



BELLINGHAM PLANNING BOARD

2 MECHANIC STREET
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Meeting Minutes January 22, 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 - absent
Glenn C. Wojcik (GCW), Member
Nikyda Resto (NR), Alternate

Other Officials:

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

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

7:00 p.m. 28 Beechwood Road 81P – Clifford and Tina Fuller

Bill Halsing of Land Planning, Inc. for the Applicant described the plan to the Board.

BTS: Motion to sign the 28 Beechwood Road 81P dated January 7, 2015.

PCP: Second.

Discussion: None.

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

7:00 p.m. Strawberry Estates Definitive Subdivision off of Hartford Ave, Continued Public Hearing; Decision Deadline: 2/13/15

Joe Antonellis, Attorney for the Applicant. Explained that the Con Com closed the hearing and there were no changes to the Plan. Jay Talerman is reviewing the easements and there should be no issued.

BTS: Motion to close the Public Hearing for the Strawberry Estates Definitive Subdivision.

GCW: Second.

Discussion: None.

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

BTS: Motion to approve the Strawberry Estates Definitive Subdivision.

GCW: Second.

Discussion: None.

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

7:14 p.m. Executive Session

BTS: Motion to suspend the Public Hearing and enter into Executive Session for the purpose of discussing a legal matter.

GCW: Second.

Discussion: None.

JK polled the Board members to see if they agreed to enter Executive Session and the results were:

Member	Yes	No	Abstain
Patricia M. Murphy	x		
Brian T. Salisbury	x		
Glenn C. Wojcik	x		
Peter C. Pappas	x		

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

The Board voted 4-0 to enter Executive Session and the Executive Session began at 7:14 p.m.

BTS: Motion to close Executive Session and restart the Public Hearing at 7:50 p.m.

PCP: Second.

Discussion: None.

JK polled the Board members to see if they agreed to close the Executive Session and restart the Public Hearing and the results were:

Member	Yes	No	Abstain
Patricia M. Murphy	x		
Brian T. Salisbury	x		
Glenn C. Wojcik	x		
Peter C. Pappas	x		

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

7:45 p.m. MAPC Housing Production Plan Discussion (HPP)**Karina Milchman, Housing Planner for the Metropolitan Area Planning Council**

Ms. Milchman recapped the previous discussion on November 13, 2014. Also provided by Ms. Milchman was a recap of existing goals and strategies.

Also present were Town Administrator, Denis Fraine, Board of Selectmen Jerry Mayhew and Mike Soter.

The Board discussed the following goals and made a decision about each as stated below:

Existing Goals & Strategies | HPP 2008

- 1.1 Create an affordable housing trust – SJW stated that there is not a lot of support for this and Mr. Fraine agreed. SJW explained that a trust like this can promote the Town's affordable housing and can fund certain projects. The Board agreed that this is not an option.
- 2.1 Monitor expiring-use properties – SJW explained that she is trying to monitor but is not sure what to do and how to obtain a new subsidy. Oakwoods is set to expire in 2017 and SJW called Mass Housing and they did not know what to do. Ms. Milchman will look into it and help the process. The Board agreed to retain this goal.

- 2.2 Establish or work in collaboration a neighboring community on housing rehabilitation program. Bellingham's Community Development Department continues to work with Hopedale on this program.
- 2.3 Pursue finding programs available for assisting with housing efforts. The Board agreed to put this item on hold.
- 3.1 Adopt Town-wide inclusionary zoning – This has been achieved
- 3.2 Adopt an accessory dwelling unit bylaw - SJW has done a lot of research about this and some towns it works and other don't. In Bellingham there is no incentive for people to add in-law housing. SJW suggested that because there are a lot of illegal apartments in Bellingham, the Town could give them amnesty so they could convert to make it an accessory dwelling. But there is no incentive for homeowner to do this. The Board agreed to reconsider this idea.
- 3.3 Amend cluster zoning to include affordability requirement – Achieved
- 3.4 Allow affordable development on non-conforming vacant lots – SJW has worked on this goal but she needs to readdress it. The Town did sell some lots to for affordable units. Ms. Milchman suggested in-fill development where the Town would target non-conforming on which to build smaller units. Mr. Mayhew stated that the lot would have to have sewer tie-in because a traditional septic system cannot fit on a 5000 square foot lot. The Board agreed to keep this item under consideration.
- 3.5 Reconsider adopting mixed-use zoning for Pulaski & the town center – SJW explained that the Master Plan is looking at revitalization of Pulaski Boulevard. However, housing will not be a major component as an overlay bylaw failed in the past but in-fill housing would work in that area. The town center has no sewer capacity and so housing density is not an option there. The Town is currently executing Pulaski Boulevard Corridor Revitalization plan and mixed use may not be part of this plan.

Allow greater densities for senior housing and provide a density bonus for serving this population - SJW explained that the Pearl St Mill overlay was passed for this reason, but the mill site is now being considered for a solar site. Mr. Fraine explained that there is no market for senior housing in town as over age 55 focused housing has slowed down significantly. Ms. Milchman explained that there has been a shift has been to locate this type of housing near a town center so that it is within walking distance to amenities. SJW suggested that the New England Country Club site could it include senior housing. Mr. Soter suggested that senior condos may be considered but the development is not close to amenities. The Board agreed to reconsider this item.
- 3.6 Allow greater densities for senior housing and encourage locations for senior multi-family housing at appropriate locations. The Board agreed to reconsider this item.
- 4.1 Encourage the development of multifamily housing at appropriate locations – The Board agreed to put this item on hold to identify locations.
- 4.2 Prioritize the reuse/development of the Pearl Street Mill for affordable housing – The Board is reconsidering; however, the mill site is being considered for a solar project.

Other Potential Strategies | 2008 Goals

- 1.2 Adopt the Community Preservation Act – The Board decided to not establish this goal.
- 1.3 Hire a housing planner – The Board decided to not establish this goal.
- 1.4 Cultivate partnerships with non-profits - The Board decided to not establish this goal.
- 3.7 Amend Major Residential Development Bylaw to streamline permitting process – this has already been done. The Board agreed to not to not establish this goal.
- 3.8 Ch. 40B Design Reviews and develop guidelines to prioritize location, design, etc. – SJW stated that it may be useful to have some of these guidelines in a handbook or regulation. GCW strongly disagreed with prioritizing location. He stated that the Board has always insisted that

Developers include affordable units within the subdivision so it is similar in appearance to every other house. SJW also explained that prioritizing location fails in urban settings to keep a good mix of all income levels. She suggested that the Board can design an overlay bylaw with language that says what we want. The Board agreed consider looking at prioritize locations for some type of affordable housing in some form.

- 3.9 Adopt an Infill Development zoning bylaw - The Board agreed to keep this item under consideration.
- 3.10 Adopt a bylaw that provides density bonuses for including senior and/or handicap-accessible units – The Board agreed to keep this item under consideration but the members would like more information.
- 5.1 Increase resident awareness of unmet housing needs, demand, real and perceived impacts of housing development in town through outreach or a public forum – The Board agreed that the residents are aware of the housing needs in town and the Board there is no need to hold forums or do community outreach.
- 5.2 Ensure cross-Town Board coordination and alignment on housing activities – SJW – there is always a need as Board members changes. Good to have more communication. The Board agreed to continue this process.
- 5.3 Build support to address sewer capacity issue in north of town – Mr. Fraine stated that the north part of Bellingham sewer has additional capacity but he does not see this it as a constraint. The goal is to try to get developers to extend it. The Board agreed to continue this process.
- 5.4 Provide training for staff on affordable housing opportunities to ensure compliance – Mr. Soter believes that this training is needed to educate certain town administration personnel about the legal aspects of this Fair Housing Act. Ms. Milchman explained that the MAPC conducts this training for a fee. Mr. Soter would like her to provide information includes the amount of the fee.
- 6.1 Promote existing programs to help senior stay in homes – The Board agreed that the Senior Center should handle this.
- 6.2 Host a housing developer forum to discuss with Developers what the Town is looking for concerning future housing development. The New England County Club site should be a priority. SJW agreed that this would be a good idea; however, it would have to be done in conjunction with the Board of Selectmen. The Board agreed to look into this idea.
- 6.3 Encourage first-time homeowner education about resources – SJW explained that there is no person or agency in town that has this responsibility. The Board agreed to not to not establish this goal.

Next Steps | Work & Meetings

1. Draft Report - Ms. Milchman will prepare the report for the Board
2. Meet with PB and Board of Selectmen – Ms. Milchman will meet with each Board separately
3. Submit HPP to DHCD on Town's behalf - Ms. Milchman will submit the report to DHCD

Public questions:

Bill Redmond of Hartford Ave stated that he read an article that real estate brokers are thinking of approaching legislators about reworking the affordable housing law for the re-selling of affordable units. After a period of time on the market, the owner is allowed to sell the unit at market rates. Ms. Milchman explained that there is a 90-day limit on the time period in which the unit has to be sold 20% below market value. After that period is over, the owner can sell at market rate. SJW questioned this practice considering the deed states that the affordable component must be maintained in perpetuity. Ms. Milchman responded that it is an issue with certification. There is a lot of responsibility on the Town to monitor the affordable units and to recertify and track the resale price. Mr. Fraine would like more information about this and Ms. Milchman agreed to provide it.

General Business:**Old Business:****GCW: Motion to sign the January 8, 2015 Meeting Minutes.**

BTS: Second.

Discussion: None.

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

GCW: Motion to sign the Vouchers.

BTS: Second.

Discussion: SJW explained the vouchers and payroll.

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

BTS: Motion to sign the Decision for the Crystal Springs Phase III Inclusionary Housing Special Permit for Fleetwood Road, Unit 2.

GCW: Second.

Discussion: None.

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

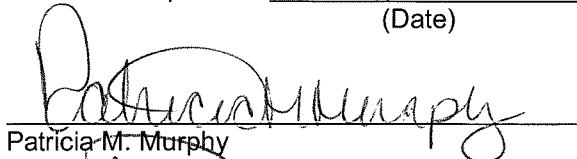
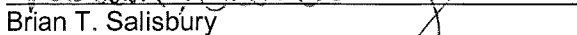
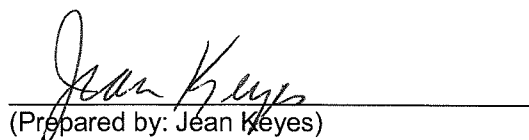
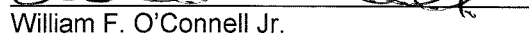
GCW: Motion to adjourn.

BTS: Second.

Discussion: None.

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

Meeting Adjourned at 9:00 p.m.

Minutes Accepted on: 2-12-15
(Date)
Patricia M. Murphy
Peter C. Pappas
Brian T. Salisbury
(Prepared by: Jean Keyes)
Glenn C. Wojcik
William F. O'Connell Jr.