

BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

RICHARD V. DILL, CHAIRMAN  
PAUL CHUPA  
VALERIE DeANGELIS  
ANNE M. MORSE  
WILLIAM M. WOZNIAK  
STEVEN CHOINIERE (Alt.)

MINUTES OF REGULAR MEETING

July 8, 1999

Meeting commenced at 7:00 pm. All members were present except RD and AM. Minutes recorded by Planning Coordinator Jill Karakeian.

GENERAL BUSINESS

The Board signed payroll for clerk.

JK mentions to the Board she is working on an Affidavit for the Planning Board so that when a project is complete an Affidavit can be submitted saying that the project was complete per the approved plans by the Planning Board.

81-P SUBMISSION

Bill Halsing of Land Planning submitted an 81-P for property located on Pine Street and Bainbridge Road. We came to the Board back in March with an 81-P plan to straighten out one of the lots. Phil Herr has reviewed the plan and he had a few comments and we took care of his comments. All three (3) lots have frontage on Bainbridge Road. All lots have sufficient frontage and they meet the lot shape factor. A fee of \$30.00 was paid.

VD questioned the septic system on Lot 1A and asked if it has been approved by the Board of Health?

B. Halsing says that has been approved by the Board of Health and as-built.

WW asked why they needed 81-P's for these lots. He thought it was already an approved subdivision.

B. Halsing says that Lot 1A and 1B was all one lot. We are splitting them to two. Our biggest hurdle was Conservation and we got approval for all three (3) from Conservation.

WW motions to sign the 81-P for Plan of Land on Pine Street and Bainbridge Road. VD seconds. Unanimous vote of 3 (PC, VD and WW).

**SUMMIT BANK – REVISION TO APPROVED DEVELOPMENT PLAN**

Mike Doherty of Gilmore, Reese and Carlson came before the Board to discuss moving the sign at the entrance off of Hartford Ave. 12' and remove one of the handicap parking spaces and add 1 parking space.

WW asked about the light that Phil mentioned in his comments.

M. Doherty wasn't sure about the light, he had just seen the comments.

VD asked if there were any handicap spaces.

M. Doherty says that 2 will remain and that is what is required. We had an additional handicap parking space that was not required and we would use more spaces so because of the width of the handicap parking space when we removed it we gained two regular parking spaces.

WW asked if the sign being moved is changing in size?

M. Doherty says no, it will stay the same size. It is being moved 12' closer to the entrance to the Charles River Shopping Center.

WW mentioned the impervious surface and that being an issue on this site. By changing those parking spaces, changing the size of the grass area and adding pavement, you are adding more impervious surface.

VD motions to approve the two revisions for Summit Bank. One to move the sign at entrance on Hartford Ave. 12' and to remove one of the handicapped parking space and gain one additional parking space as well as relocate light per Phil Herr's comments. WW seconded. Unanimous vote of 3 (PC, VD and WW).

**MAPLE SANDS DEFINITIVE SUBDIVISION – COVENANT SUBMITTED & PLAN ENDORSEMENT**

Phil Macchi submits Covenant for the Maple Sands Subdivision and presents the mylar plans to the Board for their endorsement.

WW motions to endorsement the plans for Maple Sands Subdivision. VD seconded. Unanimous vote of 3 (PC, VD and WW).

**GENERAL DISCUSSION**

WW asked when Stuart LeClair was here at the last meeting if anyone mentioned McDonald's and the addition as well as the one way in and one way out that is suppose to happen if they choose to go forward with the addition?

JK said that McDonald's went away from the meeting saying they will go to the main office and tell them that we can't get Planning Board approval without making it one way in and one way out.

T. Guerin remembers that the Manager for this McDonald's that was in front of the Board didn't want to do that one way in and one way out.

JK went and got the folder and a decision was done but it doesn't say when the one way in and one way out has to be initiated.

WW says that the letter from Phil spelling that stipulation out dated 5/19/98 should be sent to the Safety Officer, Stuart LeClair and McDonald's just to let them know that it has to be done.

JK informed the Board that Town Counsel had reviewed the decision for Depot Industrial Park and had a few comments. Those comments were faxed to Phil and he didn't revise the decision at all.

VD mentions that she can't sign the decision because she wasn't part of the hearing process, so the Decision cannot get signed tonight with the members that are present.

#### WAL-MART EXPANSION - SITE PLAN REVIEW

Brian McCarthy of Sumner Schein reviews plans for a partial building expansion at Wal-Mart in the front of the building for a seasonal garden shop addition about 4,500 square feet to the actual building. There there will be another fenced in addition for the garden center as well. In addition to that Wal-Mart would like to get approval for a temporary outdoor garden display area in the parking in front of the store. That would take up about 30 parking spaces. Wal-Mart has also requested the ability to place storage trailers on the site at the back of the store where the loading area is (30 trailers) that would be used during peak periods to store the stock. Other times the amount of trailers would be reduced. Along with this building addition, associated with that would be some minor reconfiguration of the parking lot. There would be 17 spaces taken away from the parking area for the addition. The site was originally permitted for 30,000 expansion at the back of the building, which has never been constructed. With the building addition, there still will be less than what was originally permitted.

VD asked about the temporary outdoor garden area. When it's not used between March and July, will it be parking?

B. McCarthy says it will be parking and it will be stripped for parking.

T. Guerin says that he doesn't have a problem with the garden center. He has a serious problem with the storage trailers in the back of the building. We would rather see Wal-Mart put the addition on, because we can control the safety better. There is no access to the storage trailers and no way for us to know what is in them and no way for us to get to them should they catch on

fire. They make it difficult to drive the truck in back of Wal-Mart especially when there are trucks at the loading docks.

Diane Brooks (Store Manager) says that there are fifteen there now and four trailers with stock in them now because of the stricked fire and safety codes in here warehouse. During the Christmas Season, the amount of layaways that we get, we need those trailers to store stock.

T. Guerin says that we can't get around the trailers should they catch on fire. They are not mandated like the dumpsters are. Dumpsters have a hole to install a hose to pour water into the dumpster. There is nothing like that on these trailers.

VD asked if there were any trailers up against the building?

D. Brooks said there is 10 up against the side of the building.

T. Guerin said that he can get by those ten with no problem. But, it is extremely tight to get back behind the building. But, when there are trailers backed into the loading area, we can't get behind the building.

Margret Boales, Attorney for Wal-Mart states that Wal-Mart has no intention of doing the expansion in the back of the building.

WW asked why Bellingham is the only Wal-Mart with all these trailers behind the building.

M. Boales says that it is not the only store with trailers behind the store. It is very common.

D. Brooks says N. Attleboro has about 15 trailers, Woonsocket, R.I. has trailers, Warwick, R.I. has trailers.

Jim Mingelly who manages the Quincy store says that every store in this area, which is about 27 stores with the exception of about 5 have storage trailers behind the store. He says they have anywhere from 5 to 10 trailers at all time.

D. Brooks says that Bellingham has such stricked fire codes that we need the additional trailers for stock. She says that the garden center expansion will help with storage and stock. I had 8 trailers of patio furniture. I can't tell you how many trailers I will need next year. Right now I only have four trailers with stock, but it changes with the stock required. At Christmas time, we will need 30 trailers. We can cut back to 15 trailers the rest of the time.

WW says temporary trailers is 30 days. We don't even let house trailers in Bellingham. That amount of area counts as warehouse storage and it should be looked at as far as the whole site plan is concerned. I feel that those trailers are considered floor space.

VD says that I'm more concerned with the Fire Equipment being able to access back there. It doesn't seem that they can when they are loading trailers.

**MINUTES OF PLANNING BOARD MEETING**

**July 8, 1999**

WW says from what I am hearing the store is too small. If you need to run with 30 storage trailers, then the store is too small and it should be made larger.

D. Brooks says you are absolutely right.

WW says that this will set a precedence in Town and it shouldn't be allowed. Temporary trailers in the bylaws say for one year.

M. Boales asked if we could have some sort of note on the plan saying we have one year for the trailers and then maybe we can get this expansion done.

PC makes the note that they were approved for a 30,000 square foot addition. The garden center addition isn't 30,000 square feet, so they have a good size piece left over that could be added.

M. Boales says that what we would like to do is go back and talk to the home office about this. Can we continue this to the next meeting and see if we can get some answers for you with regards to the addition.

VD mentions the memo Phil Herr wrote and he says that you actually go over the 30,000 square feet that was approved with the seasonal shop addition, the existing garden center and the garden center. Parking area enclosure and the future addition as well as the 30 trailers bring you to 29,520 square feet over what was originally approved. You need to find away for the Fire Department to access the back of the building even while the trailers are loading until this addition situation is cleared up.

VD motions to continue Wal-Mart's Site Plan to July 22, 1999 to 7:35 pm. WW seconded. Unanimous vote of 3 (PC, VD and WW).


**MINUTES ACCEPTED**

VD motions to approve the June 10, 1999 minutes. 2<sup>nd</sup> to the last page, Depot Industrial Park -- where WW says to close the public hearing and for Phil to draft a decision. It should be unanimous vote of 3 (RD, PC and WW) VD and AM abstains. WW seconded. Unanimous vote of 3 (PC, VD and WW).

VD moves to adjourn at 9:00 pm. WW seconds. Unanimous vote of 3 (PC, VD, and WW).

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Richard V. Dill, Chairman

  
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Paul Chupa

  
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Valerie DeAngelis

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Anne M. Morse

  
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William M. Wozniak