



## BELLINGHAM PLANNING BOARD

6 MECHANIC STREET  
BELLINGHAM, MASSACHUSETTS 02019  
(508) 966-0991 FAX (508) 966-5844

### January 11, 2001 Meeting Minutes

Called meeting to order at 7:00p.m.

Present at the meeting:

Richard Dill (RD)  
Valerie DeAngelis (VD),  
Steve Choinere (SC),  
William Wozniak (WW),  
Edward Guzowski (EG)  
Glenn Wocjik (GW).

Other officials: Philip Herr (PH), Planning Consultant  
Thomas Guerin (TG), Fire Safety Officer

RD: Ok, discussion on an assuery bond regarding Antron Engineering.

Jeff Ballou: representing Antron

RD: Go see Grace tomorrow re: bond.

VD: Motion to accept 15,000 cash bond set with Town Treasurer which will be held for landscaping to be finished in the Spring.

(send letter to treasurer to complete file, PB approved 15,000 bond)

RD: Any questions, Stuart LeClair may contact me.

- Burr Special Permit

RD: I apologize for the mistake in advertising and would like to open up the public hearing for the Burr Special Permit.

VD: Motion to open the public hearing for the Burr Special Permit.

SC: 2<sup>nd</sup>.

RD: A public hearing for a special permit is required to be advertised 1 week and 2 weeks prior to the public hearing. The previous clerk was only here 3 months and a mistake was made and we apologize. Essentially, this has already been approved, it's just a formality and we appreciate you all coming in again. Once approved, you basically just have to wait for the 20 day appeal period and you'll be all set. Are there any questions?

SC: Motion to close the public hearing on the Burr special permit.  
WW: 2<sup>nd</sup>.

SC: Motion to approve the backlot subdivision on the burr Special Permit.  
VD: 2<sup>nd</sup>.

RD: Mr. Burr, Once the Board signs the decision, it is filed with the Town Clerk and then awaits the 20 day appeal period.

VD: Motion to sign the decision for Thomas E. and Kimberly A. Burr. SC: 2<sup>nd</sup>.

[3 copies of signed plan, 1 to Town Clerk tomorrow, 1 to files, 1 to building inspector] (see list.)

- Blendtek, Inc.:

Bill Howser (BH) representing Blendtek, of Poulin construction. This is the existing structure, the is the new building we're proposing and the area bringing them together.

Business is done currently in Mobil type of service, with a fleet of vans, making repairs on small dents and dings in cars.

They've outgrown the existing facility and want to put the new building in back in the same area, trying to eliminate any adverse affects, adding screening, drainage, maintaining existing access. S2 use falls under building code. Zoning by-law: retail sales or service, use allowed by right.

PH: with spray painting, there are air quality issues.

BH: They're liscenced through DEP to paint spots on cars, it's a self contained spray unit with a hepa filter system.

TG: With touch-up air brushing.

BH: They want to put in larger building to do large parts, 1-2 fenders at a time. The self-contained unit has been designed to the S2 moderate hazard.

PH: Would this be defined as a hazardous air? Would any neighbors wake up and say what is that smell?

BH: The building is state of the art with an excellent air filtration system and this wouldn't be a problem. It isn't now, so we don't gather it would be in the new building.

PH: In section 32506, are there flammable fluids, solids or gases which are being stored 4 times the legal amount? 527CMR14.

BH: They don't store more than 20 cans of paint.

RD: Will they go above 80?

BH: No.

PH: The difference in licensing is 20, the Planning Board is concerned with quadruple. It's not an issue for the Planning Board. We're not concerned with overhead doors. Drawings are in conflict with one another. Is the building handicapped accessible? The plan could be approved on contingent that a new plan be submitted, re: handicap accessible. In the notes: the lighting, down lighting meets requirement.

BH: The idea is to light the lot and building, no surrounding area.

PH: Landscaping shown is different than prints shown. Other locations, a lot more than show, this fully meets the requirements in an effort to shield any noise from the operation of the business. Parking meets the usage regulations.

SC: The driveway is narrow, you could discount 5 spaces and they would still meet the requirements.

BH: The cars coming in are covered in white, and will be driven. There will be no big trucks. What they're doing now, is what they'll be doing in the new building, just with more space.

VD: Have the plans been revised according to the comments of the DPW? Has the shut off valve been added?

BH: No, we're taken from existing water, going from the existing facility.

VD: Are you aware of the street opening permit and possibility you may not get it?

TG: Did the first plans show water from the street?

BH: Yes, the existing water main is 1 1/2".

VD: As far as storm water, which storm did you calculate for?

BH: The basin detention is designed for a 100 year storm. The base depth of 84', top 82', will never exceed 2 feet.

VD: Don DiMartino suggested we send this out to a consultant at the cost of the applicant are you willing to do that?

BH: Yes.

EG: On water quality swail, is a fence required?

BH: No, a depth of 5'. The buildings whole purpose is to make the sight better.

PH: Suppose you've underestimated the 100 year storm. What will the water do? Run off?

BH: There will be less run off post construction because they're detaining it. What we're actually doing is a betterment of the entire process.

RD: Any questions?

SC: Motion to approve the DPR with stipulations pending Phil Herr's approval.

VD: Second. The plan can be stamped. Once Phil has approved the plan, draft letter to Planning Board, we'll contact the Building Inspector.

There was discussion in the interim regarding e-mail. The coordinator, Beth Partintgon's computer is broken and not receiving e-mails at this time. But who should be emailed is the question. Rick said send it to Beth. RD is going to e-mail Diane, the previous clerk and get the Bigfoot password for the Bellingham e-mail address so that all emails could be distributed to the entire Board.

- Lorusso Construction: Penny Lane Bond reduction:

RD: Do we have a form J? Upon DPW recommendations, we are instructed to retain not less than 63,000. Are you in agreement?

After much discussion regarding this, the Lorusso brothers were in agreement.

VD: motion to reduce the bond for Penny Lane to 63,000 for Westin estates of Penny Lane from 115,000. SC: 2<sup>nd</sup>. Vote: unanimous, 5.

RD: Motion approved.

(Send letter to treasurer, remainder to be released to developer.)

RD: Now, regarding Buffy Road:

Ted Bailey: Temperatures for construction are uncooperative. 600' of sub drain can be put in in the Spring; there is a large influx of water from back end of project.

Buffy Road subdivision retention is at max capacity. Need to look into the project to see where the surface runoff is from.

TB: If we issue a security of 150,000, DPW's recommendation is lower, mine is higher.

Gerry Lorusso – There is supposed to be no paving after December 1<sup>st</sup>, We paved on a warm day, 12/22 in 32 degrees

If you do the math, the Form J for Buffy road, DPW directors review for Mass highway, he has 85,000, we come up with 90,000.

RD: At 118,00 a little higher shows good faith. The water system is \$10,000 for 250 feet, 7,900 off the bond.

Don DiMartino, DD: \$10,000 item, pipe work, 10% retained for testing and chloronation

RD: What about inspection?

GL: Not a problem.

RD: In the future: nothing is recorded for easements. It's a dead end. Mr. Lorusso only owns to the end of the property. The cost of piping is \$6,600. Testing is 6,600. 5,900 work has been completed.

GL: Should I be responsible? It's not my property. We'll complete the loop, we're happy to do that.

VD: The decision says it's to go to the property line, your obligation was to go to the property line.

GL: If it was going to be looped it would have been in the plans.

DD: There is a discrepancy in the sub-drains. Ted's estimate of \$9,000 for 600' feet of sub-drains. No reference to drainage swails. In reference to the bond, 50% will be released when the swail has been established. Swail is \$12 a foot.

Not sure if the swail is something the Conservation Comm. required or just done. Either way a sub-drain needs to be done, a swail or a drainage easement or 1 sub-drain.

GL: Sub-drains. It's a Conservation issue not a Planning Board issue. We'll get in contact with George to discuss swails. We have detailed septic plans.

RD: Why would you have a swail for rain water?

GL: We created that water. It's a tough road to build. We hired Mr. Babcock who is a paving engineer.

DD: The issue is the 600' of sub-drain is not recommended. The swail is \$5,000 more. Not a conservation issue, but part of the drainage system. 10,000 off for water, 9,000 off for drain. Will hook up with George.

T. Bailey: The developer has been cooperative. We need a written schedule.

WW: The law reads a tri-party agreement.

VD: We're here to protect the town's people. Our obligation is to the town not the developer. The previous decision needs to be researched in the minutes.

RD: We'll take off 8,000.

VD: Motion to accept bond for Buffy land, \$142,000, extension 1 year from 3/2001.

SC: Second. Vote: 5, approved.

Motion to give an extension of the completion of road work on Buffy Lane until 3/30/2002. SC: Second. Vote: 5, approved.

GL: As of the moment, swail pipes are not in the minutes, sub-drain is not on the drawings.

RD: In the meantime, we'll look at the minutes of 3/16/98.

Mr. Bailey: Will you provide a schedule.

RD: Call for a recess.

RD: Meeting called back to order at 9:20pm.

- Marty's Auto.

VD: Drainage detentions.

Shawn Pepper (SP) of Poulin Construction.

PH: Different party prepares different building design other than site design. We do not have a complete submittal. Spirit afoot.

RD: Is it required by the town to have a penned in area?

SP: Marty chooses to fence the entire area. It's fenced higher rate of storage.

RD: Is there an impact on parking? Have parking for 50 cars for the property with the building. There's still plenty of room.

SP: We meet the requirement. It's licensed up to 50 cars for the used car sales.

RD: Our concern is can it physically accommodate employee, customer parking and storage of cars?

PH: Are you parking on grass?

SP: No sir, we're taking trees out and the hill out, but not pave it. With the bigger building, the business will generate the moving of car vehicles.

Marty Sousa of Marty's Auto: There's plenty of room in the back.

RD: How do we address the 50 lot parcel to accommodate 50 lots?

MS: It's a total of 50 cars on the property, not 50 plus parking.

SP: The idea of pulling the building up, the intent is to get cars in and out quicker.

VD: How many employees do you have?

SP: Five currently.

MS: I never have more than 5 cars for sale out front, we wouldn't even approach the 50 mark for the used cars. I'll drop it down to 25 if you want.

RD: Our concern isn't just for your business, what if down the road, you decide to sell and someone's packing in the 50 cars to sell, plus all the other cars?

SC: There's one truck that's longer than 18'. Maybe if Mr. Sousa is willing to drop the car lot from 50 to 25, as a contingency to the approval.

VD: Does the plan need to change as such approval is based on conservation?  
When is the conservation hearing?

MS: Next week.

VD: Motion to continue Marty's auto to 1/25 at 7:15p.m.

SC: Second. Vote: 4, Yes, EG: No.

RD: The plans should be sent certified to Phil, we need to know the size and species of trees, can't tell whether lighting implies.

SP: That will be done.

VD: The last time with Van Lumber, Tom Guerin the fire chief, said they couldn't park the cars in the building. Do they need a special permit to park the cars in the building?

PH: No, it is licensed for that.

- Form Centerless Grinding:

Don Nielson, Mike Simmons, engineers with Guerriere and Halnon,

Alan Rose, owner, we make precision tools for medical use.

Our proposal is to cut 4 ½ acres out of 50 acres. The main building is 30,000, with the company to occupy 20,000 and to lease the remaining 10,000, but with the possibility of extending the building another 10,000 feet for future development.

We're proposing the entrance to be on the Southerly side of the site. A driveway doesn't exist, will be created.

PH: This plan doesn't work if it's a perennial stream. The regulation of a fence, around a 5' catch basin.

RD: What about trees, the easement.

PH: The problem with the plan is whether or not it's a perennial vs. intermittent stream. There also needs to be a wider road.

VD: Would you be open to peer review at the applicant's expense?

RD: We need to send a letter to the safety officer for comments, asking for a review and to check the site distances at egresses. Is a clear line of site looking through the woods. Also for Dennis to set the fee, send a letter to Dennis Fraine.



It's a scenic road, need to document cutting of trees, what about the volume of traffic?

VD: Do you intend to maintain a tree buffer?

Don Nielson: There would be 1 delivery a day, 55 employees total on 2 shifts, a very low volume of traffic.

PH: As far as circulation, no walking route with access to the front road.

DN: They can provide a roadway.

SC: The roadway is 28' feet Don calls for 30.

VD: Motion to continue to February 22, at 7:30p.m.

SC: Second, vote: 5, approved.

WW: Don wants to get off site impacts.

- Crystal Falls Subdivision:

George Levine: Proposing the property to be subdivided into 6 sections, with a proposed use of retail/industry. Doesn't know what will happen.

VD: The intent of the parcel retail/industry. Does this trigger a special permit?

PH: No, not necessarily.

GL: Everybody is going to take care of their own drainage. The retention pond is 5' with a 4' chain link fence.

VD: This should be sent out for peer review. Letter to Dennis Fraine for peer review of storm water retention facility.

EG: Is a traffic survey required? Letter to Peter Lemmon, the safety officer to check the 400' site line.

WW: Do we need to constrain egress onto Mechanic Street, what about constraining use of lots?

VD: With a lack of the knowledge of use, it could be retail or manufacturing. If manufacturing use changes, can we require a traffic study again? Or we could require them to do a study of both.

WW: We should check the site distance with the safety officer.

VD: A letter would need to go to Bruce Campbell for a traffic analysis, traffic count, possibly a light.

PH: They could study the capacity analysis at the intersection, and study the gap.

GL: The storm water has no change as a result of development in regard the calculations of the retention basin.

SC: Motion to continue Crystal falls to February 22<sup>nd</sup>, at 8:15, VD: Second.  
Vote: Yes, 5.

- Form 81-P Robert Adam,

Steve Choiniere abstains, he's an abutter.

We're breaking the lot into 2 pieces, not a subdivision.

RD: Motion to approve 81-P for Robert and Debra Adam, VD: Second, vote: 5, approved.

RD: On the Form K, I'd like to change the form to say a copy of the plan, must go to Phil. Can we do that?

VD: Just add Phil in as a requirement, right now he's listed as "If the board requests, it, " So now, we'll request it of everyone.

SC: Motion to adjourn the meeting at 11:15p.m.

WW: Second, vote: 5, approved.

RD: Meeting adjourned at 11:15.

  
Richard V. Dill

  
Steven Choiniere

Valerie J. DeAngelis  
  
Edward W. Guzowski

William M. Wozniak