



BELLINGHAM PLANNING BOARD

2 MECHANIC STREET
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Meeting Minutes August 13, 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 - absent
Patricia M. Murphy (PMM), Member
Dennis J. Trebino (DJT), Member
Nikyda Resto (NR), Alternate

Other Officials:

Jay Talerma (JT), Town Counsel
Jean Keyes (JK), Planning Board Coordinator

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

7:00 p.m. 54-58 Box Pond Road 81P – Jason P. Meehan

Present was John Nenart of Guerriere & Halnon on behalf of the Applicant. Mr. Nenart presented the Board with Plan of Land dated 8/5/15, the Site Plan, and multiple color pictures. Mr. Nenart then explained the purpose of the ANR.

JT explained that the Board received emails from the Bellingham Police, Fire and DPW all stating that the road is not adequate. JT explained that the lots have to have adequate access and the Board relies on Police and Fire departments and DPW for professional safety opinions. JT suggested that the Board drive the site and continue the hearing until the next meeting. Mr. Nenart offered to put a hammerhead turnaround on the sharp corner on Lot 1 and potentially Lot 2 but not Lot 3 and he will submit new plans with adjustments for that location.

DTS: Motion to continue the ANR Plan for 54-58 Box Pond Road to August 27, 2015 at 7:00 p.m.

BTS: Second.

Discussion: None.

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

7:00 p.m. Bellingham Shores, South Main/Center/Cross Streets, Preliminary Subdivision, Discussion; Decision Deadline: 9/1/15

On behalf of the Applicant, Sean Malone of Oak Consulting Group requested a continuance in writing until October 8, 2015.

WFO: Motion to continue the discussion for the Bellingham Shores, South Main/Center/Cross Streets, Preliminary Subdivision to October 8, 2015 at 7:00 p.m.

DTS: Second.

Discussion: None.

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

7:05 p.m. Hillside Estates, Novus Homes LLC, Inclusionary Housing Special Permit, 70 Moody Street Off-site Affordable Unit, Continued Public Hearing

Present was Mounir Tayara, owner and Applicant, who explained that he has fulfilled all of the requirements for the Inclusionary Housing Special Permit.

PMM stated that she would like to see a condition in the Decision that there is no increased in runoff from the site as a result of the construction of the inclusionary housing unit at 70 Moody Street.

PMM: Motion to close the public hearing for the Hillside Estates, Novus Homes LLC, Inclusionary Housing Special Permit.

WFO: Second.

Discussion: None.

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

PMM: Motion to approve the Hillside Estates, Novus Homes LLC, Inclusionary Housing Special Permit for 70 Moody Street Off-site Affordable Unit including the condition that there is no additional runoff created as a result of the construction of the unit.

WFO: Second.

Discussion: None.

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

7:15 p.m. Strawberry Estates Definitive Subdivision Bond Acceptance and Lot Release

Present were Mr. Brad Wright, Applicant and Attorney Joe Antonellis on behalf of the Applicant. JT explained the tri-partite agreement and the Certificate of Lot Release.

WFO: Motion to approve the Tri-Partite Agreement and release of the Covenant and Lot Release for Strawberry Estates Definitive Subdivision off Hartford Ave.

DTS: Second.

Discussion: None.

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

7:30 p.m. Discussion – Master Plan Implementation Committee – postponed**7:30 p.m. Discussion – Victory Packaging Warehouse fencing relocation change request and work hours violations.**

Present was Dan Feeney from Beals & Thomas on behalf of the Applicant. Mr. Feeney described the request to relocate the southern fence to the Meehan property which would be 15-20' further south.

The Board and JT discussed with Mr. Feeney, the construction problems that have been ongoing and the concerns the Board has about public safety. BTS explained the Board's concerns about lack of security fencing around the entire perimeter during construction. Mr. Feeney explained some of the steps being taken to correct the issues. PMM would like to have a decision-making person at the next meeting so the Board can address these issues and have the problems corrected.

Public Comments:

Don Martinis, 334 Maple Street, and Bellingham Board of Selectmen expressed his opinion about problems occurring during construction and safety concerns about the location of the mail boxes on Maple Street.

Peter Gabrielle of 6 Stonehedge Road explained his concerns about the construction problems and trucks and the construction company's lack of respect for the instruction given to them by the Bellingham Police Department.

Stephen Kohler of 26 Stonehedge Road explained his experience in the construction industry and discussed several problems that he has observed concerning truck washes and tilt-wall construction.

Erin Bengiovanni of 346 Maple Street asked when the \$5,000.00 landscaping allowance for her and one other abutter will be disbursed to them to provide screening landscaping for their property.

Jennifer Newman of 338 Maple Street explained about the degradation of her front steps due to the vibration on the construction site and the large amount of dust being generated from the site.

BTS instructed Mr. Feeney to have a decision-making person present at the August 27, 2015 Planning Board meeting.

JT requested that the Applicant and Developer meet with him on Tuesday, August 18, 2015 to discuss the construction issues.

General Business:**Old Business:****WFO: Motion to sign the July 9, 2015 Meeting Minutes.**

DTS: Second.

Discussion: None.

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

WFO: Motion to sign the Vouchers and Payroll.

DTS: Second.

Discussion: JK explained the vouchers and payroll.

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

New Business (81-P)

WFO expressed concern that Wenger farm is not following the construction that was approved under the Planning Board's Development Plan Decision.

JT explained he and Denis Fraine have met with prospective planners for the new position and one candidate backed out and they will be meeting with a second candidate.

DTS: Motion to adjourn.

WFO: Second.

Discussion:

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

Meeting Adjourned at 8:30 p.m.

Minutes Accepted on: August 27, 2015
(Date)

Brian T. Salisbury
Brian T. Salisbury

Peter C. Pappas
Peter C. Pappas

Dennis J. Trebino
Dennis J. Trebino

Jean Keyes
(Prepared by: Jean Keyes)

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

Patricia M. Murphy
Patricia M. Murphy