



BELLINGHAM PLANNING BOARD

5 COMMON STREET
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July 27, 2006 Meeting Minutes

- **Present at the meeting:**

Brian J. Sutherland (BJS) Chair
Glenn C. Wojcik (GCW), Vice Chair
David Brown (DB) Secretary
Thomas J. Guerin (TJG),
Roland R. Laprade (RRL),
Stephen Bartha (SB)

Other officials: Stacey J. Wetstein, (SJW) Town Planner
Amy Cook, (AC), Commission on Disabilities (not present)
Mary Chaves, (MC) Coordinator

BJS opened the meeting at 7:00 PM

The minutes of the 7/13/2006 were not ready for signing and will be submitted at the next meeting.

RRL asked about the posting of the meeting minutes on the website in response to an email sent to the board. SJW advised the Board that the posting was not up to date due to the workload of the IT Department. SJW was told the minutes would be added as soon as possible.

Storm water Regulation, Don DiMartino

Don addressed the Board on storm water management and the need to eliminate pollution by the control of discharges into a storm water system.

There was discussion about the best place to contain the post development storm water management policies and it was decided that they would be referenced in the bylaws and that they would be spelled out in the planning board procedural rules. The ten page document would be too much to incorporate into the Zoning bylaws.

The Zoning bylaw will need to have different language and SJW will set up a public hearing on the proposed amendment to be submitted at the Fall Town Meeting.

WS Inc Development Presentation and Informal discussion

Bob Frasier of WS Development spoke to the Planning Board at the request of BJS. Invitations had been extended to appropriate Town departments including the Con Com and DPW. A presentation had already been made to the Board of Selectmen regarding a proposed major commercial complex off of 495 behind the Home Depot.

The first item presented for review was a revised traffic pattern at the intersection of routes 495 and 126. Three options were presented and there was discussion of the pros and cons of each. The Board made it clear that it did not want to have similar traffic backup that the Wrentham Village Outlets experience with traffic backing on to Route 495 at the exit. In addition, a new Route 126 was proposed to run out of the back of the development and joining the existing Route 126 at the JPI site. The Board was concerned with how this would affect the traffic flow in the town center as well as on North Main Street. The plans presented were concept plans, and the Board advised the applicant that the proposed new Route 126 would have to be carefully scrutinized, especially because of the roadway's proximity to area residences. More than \$16,000,000.00 in roadway improvements has been proposed, all the costs being shared by WSI and the Commonwealth.

The project itself was to be done in phases. The first phase, a 500,000 square foot retail space is referred to as a lifestyle center with a downtown village feel called "The Shoppes at Bellingham". The buildings would be primarily one level and the layout would encourage pedestrian traffic and be very accessible. There were places for recreation, lush landscaping, and restaurants with outdoor dining facilities. The village is designed to be a place to convene and spend time relaxing, walking, shopping, dining etc. A video of some of their other projects and comments from officials and customers in those towns was shown as well. The second phase has not been finalized and will be addressed in the future at some point down the line.

Extensive discussion revolved around a particular aspect of the Route 495 interchange; the use of roundabouts to replace the lights at the end of the exit ramp. All members requested clarification on the differences between the proposed roundabouts, rotary designs and traffic circles. After the questions were answered by Rick Bryant of Rizzo Associates the board expressed their concerns over the practical nature of such a radically different style interchange. Mr. Bryant stated that the state would be looking at their proposal as well as any the town wanted for a review.

David Scott, a resident, asked about the impacts of the road merging at the JPI site. Other residents on hand were concerned about the impacts of a project of this magnitude on the town.

The Board advised the residents that the purpose of this presentation was to allow the Board the offer suggestions before the development plan was finalized and submitted.

Peter Morelli of Temi Road and Jeffrey Duhaime of Paul Road both spoke about traffic impacts at the Route 495 interchange and on Route 126. Both asked the PB to address the impacts of the added traffic through the town center, pointing out current traffic backups stretch from town center to the JPI project or further.

SJW reminded Mr. Frasier that they had requested a hearing to determine the need for a special permit for a water resource district. The Board agreed that a special permit would be necessary based on the concept plan and the option to direct storm water from the site across the subdivision roadway was not acceptable.

Thundermist Car Wash Informal Discussion

MC advised the Board that Mr. Lussier had called and could not attend this evening and would like to reschedule for a future meeting.

Planner's Report

SJW reviewed comments from Judy Barrett regarding the writing of the affordable housing in multi family zone bylaw. She felt that perhaps it would be best to wait until the May town meeting for this bylaw due to the complexities of adding affordable housing to multi family zones and not major residential developments. The Board advised that they were mainly interested in the multi family piece and wanted in place before the drive-in property came up for a potential zoning change.

RRL: Motion to direct Judy Barrett to draft a bylaw providing that newly established multi family zones contain an affordable housing component.

TJG; Second

Vote: 5-0, Approved

SJW also updated the Board on her meeting with Mitch Laplante and Judy Barrett regarding the Assumption Parrish overlay district. Judy is working on the draft and now had a clearer understanding of the area.

BJS reported on the Lakeview Estates 40B hearing in front of the ZBA. He clarified some points raised in the press regarding the acceptable number of units for the project. He asked that the issue be added to the next meeting's agenda for further discussion.

RRL: Motion to adjourn,

TJG: Second

Vote: 5-0, Approved.

Minutes Accepted on:

8/10/06
(date)

Mary Chaves
(prepared by: Mary Chaves)

Brian J. Sutherland
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Glenn Wojcik
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