



# BELLINGHAM PLANNING BOARD

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

## June 23, 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  
Mary Chaves (MC), Coordinator  
Amy Cook, (AC), Commission on Disabilities

RRL opened meeting at 7:00 PM.

BJS: Motion to accept minutes of June 9, 2005 Planning Board meeting.

TJG: Second.

Vote: 5-0, Approved.

BJS: Motion to sign vouchers.

TJG: Second.

Vote: 5-0, Approved.

### **Bryn Smith, 106 Mendon Street, 81P**

Bryn Smith had a property line adjustment on a plan, as the stonewall on property should have been included with the house lot, not the commercial lot. Plan was adjusted to reflect change.

TJG: Motion to sign 81P of plan from June 1, 2005 for 105 Mendon Street.

BJS: Second.

Vote: 5-0, Approved.

### **Terry Ryan, Applewood Survey Company. 340 Farm Street Signing, 81P**

A new plan reflecting name change from Farm Road to Farm Street for 81P that was approved at last Planning Board meeting on June 9, 2005 was submitted for signatures.

**Planner's update:**

SJW gave update on Hunter development appeal. Attorney Ambler relayed a message to the Board through SJW that the Land Court judge had combined the three pending appeals and remanded them to the planning board. Lee asked the Board take a vote this evening to determine if Hunter Development could resubmit the original plan minus the drive through and car wash. Discussion of Board members included the degree of modification to the plans and that Board members wanted to ensure that the issues for denial were addressed in the modified plan and the possible outcome and loss of mitigation and legal fees should the Board allow the case to be settled in Land Court.

EWG: Motion to hear Hunter Development's resubmittal and send letter to Hunter Development regarding the Board's area of contention, which are traffic issues and the removal of future development from the plan and the same mitigation package as previously offered.

TJG: Second.

Vote: 5-0. Approved.

**Gray Wolf Development Plan Review and Special Permit Water Resource District**

RRL continued Public Hearing at 7:15 P.M.

SJW updated the Board on comments from DPW and Conservation Commission. Fred Lapham, Shea Engineering, addressed the Board on the outstanding Engineering issues, showing changes to plans as suggested by Meridian during peer review. A storm scepter unit to protect water resource district was added as requested by Meridian. Storm scepter and drains to be cleaned as per manufacturers specifications. Applicant requested waiver of fence around the basin. After discussion Board agreed that the fence could be waived, as there would be only 3" of water retained at its peak in 100-year storm scenario. Discussed cleanup of spills and preventive measures. 100% of a spill of two vehicles can be contained in first catch basin. Operation and maintenance plan includes that the facility will keep cleanup kit in building. Condition of approval is to abide by operation and maintenance plan.

Applicant proposing no vehicle washing would be done on site and repairs would be done inside the building. Board stated that this would be a condition of approval.

BJS: Motion to draft a favorable decision for plan of land for 215 Depot Street, Gray Wolf Development Corp.

EWG: Second.

Vote: 5-0, Approved.

BJS: Motion to grant Special Permit for Water Resource District for 215 Depot Street, Gray Wolf Development.

EWG: Second.

Vote: 5-0, Approved.

**Thundermist Car Wash, Site Plan Review and Special Permit for Drive-Thru**

RRL continued public hearing at 7:30 PM

Ron Lussier went over changes that were made since the last meeting, including addressing comments from the Commission of Disabilities. Mr. Lussier also explained to the Board that it was not practical to make a right turn only exit on Arthur Street as it is an access driveway for delivery trucks, and the waste disposal truck to empty the dumpster.

RRL inquired as to why the applicant had not gone through with requested peer review. The applicant stated that he felt that the purpose of the peer review was not valid since the area was going to be worked on according to future plans that he received from the Mass Highway Department. Also, due to vacation plans of DPW Director, he was not able to get the information he felt he needed before the peer review took place. SJW stated that the Board does not depend on the availability of Don DiMartino for peer review, although he often offers feedback. Mr. Lussier proposed to the Board that he would donate up to \$3,000.00 to the DPW to address traffic issues at the site in lieu of a waiver of the peer review. If not possible, the applicant requested more time. EWG stated he preferred that the \$3000.00 Mr. Lussier offered go to fix the traffic problem. RRL stated that the peer review was not only for traffic, but also a review of the site itself. BJS stated that he was not comfortable making a decision on this project until the peer review is completed so he can make an educated decision. KB advised applicant that she did not have enough information to make an informed decision and that is why peer review is necessary for the Board.

RRL presented 3 options for applicant:

1. Withdraw without prejudice
2. Continue with peer review
3. Present as is for a vote

The applicant stated that the cost of peer review was more than he could bear at the time, but his financial status has changed and he was agreeable to a peer review of the site.

Residents present for hearing included John Murray who spoke about the signalization of the lights. He distributed a newspaper article regarding the incorrect timing of traffic lights in the U.S.. Fred Zazza, an area resident and business owner, spoke in support of the project and the need to improve the area with new businesses. Wayne Poitrois had a question regarding sewer and wondered if Mr. Lussier was still planning to put a sewer line down Arthur Street.

Mr. Lussier stated that Don DiMartino asked the line be put 23 feet deep so other neighborhoods could take advantage of line. Mr. Lussier pointed out that the town would save approximately \$100,000.00, should be pay for the installation of this line. He also stated that he had spoken with neighbors about having Attorney Amber create a "sewer trust" to which the four households of Arthur Street would contribute

approximately one-half of the betterment fee of \$7,200.00. Mr. Lussier hesitated to confirm as he felt that if he confirmed, some of the Arthur Street residents might renege on their commitment to pay some of the betterment costs. Mr. Poitrois was reassured by RRL that if the street were opened for the sewer work, a bond would need to be posted to ensure that the work was completed. EWG stated that generally, the applicant would bear cost of sewer stubs. RRL stated that this commitment was in the original application and if this were to be changed, Mr. Lussier would need to notify the Board. BJS asked Mr. Lussier about the emergency exit doors that had been discussed at last meeting. Applicant assured Board that the system had safety features that would prevent a person or vehicle from being trapped in the bay. Don DiMartino will advise on sewer and MDM will be used for peer review.

Board asked the following be covered in peer review:  
Site flow, entrance and egress flow, and traffic flow

BJS: Motion to continue public hearing site plan review Thundemist Car Wash to July 28, 2005 at 7:15 PM.

TJG: Second.

Vote: 5-0, Approved.

BJS: Motion to continue public hearing for Special Permit for Drive Thru until July 28, 2005 at 7:15 PM.

TJG: Second.

Vote: 5-0, Approved.

BJS: Motion to grant extension for decision for site plan review until August 12, 2005.

TJG: Second.

Vote: 5-0, Approved.

BJS: Motion to grant extension for decision for Special Permit for Drive Thru until August 12, 2005.

TJG: Second.

Vote: 5-0 approved.

### **Lake View Estates 40B Informal Discussion**

Janice Hannert, South Center Realty Trust, and Larry Knoerl of Benchmark Engineering appeared before Board to discuss Lakeview Estates, a 40B project proposed by Fafard Development.

Ms. Hannert informed Board that the number of units is being reduced to 160 units from 250 units. The plans are still conceptual, and they are working with Conservation Commission tracking wetland lines. Once wetland delineation is complete the plan will be developed.

This project is for sale housing with 25% of units deeded and restricted for 99 years and count to Bellingham affordable housing. Up to 70% of affordable units could be

earmarked for Bellingham residents. Proposed housing for people who have not owned a house in the last 3 years with some exceptions for the elderly. Maximum income requirements range from \$66,150.00 for family of 4 persons to \$46,300 for single person. Figures derived from 80% of guideline for 2004 medium income published by HUD. Applicants selected through lottery process.

The affordable units approximately 50% less expensive than regularly priced units. Discount rate is established and it is put in deed so that when property is sold, the same discount would apply for new owner.

Applicant is looking to tie in to town water and will work with DPW for overall looping. Applicant has determined that there is adequate water pressure for this development, and is proposing that the units be tied into town sewer but would tie into the Blackstone River watershed, not the Charles River.

Notice of intent was filed with Conservation Commission on April 11, 2005. They have determined there are 5 wetland areas on site.

Larry Knoerl addressed Board on where the proposed tie ins for water and sewer would be and reviewed looping of water. EWG asked if applicant would provide sewer stubs to the residents of Center Street. TJG stated that this made sense so the street only had to be dug up once. RRL stated that that is generally required that stubs be provided for residents. Ms. Hannert replied that they "would look into the suggestions". EWG stated that the applicant had not proposed to do anything to mitigate the burdens created by this project.

Mr. Knoerl reviewed drainage issues. They are proposing 4 new detention basins to service drainage and water treatment system. RRL asked if they would agree to a peer review of their drainage plans. BJS asked for a commitment that the applicant would agree to a peer review of the project at the applicant's expense. Ms Hannert said that when the plans are finalized, a peer review would be considered and that is their typical procedure.

Jeff Scornacova, Chairman of Zoning Board of Appeals, asked the Board to consider the number of units needed for 10% requirement. It was suggested that more than 25% of the units could be earmarked for affordable units. GCW noted that the reason the applicant was proposing 25% of the units be earmarked for affordable housing was because that is the minimum amount required by the 40B regulations.

Mr. Knoerl spoke about Silver Lake Road and stated it was in good condition with the exception of one or two areas. Silver Lake road would be used for exiting and entering development. Applicant would improve road conditions. RRL pointed out that low volume was the reason the road had remained in good shape. They will work with DPW to determine extent of work required. RRL asked if the other proposed Fafard project would be using Silver Lake Road as well. EWG addressed applicants regarding traffic, sidewalks and safety, which are major concerns of Bellingham residents. He suggested necessary mitigation for their consideration.

**Highridge**

Robert Herman, Highridge resident appeared to ask Board for their help with conditions at High Ridge. He will return to the next meeting where the developer, Tim Jones, is scheduled to appear.

**Planning Board Staff contracts, approval and signing**

SJW advised Board that the contracts for FY06 are due to be signed. EWG reviewed contracts and noted that SJW did not take a pay increase for fiscal year 2006.

TJG: Motion to sign contracts for Town Planner and Coordinator.

BJS: Second.

Vote: 5-0, Approved.

SJW advised Board that warrants for Town Meeting are due by July 8, 2005.

BJS: Motion to include density bylaw in warrant for Fall town Meeting.

TJG: Second.

Vote: 5-0 Approved.

BJS: Motion to adjourn.

TJG: Second.

Vote: 5-0, Approved.

Minutes Accepted on: 7-14-05  
(Date)

Mary Chaves  
(Prepared by: Mary Chaves)

Roland R. Laprade  
Roland R. Laprade

Brian J. Sutherland  
Brian J. Sutherland

Edward W. Guzowski  
Edward W. Guzowski

Glenn Wojcik  
Glenn Wojcik

Thomas J. Guerin  
Thomas J. Guerin