



BELLINGHAM PLANNING BOARD

2 MECHANIC STREET
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Meeting Minutes May 28, 2015

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

Present at the Meeting

Brian T. Salisbury (BTS), Chairman
William F. O'Connell Jr. (WFO), Vice Chairman
Peter C. Pappas (PCP), Secretary
Patricia M. Murphy (PMM), Member
Dennis J. Trebino (DJT), Member
Nikyda Resto (NR), Alternate

Other Officials:

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

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

7:00 p.m. Stall Brook Business Park, Farm Street, Informal Discussion

Present: Bill Halsing, of Land Planning, Inc. for the Applicant and Mike Rose, owner of the property and will be the applicant.

Mr. Halsing gave an overview of the project. This is essentially a resubmission of a project that had been approved in 2009 and has now expired. Mr. Rose wants to begin construction so they are before the Board to discuss submission requirements. The only major change from 2009 is the number of parking spaces as they would like to reduce the parking. The plans, traffic study, and stormwater management plan are the same. The permit from the Conservation Commission (Con Com) is still valid until approximately 2016. The site will have town water and is subject to Con Com jurisdiction. In addition, they will be constructing a water loop around the building as requested by the DPW when the original plan was approved in 2009. The intended use of the building is to house and store equipment for Mike Rose's ecosystem restoration business.

SJW explained that the reduction in parking requires a special permit for parking reduction. The Applicant will have to submit a new Development Plan application along with an application for a Special Permit for parking reduction and they have to justify why they want the reduction.

Mr. Rose explained that he would be building only one of the two buildings shown on the plans, but would like to get approval for two. SJW explained that he will have to draft a phasing plan so that the first building can be built now and the permit will not expire for the second phase which will be the second building. The phasing will have an expiration date as it cannot go on indefinitely.

PMM stated that she was on the Board when the 2009 project was approved and that the previous review was extensive. If all they are doing is reducing the parking, PMM stated that there is no reason for a peer review or to redo the traffic study or stormwater management.

The Board agreed that a peer review, a new traffic study, and a new stormwater management plan are not necessary. SJW explained that the applicant must submit a new application and narrative, along with plans that are currently dated. In addition, the existing traffic study and stormwater management plan

can be resubmitted. A new Special Permit application must be submitted for the reduction in parking and a phasing plan must be submitted. The development plan can most likely be for two years; however, the second phase for the second building can possibly extend two years beyond that. The phasing plan must be clearly stated and it cannot be indefinite.

7:00 p.m. MAPC final meeting on Housing Production Plan

Karina Milchman, Housing Planner with the Metropolitan Area Planning Commission (MAPC) presented the final draft of the Bellingham Housing Production Plan Update dated May 14, 2015.

Ms. Milchman explained that the goal is to have plan adopted by both the Planning Board and the Board of Selectmen (BOS) prior to submission to the Massachusetts Department of Housing and Community Development (DHCD) and before the state funding expires.

SJW reminded the Board that this Plan is addressing affordable housing, not subsidized housing in Bellingham, MA.

At the conclusion of the presentation, Ms. Milchman explained that the next steps are:

1. Adoption of the Plan by Planning Board and Board of Selectmen
2. Submittal of the Plan by MAPC on the Town's behalf. The old plan expires and funding stops in October 2015. MAPC would like to submit this plan in June 2015 before funding runs out.
3. Comprehensive review by DHCD
4. Approval by DHCD

WFO questioned if the Plan was well received by the Board of Selectmen. Ms. Milchman stated that it was well received, but the BOS had not read the plan. The Planning Board has been very involved from the beginning and is aware of the issues, but the BOS has not been as involved.

WFO: Motion to adopt the 2015 Bellingham Housing Production Plan.

PMM: Second.

Discussion: None.

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

The Board asked SJW to draft letter to the BOS asking them to adopt this plan as well.

General Business:

Old Business:

PMM: Motion to sign the May 14, 2015 Meeting Minutes.

PCP: Second.

Discussion: None.

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

WFO: Motion to sign the Vouchers/Payroll

PMM: Second.

Discussion: SJW explained the vouchers and payroll.

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

PMM: Motion to sign the Decision for the EMC Solar Array Development Plan Review and Large-Scale Ground-Mounted Photovoltaic Installation Permit, Farm Street.

WFO: Second.

Discussion: None.

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

PMM: Motion to sign the Decision for the Pine Hollows Townhouse Development Plan, Project Remand, off of Countryside Way.

PCP: Second.

Discussion: None.

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

SJW explained that the Pine Hollow Estates Special Permit Decision will be ready for signing at the next meeting.

New Business (81-P)

PCP discussed that the BOS has entered into agreements with three different solar projects and all three passed at Town Meeting. SJW explained that this is a problem that no one has included the Planning Board or Town Planner in any of the discussions. In addition, all projects must come before the Planning Board for permit approvals. PCP stated that it is the Board's responsibility to vet each project to be sure they comply with the Town's solar bylaw.

PCP wanted an explanation of the SNETT land swap that was voted in at the Town Meeting. JK explained the swap

WFO: Motion to adjourn.

DJT: Second.

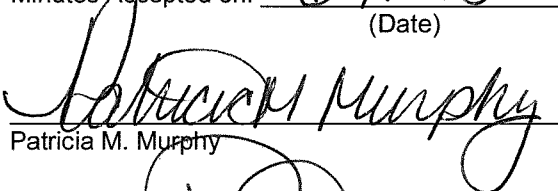
Discussion: None.

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

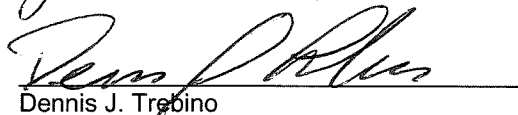
Meeting Adjourned at 8:10 p.m.

Minutes Accepted on: 6-11-15

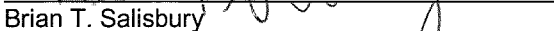
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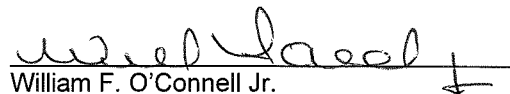

Patricia M. Murphy


(Prepared by: Jean Keyes)


Dennis J. Trebino


Peter C. Pappas


Brian T. Salisbury


William F. O'Connell Jr.