



# BELLINGHAM PLANNING BOARD

6 MECHANIC STREET  
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July 25, 2002

## June 27, 2002 Meeting Minutes

- **Present at the meeting:**

Steven D. Choiniere, Sr. (SDC), Chair  
Brian J. Sutherland (BJS), Vice Chair  
Edward W. Guzowski, (EWG), Secretary  
Richard V. Dill (RVD)  
Roland R. Laprade (RRL)  
Glenn C. Wocjik (GCW), Alternate

Other Officials: Paige Duncan (PED), Town Planner  
Beth E. Partington (BEP), Coordinator  
Amy Cook (AC), Chairman, Commission on Disability

SDC called the meeting to order at 7:07pm

- **81-P, 874 South Main Street, Owners: Howard and Haila Wilson:**

Moving a lot line over, creating a non-buildable lot, which will become an entrance easement to the rear 20 acre parcel.

RRL: :Motion to endorse the 81-P for 874 South Main Street.

BJS: Second. Vote: 5-0, approved.

SDC opened the Planning Board Procedural Rules Public Hearing at 7:15.

RVD: motion to wave the reading of the public hearing notice.

RRL: Second. Vote: 5-0, approved.

SDC stated that after new business the Board will continue the Procedural Rules public hearing.

- **Pond View Estates Signing, Lake Street**

RVD: Motion to endorse improvements made to plans dated 3/6/02 with modifications for Pond View Estates.

BJS: Second. Vote: 4-0-1, approved. (RRL abstained, as he was not present at the first hearing.)

**Discussion on Buffy Lane** on the cul-de-sac where Mr. Lorusso had dug a trench. BJS has a concern of where the gutter collects water and connects to a pipe on the neighboring property.

Mr. Lorusso stated that it's not directly connected to the gutter but a drainage leaching field. The pipe is for overflow. We could turn the pipe toward the property.

BJS recommended they do that so that no water goes onto abutting property.

PED stated Mr. Lorusso has responded to Con. Comm. and neighbors on Indian Run Road each time, but hoped instead of reacting, that in the future the situation could be resolved completely.

Mr. Lorusso is working with Con Com to resolve the situation on Indian Run Rd.

- **Procedural Rules Public Hearing:**

PED stated the procedural rules are being updated mainly because of advertising policies. Currently the procedural rules state that applicants are to advertise in The Woonsocket Call and The Milford Daily News. The Gazette is delivered for free to residents in Bellingham and advertising is less per square inch in the Gazette than either of the papers.

SDC asked about fees. PED and BEP will research other towns' fees and get back to the Board with the information.

RRL: Motion to continue the public hearing for Planning Board Procedural Rules to August 8, 2002 at 7:30pm.

RVD: Second. Vote: 5-0, approved.

- **Dunkin Donuts Development Plan, South Main Street:**

RVD read a letter from Guerriere and Halnon Engineering, Inc., that the applicant Carlos Placidos was requesting to withdraw without prejudice.

Discussion took place on the Board's options whether they could approve the request for withdrawal or deny the project.

GCW stated he didn't think it fair to deny the applicant since before we had told them that they had the option of withdrawing without prejudice.

RVD stated the reason he was opposed to that location is that when the Shopping Center was coming in for approval, Glenn Gerrior sat here in these meetings and thought the traffic in that area was horrible, that the road wasn't safe. A parcel in the shopping center was designed specifically to accommodate the needs for something like a Dunkin Donuts or fast food place. The Planning Board requested the light because of the traffic. To have it at that location on that hill would create so many traffic problems that unless major roadwork was done, would cause a lot of accidents.

Cecile Plant, resident, South Main Street, stated her father owned the white house when she was little. She owns the house behind it. She feels Dunkin Donuts won't increase the traffic in the area, that it won't create any problems.

RVD stated that when cars back up to take a left, there will be accidents coming down the hill from Scott Hill.

BJS stated he's not against Dunkin Donuts, he just wants an appropriate facility.

SDC stated we could have a vote and explain.

RVD felt that when the shopping plaza was being planned, the entire Planning Board thought it was a perfect place for something like this. He felt the Board should seek counsel if the applicant was going to be denied.

PED stated that by denying, all the applicant would need to do is deal with the issues it was denied for, in this case, the traffic.

BJS stated that if it was agreed to allow them to withdraw without prejudice, he wanted the applicant to know not to waste his money on this plan.

RVD: Motion to accept the request for withdrawal without prejudice for Carlos Placidios on the application of Dunkin Donuts Drive-thru Special Permit and Development Plan Review.

- **Planning Board Procedural Rules Public Hearing:**

Mailings were discussed. Currently, it is worded, if the Board deems necessary. The Board currently feels that mailing to the entire zone, if a zoning change were made, would be necessary.

RRL stated that if the Adult Use District were changed, that would be a huge portion of the town, and a very large mailing.

PED stated her concern over a large zoning change mailing, the expense would be huge.

Jim Caddock stated that abutter notification should be consistent and if a request of monies is needed from the reserve fund, then that would have to be done, since it wasn't the usual Planning Board Budget.

PED didn't feel justified in raising the fees currently since the applicants were being hit with so many engineering fees. The Board asked that she look into surrounding town fees.

RVD: Motion to continue the public hearing for Planning Board Procedural Rules to August 8, 2002 at 7:30pm.

BJS: Second. Vote: 5-0, approved.

- **EMC, Milford Bellingham Technology Park**

Mike Dryden stated this is the third preliminary filing for this property. It is 154 acres zoned industrial, except the southern part along Farm Street which is zoned residential. There are numerous wetlands, wooded, except for 300' of the power lines. This is the second filing for EMC for this property. The primary difference is the dead end road is now 2300'. There is no solid handle on water use yet. The applicant is requesting a waiver on section 1314, the typical cross section.

EWG asked if there were separate owners, how would they ensure maintenance of emergency access routes.

M. Dryden stated each owner would have to maintain it.

EWG asked what would happen if they didn't.

M. Dryden stated they would have to. It's similar to many residences with a shared driveway.

Paul Casey of EMC assured that the emergency access road would be paved.

M. Dryden stated he would coordinate with the Bellingham Police and Fire to make the gate workable.

RRL stated Milford was the one who had issues with the original plan.

Jim Haughey suggested two gates on lot four (4).

RRL asked what type of mitigation process they were using.

Dryden stated they weren't using a formula but focusing on several areas based on traffic.

BJS stated concerns for abutting residential neighbors. With EMC as a single client, we were assured of the sensitivity to neighbors. With the possibility of different businesses coming in, not everyone is so sensitive to residents as EMC.

There was more discussion on the park, working out the access road, security of the gates, etc.

RVD: Motion to approve the preliminary plan for Milford Bellingham Technology Park.

The Board's approval is granted with the following conditions:

1. The subdivision roadway shall remain a private road in perpetuity.
2. The access drive from Farm Street to the property shall remain private in perpetuity.
3. This access drive shall be paved to a minimum of 16 feet in width and shall be kept clear of snow and accessible to emergency vehicles at all times.
4. Because the emergency drive travels through a residential zoning district to an industrial zoning district, the residentially zoned portion of access drive is for emergency vehicle use only. It is not for commercial or non-emergency use. The plans shall clearly note this perpetual restriction.
5. A gate shall be installed at the Farm Street end of this access drive and the other end of the emergency access drive. These gates shall have a mechanism (such as an Opticom-type device), satisfactory to the Bellingham Police and Fire Departments, to allow for safe and efficient access by emergency vehicles.
6. On-site water resources shall be evaluated and the results shall be provided to the Planning Board.
7. Water modeling shall be done to ensure Bellingham can provide water to the property.
8. A second means of access to Milford shall be provided.
9. The following categories of use as defined in the Zoning Bylaw would be prohibited in this development:
  - Auto, boat or farm equipment sales, rental, or service.
  - Retail sales or service.
  - Retail sales of gasoline.

BJS: Second. Vote: 5-0, approved.

EMC, Maple Street Campus.

Robert Weidknecht of Beals and Thomas presented the plan for EMC. There are 87 acres on one side of High Street and 54 on the other side. The applicant is proposing 3500 linear feet of roadway. They are requesting a waiver for a cross section of a

roadway. They would be asking for no more than 54,000 gallons of water a day. Septic would be on site, since sewer is not available.

EWG stated there could be up to 1 million square feet of floor space, up to 3,000 employees, 8,000 car trips per day, what could they do to assist with the traffic on High Street, Maple Street and Hartford Ave.

R. Weidknecht stated they have MEPA approval, which approves 1 million square feet and would require mitigation.

EWG stated we're dealing with an unknown. Would you be willing to pay some type of fee per square foot?

P. Casey stated this is strictly preliminary.

EWG stated this is a whole different plan than was brought in before. Mr. Streeter guaranteed us that EMC employees would not turn down High Street. There are no guarantees of that now.

BJS stated now it is a public roadway. Now there is no guarantee to protect the residents on High Street.

RRL asked what the mitigation was required by MEPA.

R. Weidknecht stated that it would be re-working the lights at each end of Maple Street adding a turning lane and the missing link to engineer the design at the intersection of 140.

Krista Fulacco, resident of High Street, asked why it had to cross High Street, why not just loop it both ends to Maple Street.

The Planning Board asked for an extension. The applicant asked for a break in the meeting to discuss their next step.

P. Casey of EMC stated they did not want to continue or have an extension but asked the board to vote based on the plan.

BJS: Motion to deny the preliminary subdivision for EMC Maple Street Campus based on an incomplete submission filing and inadequate traffic.

EWG: Second. Vote: 4-1, denied. (RRL voted not to deny)

- **Herthel Estates Bond Release:**

PED stated the Board received a letter from Bruce Lord saying the street had been completed and Don DiMartino gave his approval.

RRL: Motion to release \$17,000 bond plus interest to Herthel Estates.

RVD: Second. Vote: 5-0, approved.

RRL: Motion to approve the purchase of a new printer agreeable to a meeting with Denis Fraine, Paige Duncan and Marilyn Mathiews.

RVD: Second. Vote: 5-0, approved.

RVD: Motion to give the chair, SDC, approval to sign for purchases until the next meeting.

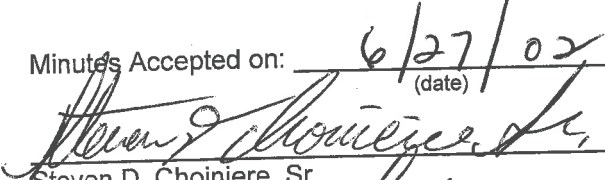
RRL: Second. Vote: 5-0, approved.

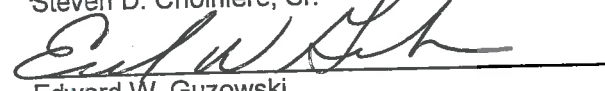
RVD: Motion to adjourn.

BJS: Second. Vote: 5-0, approved.

Minutes Accepted on: \_\_\_\_\_

(date)

  
Steven D. Choiniere, Sr.

  
Edward W. Guzowski

  
Roland R. Laprade

(prepared by: Beth E. Partington)

  
Brian J. Sutherland

  
Richard V. Dill