



BELLINGHAM PLANNING BOARD

5 COMMON STREET
BELLINGHAM, MASSACHUSETTS 02019
(508) 966-0991; FAX (508) 966-2317
PlanningBoard@bellinghamma.org

May 26, 2005 Meeting Minutes

- **Present at the meeting:**

Roland R. Laprade (RRL), Chair
Brian J. Sutherland (BJS) Vice Chair
Glenn C. Wojcik (GCW), Secretary
Edward W. Guzowski, (EWG),
Thomas J. Guerin (TJG),
Kate Buyuk (KB) alternate

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

RRL opened meeting at 7:00 PM

BJS: Motion to sign minutes of May 12, 2005 meeting
TJG: Second
Vote: 5-0, Approved

BJS: Motion to sign vouchers
TJG: Second
Vote: 5-0, Approved

Old Business:

Rocco Garage, 146 Maple Street, Decision Signing

Board discussed language "owner or tenant" of decision and agreed that it was not an issue

TJG Motion to sign decision for Rocco Garage
EWG: Second
Vote: 5-0, Approved

Pine Acres Plan Signing

Leo and Germain Dalpe were present for plan signing. Gerry Brisson delivered Mylar and paper copies of plan

SJW informed Gerry Brisson that we needed 6 copies of signed plan for distribution

BJS: Motion to sign plans for Pine Acres Definitive Subdivision

TJG: Second

Vote: 4-0 Approved, RRL abstained

New Business

Crystal Springs Condos Informal Discussion

Mark Allan appeared for informal discussion regarding Crystal Springs condos. Only phase one was completed and the developer has sold the building rights. They are proposing 8 duplexes.

Asked Board for input or feedback on how the Board would like the process to flow. RRL said they should check the legality of the road. There is a sewage pumping station on the property and they were asked to check if it was on easement or town owned land. Discussion on how the two groups of condos would be separated so that traffic would not have a cut through. TJG asked about having 2 dead end roads and the number of units allowed on a dead end road. The road will remain private. TJG advised applicants to check with Fire Department regarding fire hydrants. Board recommended a looped road with devices between the two phases to discourage cut through traffic and speeding.

Gray Wolf Development Plan Review and Special Permit Water Resource District, 1st Public Hearing

RRL opened Public Hearing at 7:15

BJS: Motion to waive reading of Public Hearing notice

TJG: Second

Vote: 5-0, Approved

Joyce Gilmore, Shea Engineering appeared for Gray Wolf Development. They have asked for Special permit for 39% impervious coverage in water resource district. Proposing 2 new buildings for storage and limited maintenance of large construction equipment with paved area between them.

Ms Gilmore reviewed development plan and spoke about drainage of clean and dirty water. Dirty water going to catch basin with sump to retention area and clean water being drained off roof-to-roof drains under building and into a series of leaching trenches. She stated that they had just received the comments from peer review engineers, Meridian Associates and that they were willing to comply with all requests.

The comments include need for a lighting plan, an architectural plan, drainage and storm water management calculations, prohibition of vehicle washing, calculations, and spot elevations to be shown on plan.

Subdivision rules and regulations require storm water management policies for more than 10 parking spaces. Less than 10 spaces will be added; but they will still provide storm water management policies.

BJS: Motion to continue public hearing for Gray Wolf Development Plan Review and Special Permit for water resource District until 7:15 June 23, 2005

TJG: Second

Vote: 5-0, Approved

BJS: Motion to accept request for extending deadline until July 15, 2005

TJG: Second

Vote: 5-0, Approved

Thundermist Car Wash, Continued Public Hearing

RRL opened public hearing at 7:30

Ron Lussier appeared before Board with lighting plan and redesigned site plan. He addressed issues brought up at last meeting. He has abandoned idea of 24-hour operation in favor of 7 am-9pm operations.

The dumpster was relocated to be equidistant between abutters and will be emptied weekly.

Snow removal issues were addressed. Heated concrete pads to be installed at entrance and exit - all the way out to the sidewalk. Will use snow blowers and plows on site to direct snow. Also showed gates on unused area of site that can be opened to store snow. Access ramps are now located on plans. Mr. Lussier read two letters aloud and for the record.

May 20, 2005

Raymond Recore
87 Pickering Ave.
Bellingham, Ma 02019

TO: The Bellingham Planning Board
FROM: The owner of 361 Pulaski Blvd.
RE: ThunderMist Carwash

I purchased the property adjacent to the former Flurette's Automotive in 2005 in recognition of its commercial location and future commercial potential. Therefore, I am not in opposition to this proposal, which will enhance the business district.

The current residents of the property are relatives of mine who lived on top of Flurette's for many years on spite of the noisy traffic and automotive use environment. Although

they are not in opposition to this proposal I'm glad the applicant has agreed not to be open between the hours of 9 PM and 7 AM while there are residents living there.

Sincerely
Raymond Recore

May 20, 2005

Marcel Champagne
27 Orchard Street
Bellingham, MA 02019

TO: The Bellingham Planning Board
FROM: The owner of 21 Orchard Street
RE: ThunderMist Carwash proposal

My home immediately abuts the property of the applicant, and I sold the property to him in 2005 when I closed Fluette's Automotive. I was aware of his intention to convert the property into a high tech carwash at the time of the sale and therefore, do not oppose him doing so now.

At the time of the sale, I asked him to consider minimizing the development of the portion of his property abutting Orchard Street, which abuts my side lot and is beautifully landscaped. The site plan presented demonstrates his good intentions in this regard.

Sincerely,

Marcel Champagne

Ron Mueller, GPI, presented traffic report stating that business would generate 13-18 additional trips than the prior use, an automotive repair shop. He also stated that the project would have negligible impact on traffic. The timing of vehicles exiting would be controlled by the automation of the carwash. GPI also reviewed site plan design to which changes had been made for safety.

The Board reminded Mr. Lussier that a traffic study had been requested which would begin with a scoping session between GPI and the town's traffic consultant. MDM. BJS advised the applicant that he needed to work with the Town Planner on traffic issues. EWG asked if the applicant would consider improving traffic conditions in front of the property by relining Pulaski Blvd from Arthur St to the light at Crooks Corner. He

believes that there is a serious safety issue involved with left turns in to Arthur Street and right turns exiting on Pulaski Blvd.

Mr. Mueller stated that he realized the Board could request a full blown study, but that according to the by-laws the threshold had not been met which would require a study be performed. He further stated that it may be in the best interest of all parties for the applicant's funds to be spent on striping Pulaski Blvd., rather than a full blown study.

RRL asked if the board felt a full-blown traffic study was needed for analyzing the impact on traffic. After much discussion it was agreed that MDM would review the project and the information from GPI. It was also agreed that Mr. Lussier would agree to meet with his traffic engineers (GPI), the peer review engineers (MDM), SWG and Don DiMartino, DPW, to get Mr. DiMartino's feeling about the project and an estimated cost of striping Pulaski Blvd from Arthur Street to the light at Crooks Corner

Mr. Lussier addressed manning his operation and stated that it does not make good business sense since someone will be on call at all times of operation. He also had reservations about someone other than a qualified mechanic being unable to address issues in the operation of the carwash. He reiterated that the system would page an on call person with the exact nature of the problem, and that person would take care of any issues. He also commented that if necessary, an exit door could be installed in each bay for passengers in the event of system failure. Generally, when the carwash has a system failure the doors would open to allow the vehicle to leave the bay. With regards to the vacuum system, Mr. Lussier stated that he believed they were a valuable asset to his carwash and he would keep them in the proposal.

John Murray, abutter, spoke in support of plan. He mentioned that signalization is a problem as much as volume

Mr. Poitrous, who had previously spoke against this project stated that he would much prefer a car wash instead of a garage (which grandfathering allows). He apologized to the Board for using this Public Hearing as a vehicle to voice his complaints about traffic in general.

Charles Trottier, resident, had several issues of concern. He spoke about the dumpster, snow, safety. He also asked about the water supply and sewage rates. Mr. Lussier responded stating there is a preexisting well on the site with town water back up. A meter measuring flow to the sewer will be installed to determine his sewerage rate. A water meter will also be on site to track usage of town water.

Ed Wessel, abutter, is worried about child safety as cars speed and cut through the parking lot. He was relieved to know the applicant's design will prevent cut through with a raised pavement area. The exit on Arthur Street remains a concern and Elizabeth Metavier suggested elongating the curve to encourage a right turn on Arthur Street. The Board agreed that this was a sound idea.

Guerriere and Halnon engineer showed noise study and light plans and answered questions relating to sound and light for the Board and the residents.

BJS: Motion to continue public hearings Thundermist Car Wash Site Plan Review and Special Permit for Drive-thru to June 23, 2005 at 7:30 PM

TJG Second

Vote: 5-0, Approved

BJS Motion to accept extension of decision deadline for Thundermist Car Wash Site Plan Review and Special Permit to July 15, 2005

TJG Second

Vote: 5-0 Approved

SJW advised Board on Noise Bylaw she would review bylaw, prepare draft 2, and asked for the Board's opinion of scope

BJS was concerned with the pattern of noise

GCW-wants to see referenced standards to make certain the most recent standards are used.

The Board expressed concerns about referencing future standards that might not be exactly what the Board wants. The Board would like the wording to allow the Board to use the more restrictive of the standard in place when the by law is adopted and what the latest standard is. The Board also would like Town Counsel's opinion on the legality of referencing a future standard.

Enforcement issues for Noise violations were also discussed.

GCW: Motion to cancel June 9, 2005 meeting (withdrawn)

BJS Second

Vote

TJG Motion to adjourn

BJS Second

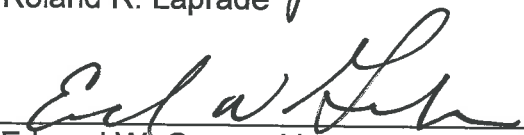
Vote: 5-0 Approved

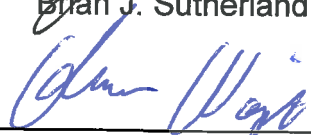
Minutes Accepted on: June 9, 2005
(Date)


(Prepared by: Mary Chaves)


Roland R. Laprade


Brian J. Sutherland


Edward W. Guzowski


Glenn Wojcik


Thomas J. Guerin