain that runs behind the property and his property. He suggested ways to help the water flow. Mr. Lobisser stated that the proposed septic design shows that they are grading the land toward the man-made ditch to keep water flowing properly.

SJW asked if they need a Conservation Commission (Con Com) review and Mr. Lobisser stated that he is not sure yet. If this lot does not work, Mr. Lobisser will find another lot to put the house on or he may adjust the septic system if the previously approved one doesn't work. The residents can contact the Building Department to get a copy of the perk test. PMM explained the inclusionary housing process and they can look at the first unit he has built at 1141 South Main Street.

SJW explained that if the Con Com is needed, the abutters will get notice for their meetings. There are no more notices by mail once the Planning Board's public hearing closes.

Barbara Neelon of 1 Fleetwood Road asked what price range this house would be sold at. Mr. Lobisser stated that it would be around \$195,000. PMM explained the difference between affordable and subsidized and this is not a subsidized home or Section 8. Attorney Greenwald clarified that this is a much higher quality home but is being sold at an affordable price.

**WFO: Motion to close the Public Hearing for the Crystal Springs Off-Site Inclusionary Housing Special Permit for Fleetwood Road.**

GCW: Second.

Discussion: None.

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

**WFO: Motion to approve the Crystal Springs Off-Site Inclusionary Housing Special Permit for Fleetwood Road.**

BTS: Second.

Discussion: None.

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

**7:15 p.m. Strawberry Estates Definitive Subdivision off of Hartford Ave, Continued Public Hearing; Decision Deadline: 1/15/15**

Present: Joseph Antonellis, Attorney for the Applicant, Stephen O'Connell, Andrews Survey and Engineering for the Applicant.

Attorney Antonellis stated that the Applicant has prepared the Easements that were requested have been prepared and are limited to vegetation and structures in the area. The Applicant cannot build in those areas but can control the plantings. He will submit them to the Jay Talerman, Bellingham Town Counsel.

Mr. O'Connell stated that all comments raised by the Town's peer reviewer (PSC) have been addressed. Page 7, #25 concerning the Zone 2 protected drinking water zone and buffer. This discussion was resolved with PSC that there is no need for any further mitigation because no water is leaving the basin to go into Zone 2. GCW questioned if this basin would still contain water even in a 100-year storm. Mr. O'Connell stated that yes it will contain the water. Don DiMartino, DPW Director provided him with recent hydrant flow data and PSC was satisfied as there is more than adequate flow and pressure. Revised Plans show that markers that say protected conservation area will be placed at the limit of clearing and lot line. They are on the Con Com agenda for next week.

PMM suggests that they continue the public hearing until the Con Com has made their determination about the 100' buffer. The Board needs to know if the Con Com has any changes before the Board can vote on this project.

**BTS: Motion to continue the Public Hearing for the Strawberry Estates Definitive Subdivision until January 22, 2015 at 7:00 p.m.**

WFO: Second.

Discussion: None.

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

**WFO: Motion to extend the Decision Deadline for the Strawberry Estates Definitive Subdivision until February 13, 2015.**

BTS: Second.

Discussion: None.

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

**General Business:**

**Old Business:**

**BTS: Motion to sign the December 11, 2014 Meeting Minutes.**

WFO: Second.

Discussion: None.

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

**WFO: Motion to sign the Vouchers/Payroll.**

BTS: Second.

Discussion: SJW explained the vouchers and payroll.

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

**WFO: Motion to sign the Decision for the Crystal Springs Inclusionary Housing Special Permit for 2 Indian Run Road, Unit 1.**

BTS: Second.

Discussion: None.

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

**BTS: Motion to sign the Decision for the Woodland Hills Definitive Housing Inclusionary Housing Special Permit for the Benelli Street, Unit 2.**

WFO: Second.

Discussion: None.

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

**WFO: Motion to adjourn.**

BTS: Second.

Discussion:

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

Meeting Adjourned at 8:00 p.m.

Minutes Accepted on: 1-22-2015  
(Date)

Patricia M. Murphy  
Patricia M. Murphy

Peter C. Pappas  
Peter C. Pappas

Brian T. Salisbury  
Brian T. Salisbury

Jean Keyes  
(Prepared by: Jean Keyes)

Glenn C. Wojcik  
Glenn C. Wojcik

William F. O'Connell Jr.  
William F. O'Connell Jr.