



BELLINGHAM PLANNING BOARD

5 COMMON STREET
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September 22, 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 September 8, 2005 Minutes

BJS: Second

Vote: 5-0, Approved

BJS: Motion to sign the vouchers

TJG: Second

Vote: 5-0, Approved

BJS: Motion to sign the Graves Engineering Contract

TJG: Second

Vote: 5-0, Approved

Hunter Development, Minor Drainage Change

Mike Frisbee of Hunter Development appeared to address the Board on a change in the basin shape and location from the approved plan. The Conservation Commission pointed out that part of the proposed detention basin infringed on the 100-foot area surrounding a wetland. This was not picked up earlier as the wetland maps used were not updated with this information. The engineers reconfigured the shape and location without changing any of the function of the pond. The Board saw no issue with the new pond location.

BJS: Motion to accept plan as modified dated September 18, 2005 for Hunter Development
TJG: Second
Vote: 5-0, Approved

99 Service Center, Hazardous Materials List

Tom Williams, VP of Operations for 99 Restaurants, presented the Board with a list of materials that would be stored in their warehouse at 190 Mechanic Street. The Board determined that nothing being stored would trigger a modification to the Special Permit for the Water Resource Area. The Board advised Mr. Williams that if they intended to do onsite fueling of vehicles or store other hazardous materials on site, he would need to come back before the Board to determine if a modification to the Special Permit would be necessary. It was also noted by the Board that if some occupant other than the 99 moves into the property that they should provide a list of materials.

Bellingham Business Center, Hazardous Materials List

Mark Beaudry, Meridian Associates, appeared on behalf of Conroy Development. Conroy would be using two compounds, sodium bicarbonate and sodium acetate in their treatment of sewerage system at 190 Mechanic Street. The compounds would be handled by licensed professionals and stored inside the building in a room housing the mixing system for the septic treatment.

Walgreens Pharmacy, Development Plan Review and Special Permit for Drive-Through, Continued Public Hearing

Attorney Joseph Antonellis represented the property owners. He told the Board that Scott Weymouth of Arista Development had met with the abutters on Centerville Lane to discuss their issues. According to Attorney Antonellis, there was some agreement on neighborhood mitigation for the residents of Centerville Lane. Arista will place a natural fence to screen neighborhood from site. Centerville Lane residents, Bill Shoemaker and Rick Miller confirmed to the Board that they were satisfied with the proposed mitigation concerning lighting and the site line. There was also a verbal agreement that no deliveries would be made after 10 PM.

James Dunton, 43 Mechanic Street, stated that he was still concerned about his site line and light from the headlights of parking cars. Mr. Weymouth agreed to meet with him after the public hearing to discuss his concerns and try to find some resolution.

Bill Lorrigan, Mosier and Associates, spoke about the architecture of the building. He showed revised plans to the Board. There was much discussion about the fact that the building appeared too box like and that this design was unacceptable to the Board as this building would be an integral part of the Town center and as such should reflect the

character of the center. The architect agreed to rework the design and Mr. Weymouth was agreeable to the change.

Art Scarnio, GPI Traffic Consultants, addressed the Board on traffic patterns and issues with the intersections on Mechanic Street at the Town Hall. Mr. Scarnio presented a series of plans depicting the intersection as it currently is, as proposed for reconstruction by Beta Group and as proposed by Walgreens as mitigation. They have been working with Don DiMartino and Beta Group on the design of the entrance to the new Town Hall which will also have 2 entry points to Walgreens. Mr. Scarnio told the Board that if the town could work concurrently on the intersections with the Walgreen contractors it's possible they could alleviate the non-compliance of MUTCD (Manual of Uniform Traffic Control Devices) with the 5 access points at the intersection with the Town Hall exit.

The intersection they propose will add a left turn lane in the eastbound direction of 140 on to the new Town Hall access road. The developer will also construct the roadway to the new Town Hall and install a traffic signal at the intersection of the new roadway and Mechanic Street. Mr. Scarnio stated that the levels of service will improve over a no build situation so the proposed roadwork mitigates the project's traffic impacts. Mr. Scarnio proposed that the town work with the proponent to reconstruct the intersection for the "ultimate solution". Mass Highway has not approved the plans. The future plan for the intersection does not currently include the proposed left turn lane.

The Board felt that the proposal to do all roadwork at once made sense and will confer with Don DiMartino to see if that will be possible.

BJS: Motion to continue public hearing for Walgreens Pharmacy Development Plan
Review to October 13, 2005 at 7:30 PM

TJG: Second

Vote: 5-0, Approved

BJS: Motion to continue public hearing for Walgreens Pharmacy Special Permit for
Drive Through to October 13, 2005 at 7:30 PM

TJG: Second

Vote: 5-0, Approved

Planner's Report**Circulation Chapter, Master Plan**

SJW advised the Board of her plans to update the Circulation Chapter of the Master Plan. Chapter would be more specific in terms of what mitigation would be required from developers at particular intersections.

RRL stated he would like the task force to consist of 7 people including a representative from the Board of Selectmen, Don DiMartino, DPW, a representative for the Planning Board and citizens at large. They will develop plans for the various major intersections in town. This plan will be used to help the Board determine an equitable mitigation amount.

The Master Plan must be updated every five years and it is more cost effective to work on various sections over the next couple of years rather than attempt to rewrite the Master Plan at one time.

TJG: Motion to form task force of 7 members to work on the Circulation chapter of the Master Plan

BJS: Second

Discussion:

BJS asked about duration of task force and ultimate goal. SJW answered perhaps approximately 6 months involving a couple of meetings a month.

Vote: 5-0, Approved

GCW volunteered to be the Planning Board representative to this committee.

Preservation Master Plan

On October 27, 2005 SJW will present the Planning Board with the new Preservation Plan. SJW will put a task force together as they did with the Preservation Plan.

New/potential project update

The Conservation Commission has received notice of intent for a large project behind the Home Depot. As of 9/22/2005, nothing has been submitted to the Planning Board.

Tim Jones has submitted a notice of intent for the Drive-In property. SJW was not sure if the project would come before the Planning Board or the Zoning Board.

Pearl Street Mill update

There is a meeting on September 26, 2005 to review the two proposals for the Pearl Street Mill project. Three proposals were submitted for the North School.

Lakeview Estates, 40B, update

Representatives for Lakeview Estates appeared at Zoning Board meeting with a modified plan for 164 single-family homes. No other new plans were submitted. They are still identifying wetlands with Conservation Commission. The hearing was continued to November 15, 2005. The Zoning Board authorized the Planning Board to request peer reviews from the developer and would like comments from the Planning Board. SJW suggested scheduling them before the Planning Board on October 27, 2005. There was some discussion about having the peer reviews done before the plans are more finalized. The layout of the buildings may change with the wetlands delimitation. GCW commented that he was bothered about the way the growth projection numbers were presented. He felt they misrepresented the impact of the project in that area by including an adjoining property 113-unit project, which has not been approved by the Planning Board. He also felt they were skewed since they didn't fairly represent the fact that by adding a light at the 126/Center Street intersection will now cause a delay for drivers who are continuing straight in either direction on 126.

TJG: Motion to adjourn

EWG: Second

Vote: 5-0, Approved

Minutes Accepted on: 10/13/05

(Date)

Mary Chaves
(Prepared by: Mary Chaves)

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