



# BELLINGHAM PLANNING BOARD

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5 COMMON STREET  
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## January 12, 2006 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) (absent)  
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 the meeting at 7:00 PM.

GCW: Motion to sign the minutes of December 22, 2005 meeting.

TJG: Second.

Vote: 3 aye, 1 abstain, 1 absent, Approved.

BJS: Motion to sign the vouchers.

TJG: Second.

Vote: 4-0, Approved.

### **Informal discussion with Mitch LePlante regarding the Assumption Church property.**

Mitch LaPlante addressed the Board regarding the redevelopment of Assumption Church on Pulaski Boulevard. They plan to use the existing Church and School buildings for between 40 and 42 condo units. Access to the site will be primarily off of Paine Street with a secondary entrance off of Moody Street. There will be a significant area revegetated and left as green space with mature tree plantings. The existing Church hall will be torn down. They are thinking of putting a small retail strip along Peter Brook to create a "village feel" This would consist of very small shops. They have not determined the viability of the retail space yet. TJG pointed out the need for emergency vehicle travel lanes and turn around radius. BJS commented about area surrounding the carport would need to accommodate emergency vehicles. The project would require a zoning change.

In general discussion the Board agreed that this type of project would benefit the area. There had already been talk about creating a redevelopment overlay for zoning to encourage redevelopment of existing structures. SJW advised the Board that the Mill overlay district zone could be applied to this project with just minor changes to the language. SJW suggested the Board think about other parcels in town that would be viable for this type of redevelopment. This discussion will be continued at the next Planning Board meeting.

### **Bellingham Commons II, Preliminary Subdivision**

RRL opened the public hearing at 7:15 PM

BJS: Motion to waive the reading of the public hearing notice.

TJG: Second.

Vote: 4-0, Approved.

Mark Beaudry of Meridian Associates appeared with the applicant, George Levine. They propose to subdivide the existing property on Mechanic Street. Mr. Levine had submitted a definitive plan about four years ago that was approved with 8 lots. He now wants to modify that plan and create 2 large lots instead. During other informal meetings with town officials it was suggested they bring their development plan to give the Board an idea of what is anticipated in the definitive stage.

Lot A would be developed with 3 buildings with primary access off a newly created roadway and secondary access off of Mechanic Street-They have had traffic scope meetings with Don DiMartino and MDM and they are planning on filing ENF with MEPA by the end of the month.

Lot B may be a 63000 sq ft warehouse, but no definitive plans are in the works for this site.

TJG: Motion to approve preliminary subdivision plans, dated January 12, 2006 for Bellingham Commons II.

BJS: Second.

Vote: 4-0, Approved.

### **DaPrato Subdivision-Irene Court**

RRL opened the public hearing at 7:15 PM.

Robert Knapik, attorney for the applicant requested a continuance of the public hearing and an extension of the decision deadline. They have had delays in the Conservation process due to inclement weather and cancelled meetings. He would also like to have a full board present for the vote.

BJS: Motion to continue public hearing for Irene Court 1-lot subdivision on Irene Court to February 23, 2006 at 7:15 PM.

TJG: Second.

Vote: 4-0, Approved.

BJS: Motion to accept request for an extended decision deadline to March 10, 2006 for Irene Court 1 lot subdivision on Irene Court.

TJG: Second.

Vote: 4-0, Approved.

### **EMC Preliminary Industrial Subdivision Plan**

RRL opened the public hearing at 7:30 PM.

Attorney Chris Toomey spoke on behalf of EMC Corporation, Paul Casey from EMC and Dan Feeney from Beals and Thomas appeared before the Board. Attorney Toomey stated that the outstanding piece of information, a reply regarding whether or not a new MEPA filing was necessary from the Department of Environmental Affairs, had been received. The letter stated that no further action was necessary by EMC at this time for the preliminary subdivision. They asked the Board to approve the plans and grant two waivers, one to exceed the 7-foot fill limit on a portion of roadway between stations 2070 and 2520 and the other a matter of scale on the plans.

Residents of High Street, Maple Street and Stonehenge Road were present and had concerns over the traffic flow in and around this project.

Brian Hall of 34 High Street asked that measures be taken to restrict turning on to and out of the property on to High Street.

The Board advised that High Street is a public way. Dan Feeney reviewed what was proposed for traffic flow into the site. He suggested that turns in and out of site be controlled with signage.

RRL suggested two cul-de-sacs to discourage cut through traffic. Paul Casey of EMC replied that cul-de-sacs were already discussed and that they wanted to proceed as presented. BJS told Mr. Casey that they had not been discussed previously and Mr. Casey said they were looked at in 2002 for the campus project. BJS reminded Mr. Casey that this was not the same project and the 2002 discussions had nothing to do with their current proposal.

Don Martines, a resident of Maple Street, stated that the two cul-de-sac design would encourage vehicles to turn around on Maple Street on to his private property. He was very concerned for his family's safety that would be adversely affected if additional vehicles were to be turning around in his driveway. He noted that the spirit of cooperation that was present during the campus hearings was certainly no longer apparent. He stated that this was very discouraging to have a company as large as EMC. He also mentioned that perhaps restricting access to the road during peak hours with permitting of residents of the street. He asked all parties try to work together to

compromise on the issues. He reminded the Board that EMC had been talking about building a bridge over High Street to connect the two parts of the development.

Mr. Casey said that EMC had no plans to develop and sell off the land they were just doing this to freeze zoning on the lot. He suggested that whoever comes before the Board with a major industrial proposal deal with mitigation.

Peter Gabriel of Stonehenge Road challenged the applicants and their representatives to travel on High Street when school busses are on the roads. A resident of Stonehedge Road made a suggestion that EMC redo High Street. He was reminded that this would only increase the traffic. Also, the Army Corps of Engineers owns the bridge and the land, which are surrounded by wetlands.

RRL reminded all that EMC is within their legal rights to subdivide the land as they are doing with this preliminary subdivision. BJS asked if any traffic study would be required when a definitive plan was submitted. SJW replied that a traffic study would need to be done as part of an environmental impact analysis during the definitive subdivision process.

Attorney Toomey stated that the subdivision rules and regulations require that traffic studies be done under certain circumstances. In the absence of a proposal to construct a building on any of these lots there isn't an obligation to conduct a traffic study.

SJW corrected Mr. Toomey and pointed him to the Environmental Analysis section.

Mr. Martines asked how a traffic study could be done without any knowledge of what would be going on to the site. RRL and BJS informed him that the study would have to be done on maximum build out in absence of definitive plans. This is not required. Mr. Toomey asked that the record reflect their position on this. Appendix C of the Subdivision Rules and Regulations provides that TIAS is required only for a project that will generate 25 or more vehicle trips per day. They are not building anything on these lots, so their position is that at this time no traffic would be generated.

SJW pointed out that in the subdivision rules and regulations, under submittals it states that an environmental analysis is required for any non-residential subdivision. Also, traffic regulations give the Board the authority to request a study regardless of the amount of trips if they feel it is justified. She referred Attorney Toomey to Section 324 of the Subdivision rules and Regulations under trip generation.

Mr. Casey reiterated that they are not looking to sell off lots individually, but are only trying to preserve the zoning. Should the entire property be sold, the new owner would be responsible for mitigation of the property.

TJG: Motion to recommend the acceptance EMC preliminary industrial subdivision including waivers.

BJS Second, for discussion.

Discussion. BJS does not agree with a fill waiver on the roadway. GCW agreed.

TJG: Motion to amend the previous motion to include only the waiver for the scale of plans.

BJS Second.

Vote: 4-0, Approved.

#### Planners Report

SJW advised the Board the warrant is open and closes on February 10, 2006, and suggested they discuss items at the next meeting. The two warrants she suggests are a change of the mill overlay district language for building reuse, possibly including the Church parcel and she asked the Board to think of other properties they feel may also be suitable for redevelopment. The other warrant is a change in the by-law for major industrial complexes to reflect the same standards of completeness that the major residential permit requires.

SJW advised the Board that they couldn't legally distribute the \$40,000.00 given by Dunkin Donuts for noise mitigation. Marilyn Mathieu and Lee Ambler are working together to work out a solution. It may require an amended decision.

BJS asked SJW to look into light spillage from Franklin to Bellingham on the Maggiore properties. SJW will contact the Franklin town planner and Mr. Maggiore.

BJS: Motion to adjourn.

TJG: Second.

Vote 4-0, Approved.

Minutes Accepted on: Jan. 26, 2006  
(Date)

(Prepared by: Mary Chaves)

Roland R. Laprade  
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