



BELLINGHAM PLANNING BOARD

5 COMMON STREET
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November 9, 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 (not present)

BJS opened the meeting at 7:00 PM.

TJG: Motion to sign vouchers.
DB: Second.
Vote: 5-0, Approved.

Bellingham Commons II Decision Signing

RRL: Motion to sign decision for Bellingham Commons II, Lot 1 Development Plan Review.
TJG: Second.
Vote: 4-1, Approved.

RRL: Motion to sign Bellingham Commons II, Lot 1 Special Permit Decision for Drive Through.
DB: Second.
Vote: 4-1, Approved.

Tim Jones High Ridge Update

SJW advised the Board that he was running late and she told him she would squeeze him in once he arrived between hearings.

Grumpy's Site Plan Review

SJW gave the Board the background of the reason for the meeting. They were adding parking and changing their parking lot by adding a curb cut. The application is for their incorporating the abutting property into their business-zoned property. The business/residential zone divides the abutting property. The owners explained to the Board that they are squaring off the lot and extending the parking lot into the business area of the adjacent lot. The DPW had been on site to inspect the drainage and they had corrected drainage issues in the area.

RRL asked if there were any comments from people on Essex Street. An abutter from Suffolk Street commented that having the additional parking was safer as people were parking across the street and Pulaski Boulevard is dangerous for pedestrian crossings. Signage will be posted that these streets are dead end streets so customers of Grumpy's won't travel these streets.

TJG asked about lighting and there is a plan to illuminate the parking lot. They have been working with the National Grid and another pole will be added for 400-watt spot to illuminate the parking area. BJS wanted to make sure that the light stayed on the property and did not spill over. TJG asked if there would be a fence separating the residential property from the parking lot.

TJG: Motion to approve Grumpy's property site plan.

DB: Second.

Vote: 5-0, Approved.

Maple Ridge Definitive Subdivision

Bruce Babcock requested continuance to January 11, 2007 and an extension to February 23, 2007. They are working with the Conservation Commission to determine wetland delineation and getting permission for a wetland crossing for testing for drainage.

RRL: Motion to accept request for extension for decision deadline for Maple Ridge Definitive Subdivision to February 23, 2007.

TJG: Second.

Vote: 5-0, Approved.

RRL: Motion to continue Maple Ridge Definitive Subdivision to January 11, 2007 at 7:10 PM.

TJG: Second.

Vote: 5-0, Approved.

Tim Jones High Ridge Update

Tim Jones updated the Board on High Ridge. In the second phase all sidewalks are done, all castings are raised. They are on schedule to pave and put berms up. The hold up is that the proposed D & N estates will tie in to the High Ridge sewer.

The roads are not finished because there is still construction going on so the roads have not been completed. In the spring Tim will own the only remaining undeveloped lots and the roads will be finished.

SJW asked how many lots were sold, as a \$100,000.00 is owed should be paid upon the sale of 85 lots. Tim Jones stated that he would pay those monies when the bond is released.

SJW advised the Board of Conservation Commission issues. They don't feel that the replication area is done appropriately; there are detention ponds without fencing, and the

Boy Scout land should have been finished last year. The parking lot needs to be paved and the water line installed. Conservation Commission feels that the transfer of land should take place sooner than later.

Mr. Jones responded that the Boy Scout land's waterline was supposed to be initiated by Boy Scouts. The scouts would pull the permits and the Town would waive all fees for permits and Tim would do the work.

Tim does not want to fence the basins until they have been approved in case more work is necessary. He will contact Cliff Matthews of the Conservation Commission to review their issues.

He advised the Board that the reason the roads and curbing were not finished was that if they were done too early before they could be accepted at Town Meeting, any damages would be the responsibility of the developer and he did not wish to do the work, only to have it broken down by the development of the lots he had sold to another developer. He will give this developer until the spring of 2007 to finish the construction and then Tim will finish off the roadway and curbing.

RRL: Motion to extend approval for High Ridge Major Residential Special Permit for Major Residential and Definitive Subdivision to September 1, 2007. Tim will come back and give the Board an update on June 1, 2007.

TJG: Second.

Vote: 4-1, Approved (GCW voted against).

Tim will contact the Conservation Commission and report back to the Board by December 14, 2006 regarding their issues.

WS Development Preliminary Subdivision

BJS opened the public hearing for WS Development Preliminary Subdivision asked they wait until the Cumberland Farms hearing was finished.

Cumberland Farms Development Plan Review

Peter Paulowski, Sam Hemingway, Giles Ham and Dawn Ronda appeared for the applicant.

They have received comments from Graves Engineering and MDM peer reviews and also comments from the DPW, and have made changes to the plans and have responses prepared.

Based on the comments from Graves Engineering and MDM Traffic Consultants changes had been made to the plans. They have addressed Graves Engineering comments on the revised plans. Cumberland Farms has agreed to make the changes to the traffic signal as recommended by MDM. The South Main Street entrance has been changed to right in/right out. Minor modifications have been made to the Elm Street exit. The sidewalk was extended around the project across the front two entrances. Granite curbing from most of the frontage on South Main Street extended through to Elm Street entrance beyond that bituminous curbing. Minor adjustments to signage and relocation of the sign were made based upon a neighborhood meeting. Fencing has been added around rear of building extending to Elm Street and a fire hydrant was added on Elm St right of way.

Dawn Ronda, Cumberland Farms, offered to extend the fence to screen the dumpster of plant arborvitae.

Tom Casseola, abutter, asked that Cumberland Farms plant a fence around the area to prevent people from walking through the property.

BJS asked about the satellite dish and was told by Dawn Ronda that the canopy will cover it.

An abutter expressed concern about large fueling trucks making the turn into the facility and negotiating there way around the parking lot. SJW informed her that fueling is generally done in "off peak" hours when the traffic is at a minimum for the area.

GCW stated that Bellingham did not need another gas station, as there were already gas stations nearby. RRL agreed with GCW but stated that the Board was bound by the rules and regulations of the planning board and the town's bylaws.

Giles Ham, traffic engineer, reviewed the traffic flow in and around site. They agreed with MDM's comments and to the suggested mitigation with only one exception. MDM had suggested they consider exit on Arcand Street behind the property and they do not want an exit in the residential area.

There was discussion about fencing, queuing at the pumps, the building façade, and a suggestion for an awning.

SB asked about the lighting and wanted assurance that the elevation changes of the abutting properties were taken into consideration.

TJG: Motion to continue public hearing for Cumberland Farms Development Plan Review to December 2, 2006 at 7:15 PM.

DB: Second.

Vote: 5-0, Approved.

TJG: Motion to accept request for extension of decision deadline to January 26, 2007.

DB: Second.

Vote: 5-0, Approved.

WS Development Preliminary Subdivision

Dave Albrecht and Marc Lavoie appeared for the proponent. They presented preliminary plans for a proposed retail complex. 145 Acre area to be subdivided with one subdivision roadway which connects through the cul-de-sac at JPI on North Main Street and an access road directly off of Route 495. BJS suggested they have MDM Traffic consultants look at this in the preliminary stage to make suggestions. The proponent asked that the Board not require an additional traffic study until the definitive plan is filed.

RRL and BJS told the proponents that it was not legal to access an industrial parcel through a residential zone. This was one of the issues brought up when JPI was going through the permitting process. The Planning Board could

Mark Lavoie mentioned that in all their conversations with other Boards there was no mention of this issue. RRL replied that at the Planning Board meeting the major discussion was about the 495 interchange. BJS mentioned that he had raised the issue in an informal discussion. RRL said that they had indicated that the North Main Street egress was not initially discussed for the first phase of the project development. RRL advised them that the roadway would have to be approved at Town Meeting to rezone the area to accommodate the roadway.

Mark Lavoie asked if they were able to continue the hearing to look into this matter. IF they should need a rezone they would withdraw the application. RRL asked SJW to look into this further. BJS said the Board will work with her to find the statute. SJW stated that she had never been able to find a reference to this point.

Mr Morelli, asked if there was a specific need for this road given all the infrastructure changes proposed. He was advised that the road way to reduce on North Main Street from Hartford Avenue intersection. BJS advised that the bypass was allow people an alternate roadway. Mr. Morelli expressed concern about additional traffic.

TJG: Motion to continue W/S Development Preliminary Subdivision Plan to December 28, 2006 at 7:10 PM.

DB: Second

Vote: 5-0, Approved

TJG: Motion to accept request for extension of decision deadline to January 26, 2007.

DB: Second.

Vote: 5-0, Approved.

Planner's Report

SJW reviewed the process for the noise mitigation funds from Dunkin' Donuts. The letter was reviewed by the Board.

RRL: Motion to send out the mitigation letter as ammended.

TJG: Second.

Vote: 5-0, Approved.

SJW reviewed the abutter's list of those who would receive the letter. They've decided thathouse that were rental property owned by the Electric Company would be ommitted at this time.

DB: Motion to adjourn

RRL: Second

Vote: 5-0, Approved

Minutes Accepted on: Dec. 28, 2006
(date)

Mary Chaves
(prepared by: Mary Chaves)

Roland R. Laprade
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Brian J. Sutherland
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David Brown
David Brown

Glenn Wojcik
Glenn Wojcik

Thomas J. Guerin
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