



BELLINGHAM PLANNING BOARD

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December 13, 2001 Meeting Minutes

- **Present at the meeting:**

Roland R. Laprade (RRL), Chair
Richard V. Dill (RVD), Vice Chair
Brian J. Sutherland (BJS)
Edward W. Guzowski (EWG)
Glenn C. Wocjik (GCW), Alternate
(Not Present: Steve D. Choiniere, Sr. (SDC))

Other officials: Paige Duncan (PED), Town Planner
Beth Partington (BEP), Coordinator
Thomas Guerin (TG), Fire Safety Officer
Lt. James Haughey, Police Safety Officer

RRL opened meeting at 7:00pm.

BJS motioned to accept 11/8/01 meeting minutes.

EWG seconded. Motion passed 4-0.

The Sunoco gas station on Hartford Avenue was discussed. The Building Commissioner, Stuart LeClaire wanted the Planning Board to be aware they were going to self-serve at the diesel pump. The Board discussed that since they already have self-serve gasoline dispensing, they do not need to come in for this.

- **TMC, Williams Way Update:**

RVD motioned to accept the as-built plan submitted by Mr. Clark and approve the bond release for the amount of \$40,000.00 plus interest contingent upon the new form being submitted.

BJS seconded. Approved, 4-0.

- **Hartford Village Condominiums Update, Hartford Avenue:**

Mr. Brad Wright highlighted what the phasing of the construction and landscaping would be. Ink-berry bushes were added, drainage issues were discussed. Mr. Stearns of 4 Farm Street feels he has drainage problems due to this project. Mr. Wright feels the current bond is for landscaping and not drainage issues but assured the Board that if there are drainage concerns, he will take care of them. Mr. Wright is going 20% above

the appraisal for the work of \$50,000.00. He also offered to continue dialogue with Mr. Stearns in the spring as a follow-up.

RVD: Motion to accept performance bond of \$60,000.00 for completion of landscaping and phasing of construction of Hartford Village.

BJS seconded. Approved, 4-0.

Mr. Tim Jones came in to give an update on several projects he has going.

High Street: The rock is hammered; the crusher is there and will begin within 2 days to start crushing all the rock. He explained it was very difficult to get rid of the rock as it had to be hand hammered instead of blasted. He had no legal obligation to get rid of the rock ledge as a developer, but because he knew the residents were not happy, he was committed to getting rid of it.

High Ridge Estates: The Conservation Commission wants the bridge in and done now over Peter's River because of low flow. Hay bailing should start tomorrow. The understanding of off-site improvements is very detailed and waiting for the hearing with Conservation Commission to be closed and then will be forwarded to the Planning Board.

- **Home Depot Tool Shed, Development Plan, Hartford Avenue:**

D. Kotas of Kato Services, Inc., 99 Main Street, Sharon, CT 06069. There was controversy over whether a special permit was needed and as it turns out, the special permit is not needed.

BJS: Move to waive reading of public hearing notice.

RVD: Second.

Don Kotas: Proposing a tool rental center, contractors will come in early in the morning or after work around 3:30 to rent the tools. The average citizen comes in on weekends, home fixer-uppers. There should be no change in traffic. There are 553 parking spaces which exceed the requirements.

Ted Beam, Store Manager, stated that Home Depot has made some changes, going to an evening re-stocking crew, freight mostly comes in evening hours. They are concentrating on SPI – service, performance, improvement. They have storage trailers on site for tubs and Jacuzzis. For the tool rental center, there will be an outside entrance only, with a keyed entrance.

BJS requested a secondary containment, for possible oil spillage.

T. Beam stated the room itself is a berm and has to hold 110% of the product.

RVD stated the square footage for the plaza is close to capacity and would like to know the exact square footage.

D. Kotas: We'd be more than happy to do that; it would be no problem to survey the square footage of the plaza.

EWG asked if gas and oil were the only volatile substances in the hazmat room. Mr. Kotas explained that they were, but even that, they are contained in special containers.

Mr. Bean stated they were going to re-stripe the yellow areas in front of the store, marking the pedestrian crossing more clearly.

T. Guerin stated that Home Depot has the right to merchandise under the overhang because they are sprinklered, whereas AC Moore was told to remove their merchandise because they are not.

BJS: I was under the impression the striped area was a fire lane, it isn't. I stand corrected and apologize.

BJS: Since this is going to be a separate facility with a separate entrance, I'd like to request a handicapped parking space.

RVD: Motion to approve subject to a plan for entire square foot as-built, with no sign reviewed under this approval additional approval will be required, subject to receipt of certified plan for entire center indicating as-built square footage for buildings, outside storage to be block construction, no floor drainage, move trailer from parking spaces on easterly side, handicapped spot according to square footage, if only 1, then it needs to be van assessable.

BJS: Second. Vote: 4-0, approved.

- **Pierce Estates, South Main Street, Preliminary Subdivision, Special Permit:**

RRL opened the public hearing at 8:00p.m. as advertised.

RVD: Motion to waive the reading of the article.

BJS: Second.

BJS: Move to continue to 1/10/02 at 8:45.

RVD: Second. Vote: 3-0, approved, 1 abstention (EWG).

- **Planner's Report, Paige Duncan:**

There was discussion on JPI, discussion on signage by-laws, Bellingham's signage by-law was deemed unconstitutional by the Attorney General.

PED wants to subscribe to Ordinance.com for \$295.00 for cities and counties state-wide.

The focus right now is zoning. The warrant is open in February, with the big issue being adult entertainment.

We would like to send a letter to the developers of Brook Estates, to monitor the sidewalks, street lights required in the original plan. We're not sure if we have the most current plan.

- **EMC Milford/Bellingham Technology Park, Farm Street, continued:**

Dana Clow, Civil Engineer with Beals and Thomas. There was discussion on the road, the emergency access road, agreed to paving it 16' wide.

RVD: asked Mr. Guerin if the fire department could be sued for lack of response time, having to go through the gate, the long road. Mr. Guerin said this would not be a problem.

Lt. Haughey asked if Opticom could be installed, that they have 9 cars, and requested EMC to provide the trans-card for the system, that the police would have it installed.

D. Clow said they were looking into different systems possible for the locked gate.

He also stated that Milford is not in a position to provide water. Mr. DiMartino has stated that Bellingham has water. The ability to sewer is there. The demand may warrant mitigation. We could end up with potable water from one town and cooling water from another with 52,000 gallon a day limit.

BJS stated that he wanted investigation of water resources on site for potential future use due to unknown impacts.

RVD: In the subdivision cul-de-sac, is EMC still willing to deed the road private and the emergency access forever?

D. Clow stated there would be no reason why any cars other than emergency vehicles would be on that road; yes, they were willing to deed it that way permanently.

Discussion took place on the validity of the sewer agreement.

RRL stated that people would prefer on-site sewerage.

D. Clow stated that a \$6 million dollar on-site sewerage facility is not warranted by the capacity of this site.

BJS discussed the noise by-laws in place if there were problems with noise on the site.

RVD: Motion to approve the Milford Bellingham Technology Park, gated and locked with a mechanical device satisfactory to Bellingham Police and Fire Departments to allow safety access, private road signage designated, water modeling to ensure Bellingham can provide water, a 16' paved emergency vehicle access road, water resources on site to be evaluated.

BJS: Second. Vote: 4-0, approved.

PED suggested they go to Conservation Commission before they go much further in the process.

• **Construction Garage, Lot 3A, Development Plan, Maple Street, continued:**

RVD: Motion to move Maple Street Construction Garage, Lot 3A to January 10, 2002.

BJS: Second. Vote: 4-0, approved.

BJS: Motion to adjourn at 9:22p.m.

EWG: Second. Vote: 4-0, approved.

Minutes Accepted on:

12/13/2001
(date)

Beth E. Bartington
(prepared by:)

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