



BELLINGHAM PLANNING BOARD

5 COMMON STREET
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January 13, 2005 Meeting Minutes

- **Present at the meeting:**

Roland R. Laprade (RRL), Chair
Edward W. Guzowski, (EWG), Vice Chair (not present)
Thomas J. Guerin (TJG), Secretary
Brian J. Sutherland (BJS)
Glenn C. Wojcik (GCW)

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

RRL: Opened meeting at 7:00

General Business

RRL: made general announcement. A letter of resignation from Art MacNeil was received, resigning from the board for personal reasons, effective immediately. Glenn Wojcik, former alternate, was announced as replacement for the duration of Art's term, appointed at a joint meeting with the Board of Selectmen and the Planning Board on January 10, 2005. Board is currently seeking a new member to serve Glenn's remaining term as alternate.

BJS: Motion to accept resignation with regrets.
TJG: Second.
Vote: 4-0, Approved.

BJS: would like to amend December 9, 2005 minutes to reflect the reasoning behind the Planning Board's request to support a denial of the 40B permit at South Main Street as the Planning Board felt that the 40B project was not in keeping with the Town's direction for affordable housing.

TJG: Motion to accept minutes of December 21, 2004 meeting with amendments.
BJS: Second.
Vote: 4-0, Approved.

BJS: Motion to sign vouchers.
TJG: Second.
Vote: 4-0, Approved.

BJS asked about location of handicapped parking spaces at Home Depot near tool rental center and would like follow-up. SJW will ask Building department to look into situation at next all departmental meeting.

Old Business:

High Ridge Special Permit and Definitive Subdivision Extension Request

Tim Jones was asked to appear before Board to justify his extension request. RRL stated that the town is most concerned with the following: conveyance of conservation land and sewer pumping station and \$50,000.00 for schools still owed to the town based on sale of lots.

Tim Jones stated that offsite improvements were more extensive than first thought. He spent a good part of last couple years working on town roads Lake Street, Railroad Street, Center Street and Park Street. There is a small list of things to do, mainly topcoat and clean up. All infrastructure is completely done. Railroad Street Bridge is complete. Park Street totally done, seeded and all. Center Street has a berm that needs to be done. Railroad and Lake Streets need topcoat. Mr. Jones stated this was all "easy stuff" to complete. They didn't concentrate on inside roadway as they were working on outside improvements, He asked for extension for inside work and proposed, September 1, 2005 as a finish date for the off site and Phase I of his development.

Phase 1, Rhodes Way and 2 sides of Highridge, which connects to Rhodes Ways first loop.

When lots are completed Conservation and pumping station land will be conveyed to the town. Does not want to give up his rights to property while he's still developing. When all the lots are sold and built they will talk about transfer of the rights to the land. This does not include his personal lot. No timeframes available at this time.

TJG asked why land would not be transferred now, rather than pay taxes. Mr. Jones replied that he tried to give it to conservation years ago, and the town would not accept the parcel.

BJS concerned about Mr. Jones past history on this and other projects. Concerned about outside the project after Board had room full of angry residents. Would like a better date for off site improvements to be finished other than September 1, 2004

Tim Jones would agree to two dates. He will complete off site work by July 31, 2005 and the inside work by September 1, 2005. He will appear before board June 23, 2005 meeting in July to update on progress.

Entire project, 2nd and 3rd phase, infrastructure will be completed by December 31, 2006

\$50,000.00 will be paid in about 30 days. He is about to close a couple of lots.

Boy scout area is due for completion by September 1, 2005 in Phase I. Scouts can use property, but property will not be conveyed at that time.

BJS: Motion to accept extension for High Ridge Definitive Subdivision Development Plan with the following timeframes:

- Off site improvements on Railroad Street, Park Street, Lake Street and Center Street to be completed by July 31, 2005, pending approval by BOS, with update to Planning Board on June 23, 2005.
- Phase 1 roadwork will be completed by September 1, 2005 including completion of work for Boy Scout area.
- All phases of inside work on road improvements will be completed by December 31, 2006.

TJG: Second.

Vote: 4-0, Approved.

New Business:

Cook, Scott Hill Blvd. 81P

Steve Donatelli, Shea Engineering appeared for Brian Cook. Applicant wanted to change configuration of lot. He was swapping property between two lots, but not changing the square footage, frontage, or lot shape factor.

TJG: Motion to Accept Cook, Scott Hill Blvd 81P.

GCW: Second.

Vote: 4-0, Approved.

Town of Bellingham 81P

Attorney Antonellis presented Land swap approved at Town Meeting. Town is transferring a large parcel, 40,000 square feet for two small parcels and \$100,000.00 to 16-28 Mechanic Street Realty Trust. Attorney Antonellis has received letter of credit. The Board of Selectmen executed the deed and Attorney Antonellis had the deeds executed today for transfer to town of Bellingham. Don DiMartino has reviewed plan. Plan and it was prepared by town's engineers.

Attorney Antonellis assured Board they would work closely with SJW and Board to ensure that the development of more modern business area in keeping with style of new town hall and town park.

TJG: Motion to approve 81P for land swap in town center dated, December 13, 2004.

BJS: Second.

Vote: 4-0, Approved.

Excavate, Site Plan Review for Addition

Steve Donatelli, represented Excavate. They would like to put 60-foot addition on building for equipment storage.

TJG noticed an existing wall on the new plan that was not on the original approved plan. Concerned about emergency vehicle access. Law required minimum of 18' wide roadway for emergency access. Distance between building and wall was approximately 13'. He was concerned that if new plan is approved it would also approve the wall. Board told applicant that although they appreciate the owner's intention to make the property more attractive, the wall must be moved at least 18' from building to allow adequate access for safety vehicles.

TJG: Motion to approved request for proposed 60' x 25' addition with condition that wall be moved to allow more room for emergency vehicles. Approval of plans to take effect when Town Planner receives new plans showing 18' between building and wall.

BJS: Second.

Vote: 4-0, Approved.

Bellingham Business Center (Conroy Development) Development Plan Modification

RRL: Opened public hearing for Bellingham business Center Development Plan Modification

BJS: Motion to waive reading of public notice.

TJG: Second.

Vote: 4-0, Approved.

RRL reopened public hearing at 8 PM.

Joe Antonellis on behalf of Conroy Development , Joe Lynch, principal of Conroy Development, Mark Beaudry of Meridian Associates, and Jeff Thurber, building contractor.

210,000 sq ft warehouse. The 99 Restaurant are renting 78,000 sq. They will need significant refrigeration space, which will require changes in parking lot and loading dock area. Have not changed amount of pavement or impervious surfaces but have made parking spaces in the back for trucks. Therefore no new WRD Special Permit review needed.

Mark Beaudry discussed loading dock changes that required adjustments to limits of pavement in back of building. Additional paved area required for truck parking resulting is modifications of impervious site. Site had over 80 spaces above zoning requirements,

so they reduced parking of 79 spaces (in excess of zoning by 12 spaces) Reduction of parking in front allowed for additional spaces in back. Added additional green islands to keep total impervious surfaces at 46%. Only change to building is change in location of doorways and loading dock. Entrance driveways in same place

Some changes in storm water management. Redesigned storage and recharge location was less due to additional parking being added in back. Created vegetated detention basin on east side Four bays were eliminated and replaced with storm center units (3) to treat runoff before it reached detention basins

Changes approved by Conservation in 2002 were incorporated into plans as well.

Minor modification made to utility lines. Hydrants were added in front and rear of building. Layout change on side of building as requested by Fire Department. Moved roadway closer to building.

Outstanding Issues:

Fence around basin. Fence was agreed to by Conroy and construction detail will be on revised plan. Black vinyl coated four-foot chain link fence with 8 ft gates. They will provide submittals to town.

Revised storm water management plan. Sedimentation control plan part of storm water maintenance plan. Reference changes to plan WRD Special Permit

Added cross section to revised plans. Change from original approval, making sure material is watertight for berm, so water will be retained within basin and held. Generally part of earthwork construction. Conroy will provide that as condition of approval.

Easements were prepared in October by project surveyor. Attorney Antonellis presented Board with copy of signed easements.

Additional test pits be part of development plan. Board would like test pit done while basin is being dug to depth of detention basin.

Conservation Commission review: Meeting with them on January 26, 2005 to review amendment of conditions. There are no changes in detention basin area. They want the Order of Conditions amended to reflect new plan.

Member of audience, Edward Moore, asked if basin was made larger when smaller basin was removed from plan. Mark Beaudry stated that it had been made deeper and the chamber in the bottom of basin was nearly double, to increase recharge capacity.

BJS: Motion to draft approval for Conroy Development, Bellingham Business Center for Development Plan Modification.

TJG Second.

Vote: 4-0, Approved.

Planner's Report

Kate Buyuk, Bellingham resident, stated interest in the Associate Board Member vacancy. She is looking for community involvement. The Board stated it would keep the posting for an Associate Member on the website for another week.

Newsletter is being drafted. BJS and GWC will be interviewed for first edition.

Preservation master plan. There have been responses to the request for volunteer archeologist. Survey for public opinion for preservation is prepared and ready to distribute upon go ahead by committee. RRL suggested the Planning Board vote on committee and addendum to master plan. Every 5 years master plan should be reviewed and revised as necessary. Historical Preservation could be first step in revision. RRL suggests doing Master Plan in pieces to make it more practical.

Coordinator's 6-month review due soon.

Pearl St Mill RFP is coming along SJW will be reviewing document with the Pearl Street Mill Redevelopment committee.

Subdivision regulations are being updated and will be presented later in year, perhaps July. SJW will arrange meeting with Conservation Commission to formalize procedures between Planning and Conservation. Traffic Review needs to be done. MDM has prepared proposal to fully review Traffic for \$4,000.00. They will review current regulations and procedures.

Fall Town Meeting. Warrant request is in beginning in July and SJW asked that Board consider what they want and get it initiated. Noise and Family Apartment By-law suggested. SJW will initiate formation of committee to review Sign By-laws and make suggestions to the Planning Board.

BJS Motion to adjourn.

TJG: Second.

Vote: 4-0, Approved.

Minutes Accepted on: 1-27-05
(date)

Roland R. Laprade
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Edward W. Guzowski
Edward W. Guzowski

Thomas P. Guerin
Thomas P. Guerin

Mary E. Chaves
(prepared by Mary Chaves)

Brian J. Sutherland
Brian J. Sutherland

Glenn C. Wojcik
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