



## BELLINGHAM PLANNING BOARD

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### January 25, 2001 Meeting Minutes

Called meeting to order at 7:08p.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  
Minutes recorded by Beth Partington

- Old Business:

VD: I got a call on a subdivision off Pulaski Boulevard. It was approved in 85 and continued back in 91 or 92. The D-1 expired after 24 months. A failure to sell the lots within 7 years considers rescission.

BP: Was that Shellendy Estates? Several people have been in the office regarding that.

VD: Yes, that was it, Shellendy Estates.

WW: It should be re-filed to comply with today's standards.

VD: We need to notify the developer.

WW: Motion to recind D-1 for Shellendy Estates.

VD: Second. Vote: 5, Approved.

VD: Need to send a letter to Town Clerk, Building Inspector and the developer.

- Van Lumber, Development Plan, Maple Street:

VD: We got a letter from Phil, that Van Lumber meets the DPR requirements.

VD: Motion to send letter to Building Inspector to approve Van Lumber Development Plan.

WW: Second. Vote: Approved, 5.

There was discussion on the budget. RD said to check on the form with Marilyn Matthews. RD also wants to revise the Form K, which comes under section 1422, article 1. BP will revise the form and bring to the next meeting.

- Marty's Auto, Development Plan, North Main Street:

Shawn Pepper, Poulin Construction

We have a letter from the selectmen, regarding the used cars license reducing the number of cars from 50 to 25.

We have indicated the plantings on the lot on our newly revised plans. We've accommodated ADA requirements.

Phil Herr sent the board a letter. Handicap accessibility is now shown. Elevation 6" to floor showing ground level access.

Light fixtures: specifications, class 3, down-lighting as detailed on plan.

VD: Motion to approve the Development Plan, conditional to Phil Herr determining its compliance. EG: Second. Vote: Approved, 4. William Wozniak abstained as he was not present during the original presentation.

VD: Send a letter to the Building Inspector.

VD: Beth, call Shawn Pepper, fax 2 items regarding Blendtek and Marty's. We want Phil to say it's in compliance.

WW: Hey, wasn't the letter from Phil regarding Blendtek and not Van Lumber?

WW: Motion to rescind the approval of Van Lumber, SC: 2<sup>nd</sup>.

RD: Don't send letter to building inspector.

RD: Beth, call Shawn Pepper, fax 2 items re: Blendtek and Marty's. We want Phil to say it's in compliance.

RD: Wayne's Small engine, check the minutes on Wayne's. Was it withdrawn?  
We'll take a half hour recess.

Meeting called back to order at 8:25pm.

WW: Motion to accept continuance for Wayne's Small Engine to February 8<sup>th</sup> at 7:15. EG: Second. Vote: 5, approved.

- EMC, Development Plan Review, Special Permit, Maple Street

VD abstained from EMC and left the meeting at 8:30.

WW: Motion to waive reading of public hearing notice.

RD: For the record, my company is in partnership with EMC.

Susan Glazier, of Beals and Thomas inquired about the fees. \$250 or \$350, major business complex, \$2,886.40. Parking spaces, \$9,600. \$350 was already paid, \$12,136.40 to Town of Bellingham.

David Streeter, director of Real Estate with EMC. This is our team. Dana Bookfinder, Public Relations, Robert Weidknecht, Project Manager with Beals and Thomas, the engineering firm, Susan Glazier, Planner, Mike Gorman, with Gorman Richardson Architects.

Dana Bookfinder, Public Relation. EMC was founded in 1979, leading provider of enterprise storage systems. We're the leading information storage company in the world. EMC employs 8,500 in Massachusetts, 24,000 world wide. Every time you click your mouse or use an ATM it creates a digital wake storing information. More information will be generated in the next 3 years than in the past 300,000 years. Our facility in Bellingham will not be used as a manufacturer, it will be environmentally friendly, no clean rooms.

As far as employee growth, we've hired 9,000 globally, expect to hire 10,000, 25% in MA, expect to be 30,000. Fortune Magazine rated us one of the worlds 15 most valuable companies, and in the top 100 companies to work for.

Robert Weidknecht of Beals and Thomas, Land Consultant.

We've brought a 600x scale plan. The property is located between routes 140 and 126. High Street divides the property into 2 pieces. As far as the regional aspect, the Charles River poses constraints, due to the water shed of Charles River.

EMC purchased the property in the fall of 99. Wetlands are mapped on the property, with a 100' buffer zone. The historic purpose was owned by Hills and there was a dairy farm. Sewer may not be available for this project. It is area 4 soil, we propose our own waste water treatment plan, with a soil absorption system. Water will be recycled and filtered back to clean water. There are archaeological sensitive areas. This is the Charles River front area and the flood plain, with the abutting property owned by the US ARMY Corp of engineers. We did a seismic analysis determining bedrock and groundwater. The proposed project is to divide the North and South Campus. It is a high class facility to attract engineers, arranged to avoid archaeological sensitive areas. The neighbors are concerned with traffic on Maple Street; traffic is moved to exit on High Street on 140.

Amenities of the building include, a training facility, fitness center, health club, possibly a day care and a pool. On the premises, a soccer field, basketball, volleyball. EMC has made arrangements to allow the public to use the field. There is a walking track and a canoe launch by the river with picnic tables to eat at and a walking area to view the archaeological sites.

Mike Gorman, with Gorman Richardson Architects, EMC uses a dry lab system, no chemicals, a software engineering system. The plan is much like a donut, with the lab in the Center and the offices surrounding. A steel framed building, brick framed façade, much like the one we just built in Hopkinton. The signage program is unobtrusive. Screens will hide the mechanical equipment on the roof.

The total height is 36, plus the 16' screens, for a total of 52'. All buildings are in equal height.

Don Martinez: 334 Maple Street: Is this going to be like the building in Franklin and is it as high?

MG: The Franklin building is 80'. It is similar to what is new in Hopkinton, going to building standard Brick pre-cast.

The water storage tank is on-site, off of High Street beyond the detention basin. The engineering process demands high cooling to reduce demands on the town. We've produced 2 wells to run in the tank. The waste-water treatment plant, will treat the water clean enough to use for coolant, fire protection, toilet flushing. There will be 2 water supplies, coolant treated and potable, which will discharge into the soil absorption system. The sludge is treated and disposed of.

EG: Is there any odor?

MG: The plant is in full operation in Hopkinton and there is no odor or problems with that one.

RD: What barriers are around the water tank?

MG: The existing mature pines. The maximum height of the tank is 40' by 40'. We're going to nestle the tank in back of the trees.

Rich Romella of 26 High Street. Could you explain the large tank off to the right?

MG: That is the water treatment facility. The color is not decided. We've had discussions with North Star, existing service is not adequate. Water, Title V flows, the recycling will ensure that. Gas is located by Georgia Pacific; we're looking to extend the gas to the EMC properties. The Charles River water Association is very concerned. We've looked at existing conditions, modeled it, went back to them. We're putting back two times the water into the river that we're taking from the ground. 2,3:1 infiltration back to ground. The Charles River Water Assoc. is happy with the water.

Mark Abbott: Volmer Associates. We're the traffic consultants. We included 19 intersections in our traffic counts, for the 1,2,5 year analysis. Main access from Route 140, trip generation: 1100 a.m. peaks, 1000 in the p.m. peaks, 20-35% using 126 to Maple Street, 65% 140,

Don DiMartino: How is that data determined from similar facilities? The property is orientated to 140, pulls traffic from the sight to 140.

Mr. Weidknecht: Analysis: Major mitigation at both ends of the maple Street, traffic will require major renovations at both ends. The intersections will be rebuilt. EMC is committed to design of 126 and 140.

RD: EMC has agreed to an independent traffic study. 140 is being reconstructed.

EG: Is that the one that just got reconstructed?

MG: Yes.

Cecile Barret, High Street: How will you prevent people from going down High Street?

MG: We were told in early discussion regarding a plan to leave High Street alone. A police detail could be hired, on site cameras. We believe EMC employees will use the access areas we've determined.

CB: What about an overpass or tunnel?

MG: High Street is a scenic road and the cost of a bridge, with the lengthy drive it would require, would not mitigate such a solution.

RD: Folks, I'm not opposed to questions and we certainly want everyone to be heard and have their questions answered. Let's let EMC get their presentation done and answer any questions after the presentation is complete.

Mr. Weidknecht: We're proposing a sidewalk system parallel to the street with 1 ½ mile paved trail. There will be site amenities to attract engineers; an off site trail system, 1 mile to archaeological area, a picnic area looking out over the river, a canoe access area. Charles River is owned by the ARMY Corp of Engineers; they've okayed the canoe access and trail system to the river. EMC is committed to allowing it for public use. There will be gravel parking.

Maple Street is a scenic road; there will be a sidewalk, pavement widening to 26', and a stone wall. There is a series of existing trees, we will remove the unsightly ones or mis-shapen trees, propose 5' plantings. EMC is committed to build the stone wall from High Street. The buildings will maintain a 100' buffer from residents. There is an 8 – 10' berm system, with additional screening material, we will raise the soccer field. As far as lighting, there will be no trespass of lighting to neighbors. Lights will go off at 9:00p.m. After that security will escort people to their cars.

EMC will help the town from an economic standpoint. The campus will bring in high paying jobs as opposed to the lower paying retail jobs. EMC is a good neighbor; they're concerned with environmental issues, with doing the best they can with their property, environmental improvements, minimal water demand. There will be a cafeteria on site, an ATM, possibly a hair salon, we're thinking of ways to keep people on site to decrease the traffic concern.

EG: Well, I'm not sure that everyone in the town doesn't want your employees out giving them their business during the day.

RW: As far as the environmental, we've gone beyond the 100 year storm requirements, with 43 acres of undeveloped land, and no work within the buffer zone. On High Street, there are a lot of scrub trees, we want to clean the brush and bittersweet that's wild in there, add some supplemental trees, clean to the stone walls, add to the walls and clear the vegetation.

Bill Cutcher, Thayer Street: How many trees do you intend to cut down?

RW: We are discussing a planting plan with the tree warden. We want to take away as little as possible, cleaning up the area, adding to the tree line where necessary, making it overall better aesthetically.

Art Purturzo: Can you clarify the soil absorption system?

RW: It is a leaching system, distribution box of trench systems, sand and gravel around the infiltrators. The water will be treated to a higher level for irrigation.

Doug Porter, 3 Stonehedge Road: You've got 2 wells, you need to do a 24 hour pump test to ensure the well has no impact in the residences in the area.

RW: The test will be done in February. We plan on 100,000 gallon total a day. The summer months will require a little more.

DG: Between EMC and ANP the water demand will be high, what do you intend to do?

RW: EMC will not exceed 54,000 gallons per day from the town.

John Thomas: The town could supply the water, but we'd prefer to get our own source.

RW: These wells are bedrock aquifers, we're returning 2 times the amount of water we use back into the system.

WW: The town uses gravel superficial. The river is being recharged from superficial land.

RW: We're not taking from the superficial surface, we've got bedrock wells; it won't impact the town.

- Traffic:

We're a large employer, and have come up with several TDM's, travel demand measures, car pools, van pools, amenities on site to eliminate mid day trips, shuttle to train in Franklin.

We've explored an off ramp to 495, it's a federal highway, the idea is nixed.

RD: Marlboro just got another one.

Mr. Streeter: I was there when they first started that one in Marlboro, 18 years ago!

RD: Let's hope it doesn't take that long to get one here in Bellingham.

EG: I have a few comments, this is the largest development in town, which will effect the substantial quality of life here in the town. I work for the police

department, and have many traffic concerns. You've done a traffic study, but have they explored what will happen Friday night, 5 o'clock at 140 if there is an accident, and how backed up it will be? There will be 3200 cars to steal from, impacts on police, fire, schools. Our biggest concern is traffic, traffic, traffic.

RW: Our work hours are 8-5. Engineers basically work any time between 6:30 and 9. The average start times will be 8:30/9 leaving between 5:30/6:30. If need be we will run shuttles to shopping centers, golf course, wherever.

Cecile: What about the High Street Impact?

RW: In the original discussion of the plans, we were directed to leave High Street alone.

RD: In regards to the 495 access and a shuttle. I am a classic offender. I will always drive down in hopes that a space will be open or someone is leaving and as a last resort drive back to the lot for a shuttle. I don't think that will work. I'd just like to say, in all my years on the Planning Board, I have never seen a plan come in this well prepared and to this extent.

SC: Motion to extend EMC to 3/8 at 9:00pm.

WW: 2<sup>nd</sup>. Vote, 4, approved.

RD: Motion to accept the continuance to March 12<sup>th</sup>. Vote, 4, approved.

WW: Motion to adjourn meeting at 10:35, SC: 2<sup>nd</sup>, vote, 4, approved.

RD: Meeting is adjourned.

Minutes Accepted on: \_\_\_\_\_  
(date)

  
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Richard Dill

Valerie De Angelis

  
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Edward Guzowski

  
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Steven Choiniere SR.

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William Wozniak