



BELLINGHAM PLANNING BOARD

5 COMMON STREET
BELLINGHAM, MASSACHUSETTS 02019
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October 12, 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
Mary Chaves, (MC) Coordinator

BJS opened the meeting at 7:00 PM

BJS advised the Board that he had suggested a few changes for the minutes of September 28, 2006 and they had been given to MC.

DB: Motion to accept the minutes of September 28, 2006 as amended.

RRL Second.

Vote: 4-0, Approved.

RRL: Motion to sign vouchers.

GCW: Second.

Vote: 4-0, Approved.

Chestnut Street 81P

This land was from a land taking on Chestnut Street passed at town meeting.

RRL Motion to accept plan of Taking of Land in Bellingham 2-21.

GCW: Second.

Vote: 4-0, Approved.

Bellingham Estates Bond Reduction

Bill Keaton appeared on behalf of Toll Brothers. Don DiMartino had recommended a revised escrow for Bellingham Estates. There is more work completed than even

mentioned on the Form J. Requesting the release of 250,000.00 still holding \$1,115,000.00

RRL: Motion to reduce existing bond by \$250,000.00.

DB: Second.

Vote: 5-0, Approved.

Mr. Keaton asked for direction from Board regarding tree planning on plan for Bellingham Estates. The National Grid has asked them not to plant along the street as the trees interfere with underground utilities. Residents have agreed to allow the trees to be planted on their property. They intend to plant the same number of trees but in different locations. BJS stated that as long as it was in keeping with the original character he had no issue with the change. RRL suggested that this could be made as a field change rather than at a hearing.

Woodbury Ridge Definitive Subdivision and Major Residential Special Permit

Michael Moonan of Weston and Sampson advised the Board that the Conservation hearing had been closed and that an order of conditions was being prepared. SJW stated that the notice of intent was signed last night and SJW noted that the decision had been amended accordingly.

RRL: Motion to sign the Woodbury Ridge Definitive Subdivision decision.

DB: Second.

Vote: 4-0, Approved.

RRL Motion to sign decision for Special Permit Major Residential Development for Woodbury Ridge.

DB: Second.

Vote: 5-0, Approved.

EMC Definitive Subdivision and Special Permit for Scenic Road

Chris Toomey from Carter English, Dave Streeter from EMC and John Thomas from Beals and Thomas appeared to address the Board.

John Thomas reviewed their proposal for tree replacement under the requirements for the Scenic Road special permit. Two trees are to be removed within the right of way on the northerly section and two trees in the right of way. They propose to replace the two trees with five trees as well as adding trees up the roadway line

There are two section of stone wall on Maple Street to be removed and one on High street as well. They are not proposing to replace the stone wall, as a short section of wall would be out of character for the area.

TJG felt that this was an improved plan over the last one presented. BJS asked if were possible to take the portion of wall that would be removed and place it on the outside radius of the curve on Maple Street. Mr. Thomas suggested the stone be used to connect the wall across from High Street should the town opt to close off that end of the roadway by the proposed old maple street

Mike Burr, Tree Warden, asked how many trees would be removed. The proponent advised that the number was 65. Mr. Burr stated that he had not walked through the property recently with EMC and that he believed there were more trees subject to replacement than stated by the applicant. BJS added that it was the recommendation of this Board that the representative of EMC arrange a field evaluation with the tree warden before any decision on the Scenic Road Special Permit were made.

BJS opened the Public Hearing for D & N Estates Definitive Subdivision and Major Residential Special Permit

RRL: Motion to waive reading of Public Notice.

TJG: Second.

Vote: 5-0, Approved.

BJS advised the applicant that they would finish this public hearing before moving on.

EMC continued

James Dunlea asked about mitigation for High Street residents with traffic being driven closer to High Street residents. He stated that values of the residential property would be decreased. BJS responded that this plan allowed access to all the parcels from Maple Street rather than encourages people to use High Street. Mr. Dunlea asked if EMC had suggested in their marketing material regarding this parcel that there was a third access to the industrial park. Mr. Streeter stated that there was so much inference in their marketing of the parcel.

Brian Hall, High Street, asked Board to explain why the Board is suggesting the change in roadway. He insisted that High Street would be a third entrance because of the change. Mr. Hall stated that at a meeting about High Street issues, the proponent had been asked to suggest some alternatives.

BJS stated that the previous plan submitted encouraged people to access different parcels off of existing Maple Street would encourage people to cut through on High Street. BJS stated that this new plan would direct traffic to 126 or 140 and not encourage use of High Street.

BJS opened Public Hearing for Thundermist Car Wash Development Review

RRL: Motion to waive reading of public notice.

GCW: Second

Vote: 5-0, Approved.

BJS advised the applicant Ronald Lussier, that they would hear the development plan review as soon as they could.

EMC continued

Krista Falacko, High Street, asked about traffic mitigation for High Street and stated that it would be an access for Industrial Lots. She asked the town step up and bring the road standards up. The Board suggested to the residents that this is what they wanted they should petition the Board of Selectmen to put money into High Street.

Chris Meehan lives next to the parcel and is concerned about exiting his parcel on Maple Street and traffic being on the side and front of his home. BJS advised Mr. Meehan that the curve in the roadway will slow traffic down and that original plan called for a roadway closer to his home than the current plan. TJG stated that this was the best plan he's seen for this property. Anne Meehan was concerned about the line of sight and their exit. TJG advised her that there must be a 400-foot sight line for the roadway.

Steve Kohler, Stonehenge Road stated that he couldn't exit his street during peak hours due to traffic flow and he doesn't feel that the increase is due to 495 construction. He is in favor of the new roadway, but asked if EMC would consider mirroring the stone wall on what will be Old Maple Street.

BJS asked about alternatives in regards to High Street and asked if anything had been prepared. Mr. Thomas replied that they had that material but he hadn't introduced it as he felt they were still discussing the Scenic Road requirements. BJS stated that if they had known this material was available a lot of hard feelings could have been prevented and that materials should be submitted the Tuesday before the meeting. Mr. Thomas distributed alternate plans to the Board and residents.

Mr. Thomas stated they would like to present the Board with a complete set of revised plans including comments from DPW and Conservation Commission. Wetland delineation will be redone. They would like to come back with a comprehensive plan addressing all the issues and requested a 90-day extension to get the work done and address the technical issues.

RRL suggested that the alternate plan be discussed before the new plans are prepared and presented on January 11, 2007.

RRL: Motion to continue public hearing for subdivision to October 26, 2006 at 7:30 PM.

TJG: Second.

Vote: 5-0, Approved.

RRL: Motion to continue Scenic Roadway Special Permit to Jan 11 2007 at 7:15 P.M.

TJG: Second

Vote: 5-0, Approved

RRL: Motion to accept request for extension for EMC Definitive Subdivision decision to Feb 23, 2007.

TJG: Second.

Vote: 5-0, Approved.

RR: Motion to accept request for extension for EMC Scenic Road Special Permit Public Hearing decision to Feb 23, 2007.

TJG: Second.

Vote: 5-0, Approved.

D & N Estates Definitive Subdivision and Major Residential Special Permit

Bill Halsing of Land Planning and Laurent Duhamel appeared before the Board. Mr. Halsing reviewed the proposal, which consists of 7 homes and one existing home. Public sewer and water are proposed. They are asking for several waivers

Waiver for submitting conventional plan; Waiver to build units as a cluster; Waiver of landscaping plan, and Waiver to allow them to build a higher berm around the detention ponds because the ground water level is too high.

RRL asked that the advantages be pointed out for a cluster. Mr. Halsing stated the major advantage was putting most of the homes in the higher, dryer area of the parcel. He also stated that it gave the development the feeling of a neighborhood.

The Board discussed the length of the cul-de-sac and the fact that it did not have street light posts to outline the roadway. The road would be difficult to follow with a covering of snow. SJW suggested a lamppost at the roadway by the detention pond Mr. Halsing stated that the applicant was not requesting any waivers for lighting and that a sidewalk would be installed on one side of the roadway.

SJW suggested a 3rd and final engineering peer review and advised the applicant that the cost was \$450.00. Mr. Duhamel agreed.

Mr. Halsing advised the Board that an ANRAD had been completed but they had not yet closed with the Conservation Commission. BJS suggested that the next public hearing on the subdivision be scheduled with time for them to finish with Conservation and the engineering review.

RRL Motion to continue public hearing for D & N Estates Definitive Subdivision to December 14, 2006 at 7:15 PM.

TJG: Second.

Vote: 5-0, Approved.

RRL: Motion to continue public hearing for D & N Estates Major Residential Special Permit to December 14, 2006 at 7:15 PM.

TJG: Second.

Vote: 5-0, Approved

RRL: Motion to accept request for extension of decision deadline to January 1, 2007.

GCW: Second.

Vote: 5-0, Approved.

Thundermist Car Wash Development Plan Review

Ronald Lussier, applicant, reviewed the changes from his initial approved plan to the current plan. He gave a brief history of the project. After approval, the bank had requested that environmental analysis be done on the premises before releasing building funds. The building site had been contaminated and required clean up according to Federal law. Since the cleanup required the demolition of the existing foundation that was to be reused with the approved project, the permit was invalidated and another submission to the Planning Board was required.

Mr. Lussier made several amendments to the project using the input and suggestions he had received at the last round of public hearings. The building footprint was smaller and another lane was made available around the building as an "escape route" should anyone change his or her mind while in the queue. The pump was removed to a site further away from the area that had been contaminated and there was a provision for a shed, if necessary, for storage. There was additional queuing room for entrance on to Pulaski Blvd due to the smaller building footprint as well. Mr. Lussier had also removed the "no left turn" sign from the southernmost egress on Arthur Street, but has retained the curved curb cut to discourage a left turn. He advised the Board that in discussion with Sgt. Lee Rolls, Safety Officer, it was Sgt. Rolls opinion that a sign there was unnecessary. The fence had been changed to vinyl and tapered from 6 to 3 feet to allow for line of sight at the egress points. BJS asked Mr. Lussier to ensure that the fence was placed within the required setbacks. The heated pavement at the exit was also shortened.

The Board advised Mr. Lussier that they felt this was a much better conceived plan and opened discussion up to the floor.

Wayne Poitros opposed the removal of the "No Left Turn" sign stating he felt that the children playing on the street would be at risk. Elizabeth Nativier also stressed he desire for the restriction of the left turn on to Moody Street.

Charles Trottier asked the Board what verification they had from the Safety Officer that Mr. Lussier was being honest with them and also question the clean up of the contamination. He also question the safety of water run off from vehicles icing on Pulaski Blvd as well as what would be stored in the potential shed

The Board advised Mr. Lussier to provide them with documentation just as he would to the bank stating that the clean up had been preformed according to regulations. They also asked Mr. Lussier to retain the "No Left Turn" sign on the southernmost egress on Arthur Street.

RRL: Motion to draft favorable decision for Thundermist Car Wash Development Plan pending receipt of revised plan showing No Left Turn signage as discussed and documentation that the site had been cleaned per Federal regulations.

TJG: Second

Vote: 5-0, Approved

RRL: Motion to draft favorable decision for Thundermist Car Wash Special Permit for Drive Through.

TJG: Second.

Vote: Approved.

RRL: Motion to continue public hearing for Thundermist Car Wash Development Plan Review and Special Permit for a Drive Though to October 26, 2006 at 7:25 PM.

RRL: Motion to adjourn.

DB: Second.

Vote: 5-0, Approved.

Minutes Accepted on: Oct 26, 2006
(date)

Mary Chaves
(prepared by: Mary Chaves)

Roland R. Laprade
Roland R. Laprade

Brian J. Sutherland
Brian J. Sutherland

David Brown
David Brown

Glenn Wojcik
Glenn Wojcik

Thomas J. Guerin
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