



BELLINGHAM PLANNING BOARD

10 MECHANIC STREET
BELLINGHAM, MASSACHUSETTS 02019
(508) 657-2892; FAX (508) 966-2317
PlanningBoard@bellinghamma.org

January 8, 2015

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

7:00 p.m. Crystal Springs Inclusionary Housing, 2nd affordable unit, Fleetwood Road, 2-bedroom, 1st public hearing; Decision Deadline: 2/20/15

7:05 p.m. Strawberry Estates Definitive Subdivision off of Hartford Ave, Continued Public Hearing; Decision Deadline: 1/15/15

General Business:

- ☐ Old Business
 - ☐ 12/11/14 Minutes
 - ☐ Sign Vouchers

January 22, 2015

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

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

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

7:15 p.m. Executive Session

7:45 p.m. MAPC Housing Production Plan Discussion

General Business:

- ☐ Old Business
 - ☐ 1/8/15 Minutes
 - ☐ Sign Vouchers
 - ☐ Crystal Springs Fleetwood Road Decision Signing



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February 12, 2015

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

7:00 p.m. Cumberland Farms Development Plan Review, 297 Pulaski Boulevard, 1st
Public Hearing; Decision Deadline: 3/16/15

General Business:

- ☐ Old Business
 - ☐ 1/22/15 Minutes
 - ☐ Sign Vouchers

February 26, 2015

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

7:00 p.m. Hillside Estates, Novus Homes LLC, Inclusionary Housing Special Permit,
Continued Public Hearing; Decision Deadline: 3/1/15;

Request for continuance to March 12, 2015 and Decision Deadline extension
to May 1, 2015

Bellingham Shores, South Main/Center/Cross Streets, Preliminary
Subdivision, Discussion; Decision Deadline: 3/19/15

General Business:

- ☐ Old Business
 - ☐ 2/12/15 Minutes
 - ☐ Sign Vouchers
 - ☐ Strawberry Estates Definitive Subdivision Plan Signing

8:00 p.m. Executive Session - CANCELLED

March 12, 2015

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER



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- 7:00 p.m. Hillside Estates, Novus Homes LLC, Inclusionary Housing Special Permit, Continued Public Hearing; Decision Deadline: 5/1/15
- 7:05 p.m. Cumberland Farms Development Plan Review, 297 Pulaski Boulevard, Continued Public Hearing; Decision Deadline: 3/16/15
- 7:15 p.m. EMC Solar Array Development Plan Review and Large-Scale Ground-Mounted Photovoltaic Installation Permit, Farm Street, 1st Public Hearing; Decision Deadline: 4/13/15

General Business:

- ☐ Old Business
 - ☐ 2/26/15 Minutes
 - ☐ Sign Vouchers
- ☐ New Business: Discussion Sign Bylaw

Sign ByLaw Discussion

Executive Session

March 26, 2015

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

- 7:00 p.m. Discussion of sign bylaw with Sign Committee and Town Administrator

General Business:

- ☐ Old Business
 - ☐ 3/12/15 Minutes
 - ☐ Sign Vouchers



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April 9, 2015

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

7:00 p.m. Hillside Estates Bond discussion/approval and lot releases; Request for extension

Cumberland Farms Development Plan Review, 297 Pulaski Boulevard, Continued Public Hearing; Decision Deadline: 5/29/15

7:05 p.m. EMC Solar Array Development Plan Review and Large-Scale Ground-Mounted Photovoltaic Installation Permit, Farm Street, continued Public Hearing; Decision Deadline: 4/13/15

General Business:

- ☐ Old Business
 - ☐ 3/26/15 Minutes
 - ☐ Sign Vouchers

Discussion of sign bylaw with Sign Committee and Town Administrator

April 9, 2015 (Glenn out)

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

7:00 p.m. Hillside Estates Bond discussion/approval and lot releases; Request for extension

Cumberland Farms Development Plan Review, 297 Pulaski Boulevard, Continued Public Hearing; Decision Deadline: 5/29/15

7:05 p.m. EMC Solar Array Development Plan Review and Large-Scale Ground-Mounted Photovoltaic Installation Permit, Farm Street, continued Public Hearing; Decision Deadline: 4/13/15

General Business:

- ☐ Old Business
 - ☐ 3/26/15 Minutes
 - ☐ Sign Vouchers

Discussion of sign bylaw with Sign Committee and Town Administrator



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April 23, 2015 (Trish out)

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

7:00 p.m. Public Hearings for articles on May Town Meeting warrant:

- **Article 22:** To see if the Town will vote to amend Article IX, sec. 240-48 of the Town's Zoning Bylaw regarding Noise as proposed by resident James Dunlea, 57 High Street, Bellingham.
- **Article 23:** To see if the Town will vote to amend Article VIII, sec. 240-43 through sec. 240-46 of the Town's Zoning Bylaws by adding to, deleting and amending various sections all as recommended by the Town's Sign Bylaw Subcommittee.

7:15 p.m. Pine Hollows Townhouse Special Permit, Project Remand, off of Countryside Way, 1st Public Hearing; Decision deadline: 90 days after the close of the public hearing

General Business:

- Old Business
 - 4/9/15 Minutes
 - Sign Vouchers
 - Sign Cumberland Farms Decision

May 14, 2015

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

7:00 PM Reorganization of Planning Board

Woodland Hills Lot Release, Julia Drive; Lots 3, 7, 8, 9, 13, 14

Hillside Estates, Novus Homes LLC, Inclusionary Housing Special Permit, Continued Public Hearing; Decision Deadline: 5/29/15 *Request for Continuance*

EMC Solar Array Development Plan Review and Large-Scale Ground-Mounted Photovoltaic Installation Permit, Farm Street, continued Public Hearing; Decision Deadline: 5/29/15

Bellingham Shores, South Main/Center/Cross Streets, Preliminary Subdivision, Discussion; Decision Deadline: 5/29/15 *Request for Continuance*

Pine Hollows Townhouse Special Permit, Project Remand, off of Countryside Way, Continued Public Hearing; Decision deadline: 90 days after the close of the public hearing



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General Business:

- ☐ Old Business
 - ☐ 4/23/15 Minutes
 - ☐ Sign Vouchers

May 28, 2015

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

7:00 PM Stall Brook Business Park, Farm Street, Informal Discussion

MAPC final meeting on Housing Production Plan update

General Business:

- ☐ Old Business
 - ☐ 5/14/15 Minutes
 - ☐ Sign Vouchers
 - ☐ Sign EMC Solar Array Decision
 - ☐ Sign Pine Hollow Estates Decision

June 11, 2015

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

7:00 PM Hillside Estates, Novus Homes LLC, Inclusionary Housing Special Permit, Continued Public Hearing.

Continuance Requested by the Applicant until June 25, 2015

7:15 PM Bellingham Shores, South Main/Center/Cross Streets, Preliminary Subdivision, Discussion; Decision Deadline: 7/23/15

Discussion Town Planner/Zoning Enforcement position

General Business:

- ☐ Old Business
 - ☐ 5/28/15 Minutes
 - ☐ Sign Vouchers
 - ☐ Pine Hollow Estates Special Permit Decision Signing



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June 25, 2015

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

7:00 PM 70 & 80 Moody Street – Elliot Knight 81P

7:15 PM

Discussion - Master Plan Implementation Committee

Discussion - Town Planner/Zoning Enforcement Officer Position

General Business:

- ☐ Old Business
 - ☐ 6/11/15 Minutes
 - ☐ Sign Vouchers
 - ☐ Sign Coordinator Contract

July 9, 2015

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

7:00 PM Hillside Estates, Novus Homes LLC, Inclusionary Housing Special Permit, Continued Public Hearing.

7:15 PM

General Business:

- ☐ Old Business
 - ☐ 6/25/15 Minutes
 - ☐ Sign Vouchers

July 23, 2015 - MEETING CANCELLED

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August 13, 2015

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

- 7:00 PM 54-58 Box Pond Road 81P – Jason P. Meehan
- Bellingham Shores, South Main/Center/Cross Streets, Preliminary Subdivision, Discussion; Decision Deadline: 9/1/15
- Continuance Requested to October 8, 2015*
- 7:15 PM Bellingham Solar Array Development Plan Review and Stormwater Management Permit, Landfill Site, 119 South Maple Street, 1st Public Hearing, Decision Deadline: 9/28/15;
- 7:30 PM Discussion - Victory Packaging Warehouse fencing change request, work hours violations, bus stop issue
- General Business:
- ☐ Old Business
 - ☐ 7/9/15 Minutes
 - ☐ Sign Vouchers

August 27, 2015

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

- 7:00 PM Hartford Avenue 81P - Varney Brothers Sand & Gravel
- 54-58 Box Pond Road - Continued 81P – Jason P. Meehan
- 7:15 PM Bellingham Solar Array Development Plan Review and Stormwater Management Permit, Landfill Site, 119 South Maple Street, 1st Public Hearing, Decision Deadline: 9/28/15
- 7:30 PM Discussion - Victory Packaging Warehouse fencing change request, work hours violations, bus stop issue
- Discussion – Zoning changes for October Town Meeting
- General Business:
- ☐ Old Business
 - ☐ 8/13/15 Minutes
 - ☐ Sign Vouchers
 - ☐ Decision signing for the Hillside Estates Definitive Subdivision Inclusionary Housing Special Permit for 70 Moody Street



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September 10, 2015

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

7:00 PM Cook 3-Lot Subdivision: Certificate of Release signing for Lot 1 only (Form G)

7:15 PM

General Business:

- ☐ Old Business
 - ☐ 8/27/15 Minutes
 - ☐ Sign Vouchers and Payroll

September 24, 2015

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

7:00 PM Informal meeting with new Town Planner/Zoning Compliance Officer James Kupfer

Stall Brook Business Park Development Plan Review, Stormwater Plan Permit, and Flexible Parking Options Special Permit, 187 Farm Street, 1st Public Hearing; Decision Deadlines: 10/21/2015 and 10/26/2015

7:15 PM Bellingham Solar Array Development Plan Review and Stormwater Management Permit, Landfill Site, 119 South Maple Street, Continued Public Hearing, Decision Deadline: 9/28/15



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September 24, 2015 (Continued)

7:30 PM 1st Public Hearing for revisions of the Zoning Bylaws for the October Special Town Meeting Warrant:

- **Article 21:** To see if the Town will vote to amend Article VIII, Sec. 240-43 through Sec. 240-46 of the Town's Zoning Bylaws regarding Signs by adding to, deleting and amending various sections, and to amend various corresponding definitions as contained in Article VI, Sec. 240-32 of the Zoning Bylaws, all as recommended by the Town's Bylaw Review Committee.
- **Article 22:** To see if the Town will vote to amend Article IX, Sec. 240-48 of the Town's Zoning Bylaw regarding Noise, by deleting such provision in its entirety (to be replaced by a General Bylaw) as proposed by the Town's Bylaw Review Committee.

General Business:

- ☐ Old Business
 - ☐ 9/10/15 Minutes
 - ☐ Sign Vouchers



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October 8, 2015

MEETING LOCATION: ARCAD MEETING ROOM – MUNICIPAL CENTER

- 7:00 PM Bellingham Shores, South Main/Center/Cross Streets, Preliminary Subdivision, Discussion; Decision Deadline: 12/1/15
Request for continuance to November 12, 2015
- 7:15 PM Discussion and votes for the October Special Town Meeting Warrant recommendations regarding Article 21, Sign Bylaw revisions, and Article 22, Noise Bylaw revisions
- 7:30 PM Tentative - CVS, 397-400 Pulaski Blvd – Discussion regarding the Cut-Through Traffic Study and the return of associated mitigation funds
- General Business:
- ☐ Old Business
 - ☐ 9/24/15 Minutes
 - ☐ Sign Vouchers
 - ☐ Decision signing for Stall Brook Business Park Development Plan Review, Stormwater Plan Permit, and Flexible Parking Options Special Permit

October 22, 2015

MEETING LOCATION: ARCAD MEETING ROOM – MUNICIPAL CENTER

- 7:00 PM Bellingham Landfill Solar Array Development Plan Review and Stormwater Management Permit, Landfill Site, 119 South Maple Street, Continued Public Hearing, Decision Deadline: 7/30/16
EMC Solar Array Development Plan – Informal Discussion – Project Status Update
Miscellaneous
 - ☐ As-Built for Victory Packaging Warehouse
- General Business:
- ☐ Hartford Ave – Oak Hill Cemetery Association and the Town of Bellingham Cemetery Committee ANR Plan (81P)
- Old Business
- ☐ 10/8/15 Minutes
 - ☐ Sign Vouchers/payroll



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November 12, 2015

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

7:00 PM 890 South Main Street – Daigle – ANR Plan

Bellingham Shores, South Main/Center/Cross Streets, Preliminary Subdivision, Discussion; Decision Deadline: 2/1/16 – *Continuance Requested until December 10, 2015*

316 Hartford Ave Solar, Development Plan Review and Stormwater Management Permit Large-Scale Ground-Mounted Solar Photovoltaic Installation, 316 Hartford Ave, 1st Public Hearing, Decision Date: 12/15/15

Bellingham Landfill Solar Array Development Plan Review and Stormwater Management Permit, Landfill Site, 119 South Maple Street, Continued Public Hearing, Decision Deadline: 7/30/16

Master Plan Implementation Committee – Priority List Discussion

Miscellaneous:

- ☐ Victory Packaging Warehouse – Landscape Abutter Mitigation Release
- ☐ Discussion regarding Public Hearing Ads in The Call newspaper

General Business:

- ☐ 10/22/15 Minutes signing
- ☐ Sign Vouchers

November 26, 2015 – No Meeting – Thanksgiving Holiday



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December 10, 2015

- 7:00 PM Cook 3-Lot Subdivision Discussion: Brian Cook to request a Waiver from Section 245-16G, Record of Plans of the Subdivision Regulations
- Victory Packaging: Request for determination of a minor or major change to the approved plan.
- EMC Solar Array: Request for determination of a minor or major change to the approved plan
- Bellingham Shores, South Main/Center/Cross Streets, Preliminary Subdivision, Discussion; Decision Deadline: 2/1/16
- Bellingham Landfill Solar Array Development Plan Review and Stormwater Management Permit, Landfill Site, 119 South Maple Street, Continued Public Hearing, Decision Deadline: 7/30/16
- 316 Hartford Ave Solar, Development Plan Review and Stormwater Management Permit Large-Scale Ground-Mounted Solar Photovoltaic Installation, 316 Hartford Ave, Continued Public Hearing, Decision Date: 12/15/15 *Continuance Requested to January 14, 2016*
- 160 High Street Lot 1 Development Plan Review, Stormwater Management Permit, Major Business Complex Special Permit, Flexible Parking Special Permit, Scenic Road Special Permit, 160 High Street, 1st Public Hearing, Decision Deadline: 1/16/16
- 160 High Street Lot 2 Development Plan Review, Stormwater Management Permit, Major Business Complex Special Permit, Flexible Parking Special Permit, Scenic Road Special Permit, 160 High Street, 1st Public Hearing, Decision Deadline: 1/16/16
- Miscellaneous
- General Business:
- ☐ ANR's
 - ☐ As-Built Certifications
 - ☐ 11/12/15 Minutes signing
 - ☐ Sign Vouchers

December 24, 2015 – No Meeting – Christmas Eve Holiday