



BELLINGHAM PLANNING BOARD

5 COMMON STREET
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November 29, 2004 Meeting Minutes

- **Present at the meeting:**

Roland R. Laprade (RRL), Chair
Edward W. Guzowski, (EWG), Vice Chair
Thomas J. Guerin (TJG), Secretary
Brian J. Sutherland (BJS)
Arthur P. MacNeil (APM)
Glenn C. Wocjik (GCW), Alternate

Other officials: Stacey J. Wetstein, (SJW) Town Planner
Amy Cook, (AC), Commission on Disabilities
Mary Chaves, Planning Coordinator

General Business:

RRL: Opened meeting at 7:00 PM.

TJG: Would like time to review minutes as he has been on vacation.

BJS: Motion to sign the vouchers.

TJG: Second.

Vote: 5-0, Approved.

RK Plaza – Snow Removal Plan Discussion

Steve Chouinard and Gary Mainville representing RK Plaza presented snow removal and storage plan for RK Plaza. Locations were chosen that left spaces open for all businesses in plaza. TJG asked that some of the spaces be relocated to ensure a clear view for traffic exiting the parking lot. Steve Chouinard agreed. There was discussion on drainage and snow buildup. RK Plaza will remove snow from site if it obscures line of sight or exceeds snow storage location spaces as shown on plan.

BJS: Motion to accept the snow removal plan for Stop and Shop Plaza on Pulaski Blvd.

TJG: Second.

Vote: 5-0, Approved.

The Home Depot Development Plan Modification, Continued Public Hearing

RRL continued public hearing at 7:15 PM.

SJW read notice from Frank Kelly of Greenberg Farrow asking for continuance to December 9, 2004 and decision extension to Jan 14, 2005.

BJS: Motion to continue Home Depot Development Plan Modification to December 9, 2004 at 7:15 PM.

EWG: Second.

Vote, 5-0, Approved.

BJS: Motion to extend Home Depot Development Plan Modification decision to January 14, 2005.

EWG: Second.

Vote: 5-0, Approved.

Planners Report: Newsletter, Preservation Plan, and Water Resource District

SJW briefed the Board on the newsletter and preservation plan. She proposed to survey some town residents to get more of a feel of the direction the town wants to take concerning preservation. Also, the new Water Resource District changes that were recently approved were not advertised properly and most likely won't be approved by the Attorney General's office. They will need to vote on it again at the next town meeting. Discussed subdivision regulations and traffic regulation improvements. A review of the all department meeting was given. Meeting was successful and many issues were discussed. Future monthly meetings have been scheduled through May 2005. RRL briefed Board on progress with the GeoTMS system. IT Department is waiting for quotes on data cleanup. Inconsistencies in the data have been a major issue, hopefully, this will resolve a good percentage of the problem.

Pine Acres Definitive Subdivision, Continued Public Hearing

RRL recused himself from this discussion and EWG opened continued public hearing for Pine Acres Definitive Subdivision and Special Permit for Major Residential Development at 7:30 PM.

Attorney Richard Cornetta represented Leo and Germaine Dalpe with Jerry Brisson, consultant and land surveyor. Attorney Cornetta reminded board that concessions had been made between town and Dalpe in consideration for sewer hookups during the Preliminary Subdivision process.

Planning Board discussion focused on culvert that had been discussed at previous hearing. Applicant still doesn't have enough info to determine cost factor, but will provide services needed and the town will provide materials. They are waiting for more information from engineering. Also, reviewed list of waivers requested.

Subdivision Regulation, Section 32 -soil test. Applicant stated the proposed site is on gravel pit and sewerage will be installed. The Board felt that test pits should be done along roadway according to regulations.

Section 323-streetlights. Streetlights are intended and will be coordinated with MA electric. Not requesting a waiver from installing streetlights, but from detailing placement

of streetlights on plan. The Board asked applicant to include streetlights on plan according to regulations. They can confer with Mass Electric about standards.

Sect. 324-Environmental analysis. Applicant argued there is adequate access on Wrentham Road. Site adjacent to town wells and water supply, but town sewer will protect ground water. Board advised of Conservation Commission's concern that should the Board approve the plans before the Conservation Commission finishes its' review, the applicant would have to come back before the Board to institute changes. Only remaining issue is the Wetlands Protection Act. Applicant has hired consultant to work with Conservation Committee on this matter.

Zoning by-law 4332- Landscape plans. Applicant states site is 90% open land; they will build landscaped monument at intersection of Wrentham Road and proposed road. Also, being residential, lots will be landscaped. Applicant does not intend to build homes himself, and cannot say what landscaping would be done by the builder. Board discussed monument landscaping. It is important that sight line is not impeded for traffic entering the roadway. Any landscaping will maintain adequate sight distance required by the town. Board also requested that applicant consult with tree warden, pick species of trees to line roadways in development and notate them on the plan.

4332 Alternate plan. The Board was reminded that the applicant was excused by planning board at preliminary subdivision hearing.

Erosion control plan. Meridian stated that applicant submit a plan to the Conservation Commission. SJW suggested a condition that Erosion Control Plan be submitted at the time a plan is submitted to the Conservation Commission.

Slope Easement Waivers. Applicant requesting waiver for slope easement. Meridian suggests the easements be kept for maintenance reasons. Don DiMartino, DPW, sent comments to SJW that indicated that he could see the viewpoint of the applicant, but if grades needed to be adapted for any reason after the curbing was placed it would be difficult. This would come into play if for any reason the town had to finish the roadway. Jerry Brisson commented that there should be not problem with request, as slopes have to be graded to do roadway and no building permits would be issued if roadway were not done correctly.

Waiver for depth of detention basin requested from 8 feet to 5 feet. More calculations are needed.

Applicant has more to coordinate with DPW and engineering. SWG mentioned that budget for Meridian is pretty much exhausted and she would check with them on what would be necessary.

BJS: Motion to continue public hearing for Pine Acres Definitive Subdivision and Special Permit to January 27 2005, 7:15PM.

APM: Second.

Vote: 5-0, Approved.

BJS: Motion to extend the decision for Pine Acres Definitive Subdivision and Special Permit to February 11, 2005.

APM: Second.

Vote: 5-0, Approved.

Isaac Cummings Definitive Subdivision, Continued Public Hearing

EWG opened the public hearing at 7:45 PM.

Wes Garner appeared to ask what the Board needed from him to get this done. Meridian looked at 1998 calculations and it was only for the roadway. Only issue is drainage. Board advised Mr. Garner that drainage and runoff was a major concern, and this is the primary issue that requires resolution.

Applicant stated if lower building is used as commercial, a new main would be put in between the Mechanic and South Main streets. Fencing around the detention pond will be determined after drainage calculations.

BJS: Motion to continue public hearing for Isaac Cummings Definitive Subdivision to January 27, 2005 at 7:30 PM.

TJG: Second.

Vote: 4-0, Approved, 1 Abstain.

BJS: Motion to extend decision for Isaac Cummings Definitive Subdivision deadline to Feb 11, 2005.

TJG: Second.

Vote 4-0, Approved, 1 Abstain.

Hunter Development, Development Plan and Special Permit Drive Thru

EWG opened the continued public hearing at 7:45 PM.

Mike Frisbie opened with Traffic discussion. Art Scarneo of GPI Traffic Consultants, stated location will not affect road traffic much as it is mainly drive by customers, not a destination. The plan proposed had two driveways to disperse traffic more effectively. They proposed widening the shoulder of the northbound side of Hartford Avenue to allow traffic to pass vehicles stopped to take left turn into facility. They also proposed building sidewalk on southbound side of Hartford Avenue from Maple Street facility, but not extending the sidewalk on the Northbound side, allowing it to "dead end"

Dan Mills of MDM Transportation needs more information to advise on driveways but disagrees with the applicant in that sidewalks on Northbound (opposite) side of road should be extended to Maple Street that people can cross at light.

Board discussion involved, public safety, best use of driveways, traffic issues turning in and out of facility, especially turns heading Northbound. TJG suggested that the north driveway be entrance only and south exit only. Concern over traffic from Guild of Saint Agnes Daycare Center also an issue at peak travel times.

Lee Rolls, Safety Officer, expressed concern at the availability of diesel fuel, as tractor trailers would be pulling in and out creating another set of hazards. Applicant stated that the diesel pups would not be accessible for large tractors.

EWG stated he didn't feel the road improvements were enough to warrant approval of plan. Applicant responded that they were not a large enough company to be able to afford to widen the roadway as proposed by EWG.

Residents Robert Manning, abutter was concerned about Traffic and impact on abutters. Concerned about lights and noise and quality of life for abutters.

Steve Dexter-306 Hartford Ave, abutter stated he cannot exit his own driveway and suggested a dedicated turning lane for both directions.

Applicant's civil engineer, Chris Herron addressed comments in response to Meridian's report and reviewed plan for water removal and filtration. There are still a few points of disagreement between Meridian and Chris Heron regarding calculations for the treatment unit that need to be sorted out.

Plans have been changed to reflect new location of vacuum system and designating as future parking which will keep larger buffer between facility and abutters. Asked for a waiver regarding the parking space guidelines.

Applicant recognized he had misinterpreted the Water Resource District guidelines and that under present regulations a car wash would not be allowed. He asked that the Board allow for spot that is slated for car wash that they label it potential future use should the town adopt new regulations.

Also requested a waiver for placement of driveways. Regulations call for 250 feet between them; they have about 210 feet.

BJS would like them to have an actual traffic analysis through observation, especially at peak times when children are being dropped off and picked up at the Guild of Saint Agnes and Applicant agreed.

BJS: Motion to continue public hearing for Hunter Development to December 9, 2004 at 7:30 PM.

TJG: Second.

Vote: 5-0, Approved.

BJS: Motion to continue public hearing for Hunter Development Special Permit Drive Thru to December 9, 2004 at 730 PM.

APM: Second.

Vote: 5-0, Approved.

BJS: Motion to extend decision for Hunter Development Development Plan Review and Special Permit Drive Thru to January 28, 2005.

APM: Second.

Vote: 5-0, Approved.

APM: Motion to Adjourn.

TJG: Second.

Vote: 5-0, Approved.

Minutes Accepted on: 12-09-04
(date)

Mary Chaves
(prepared by: Mary Chaves)

Roland R. Laprade
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