



# BELLINGHAM PLANNING BOARD

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5 COMMON STREET  
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## August 11, 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

TJG: Motion to sign the minutes of July 14, 2005 and July 28, 2005

EWG: Second

Vote: 3-0, 1 abstain, 1 absent at vote

BJS: Motion to sign vouchers

TJG: Second

Vote: 4-0, 1 absent at vote

### **Thundermist Car Wash, decision signing**

BJS had questions about lighting plan-appeared that excess spill of light would be on sidewalk and asked for time to review the decision and asked that the discussion be continued once he had a chance to review the written decision

BJS Motion to sign decision for Thundermist car wash special permit for drive-thru dated August 11, 2005

TJG: Second

Vote 5-0, Approved

**Hunter Development Gas Station/Convenience Store, decision signing**

BJS: Motion to sign for Hunter Development Development Plan approval

TJG: Second

Vote: 5-0, Approved

**81P, Flurette, 65 Locust Street**

David DeCoste appeared to have plans signed for the subdivision of property at 65 Locust Street. Both lots have proper frontage and square footage. He stated that he has already been through the Conservation Commission to deal with wetlands on the property.

BJS: Motion to approve plans 81P for 65 Locust Street, dated June 21, 2005

TJG: Second

Vote: 5-0, Approved

**Informal discussion, Gallant, 2 lot subdivision, 100 Suffolk Street**

Bill Halsing, Land Planning, appeared representing the Gallant family. Although they will require a waiver (more than 12 homes on dead end), they proposed to split their lot in two for a single-family dwelling and a two family dwelling. In turn, they would install a cul-de-sac to town standards.

RRL advised them they would need a variance for lot shape factor from the Zoning Board of Appeals. They also need to approach the Blackstone Planning Board as the property is in both towns.

The Board had no major issue with the proposal.

**Van Lumber building addition, 27 South Maple Street**

RRL opened public hearing at 7:15 PM

BJS: Motion to waive reading of public notice

TJG: Second

Vote: 5-0, Approved

Attorney Joseph Antonellis appeared representing Van Lumber. He stated they would be asking for a reduction of thirty parking spaces. There is overflow area available for additional parking, but they would like to leave that area green so they will have more pervious surface on site. The addition will reduce the amount of truck traffic on property, as movement in materials between locations will cease.

Mike Dryden, Meridian Associates, discussed engineering issues such as storm water management, parking, fire prevention etc. He reviewed the comments from peer review and the Fire Department.

The proposed addition is a 46,000 square foot building that will be used mainly for material storage and an expanded work area. The number of employees will only increase by nine over a period of time.

They will use existing curb cuts and create a 28 ft. wide access drive for emergency vehicles and trucks around the building.

111 parking spaces are required according to the bylaw to address future growth. They are proposing to construct 81 spaces and asked the board for relief from constructing the additional 30 spaces and leave the area pervious. An area would be set aside for 51 additional spaces should the building change use in the future. GCW asked if the drainage as shown would handle the future expansion of these 51 parking spaces. Mr. Dryden stated that if this space were to be converted to parking spaces, it would require additional sub-surface drainage. However, the plans as proposed do include the thirty additional spaces as required in bylaw and are in accordance with storm water management policy. Should the Board grant them relief on the 30 spaces it would be "additional padding".

Mary Wills, Van Lumber Production Manager, stated that 12 of the employees work from home as salespeople and 47 are on site.

Rich Romella told the Board there would be some additional signage to direct truck traffic on site, but nothing to be changes at the street.

EWG commended Van Lumber for being a "good neighbor" in the town.

Mike Dryden, Meridian Associates, reviewed the proposed storm water management system and responded to the comments of the peer review engineer, Tom Sexton of Mainstream Engineering; Meridian has already incorporated most of the comments from Mainstream Engineering in to updated plans

They will be building a retention basin on site and continue to use the existing basin that is shared by several sites. RRL expressed concern that the existing basin has not been maintained over the years. Mike Dryden responded that to date it seemed to be functioning and had vegetation growing in it which would facilitate the cleaning of the storm water. RRL advised applicant that the DPW would generally maintain a basin that is used by multiple parties, but that it is possible that they were unaware of this particular basin. . After some discussion the Board agreed that before the addition could be built, the basin would be inspected, the applicant would contact Don DiMartino, DPW, to discuss maintenance of the basin. Should the basin not be functioning properly after inspection, Van Lumber would do the work necessary to repair the basin. They would also submit a maintenance plan for both the existing and proposed new basins.

There were a couple of points regarding the existing drainage from the abutting site to the existing retention pond. Mainstream Engineering's peer review report suggested that this system be retrofitted with a storm sceptor system. Meridian suggested that it

would be unwise to retrofit the existing system that this was not common practice and was unnecessary with the proposed drainage plan. The plans add no additional drainage to the existing system and they would prefer to keep the existing system as it is.

Kathy Haggerty of Maple Brook Road asked if this property abutted Maple Brook. It does not.

EWG: Motion to draft affirmative decision for development plan Van Lumber warehouse addition, conditional upon the following:

- Documented inspection of existing basin by certified engineer stating that the basin is compliant with present Planning Board regulations.
- Applicant must work with DPW to come up with Maintenance Agreement Schedule for existing basin.
- Showroom hours of Saturday 9-12 and weekdays by appointment will not change.
- The number of employees will not exceed a total of 68 employees.

TJG: Second

Vote: 5-0, Approved

### **Accord Building Systems Site Plan Review**

RRL continued public hearing at 7:30 PM

Dan Cataldo, Accord Building Systems representing Dick Munroe, made suggested changes to the parking concerning parking and the situation of building site on plan.

EWG: Motion to draft decision of approval of development plan for Accord Building Systems at 315 Farm Street

BJS: Second

Vote: 5-0, Approved

### **Thundermist Car Wash Decision Signing continued from 7:15**

There was discussion of why Mr. Lussier had not contacted the safety officer regarding the signage for exit lane. Mr. Lussier responded that he had a stop sign and stop line added to plans as suggested in MDM's report. The Board requested that Mr. Lussier contact the safety officer and review plans.

There was also discussion of the sewer hookup. Mr. Lussier asked the Board if he could change connection site to Orchard Street to expedite the process of obtaining sewer. The Board advised Mr. Lussier that he had been cautioned that any change to his decision to hook up on Pulaski Boulevard would require him to come back before the Board in another public hearing. Mr. Lussier asked the Board for consideration from strict compliance with the rules should he come back before the Board. The Board advised him that he would have to go through another Public Hearing with new plans, etc.

Mr. Lussier offered to reimburse the Board for the expense of the interpreter for hearing impaired at two prior public hearings. The Board thanked him for the offer, but advised him it's not his responsibility.

### Planner's Report

SJW addressed Board on Traffic Peer review for upcoming Walgreens application. There was discussion on whether to use Beta to do this peer review as they work for the Town of Bellingham and designed the intersection. The Board decided to have MDM review the Walgreens project, because they have nothing vested in this site

Hidden Pines, 3 lot subdivision is getting to the point of posting Bond and has issues with Don DiMartino's suggested bond amount. Over \$4,000.00 of this amount was for landscaping for trees that are not on the approved plan. The reason for this is that when the new road was matched to the existing roadway the new roadway ended up being 35 feet wide, and there is no room for the trees. After some discussion, the Board agreed to go forward with Don DiMartino's minimum request of \$31, 036.20.

BJS: Motion to accept minimum-security deposit of \$31,036.20 as recommended by DPW Director, Don DiMartino

EWG: Vote

Vote 4-1, Approved

BJS: Motion to adjourn

EWG: Second

Vote: 5-0 Approved

Minutes Accepted on: Aug. 11, 2005  
(date)

Mary Chaves  
(prepared by: Mary Chaves)

Roland R. Laprade  
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