



BELLINGHAM PLANNING BOARD

5 COMMON STREET
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May 24, 2007 Meeting Minutes

- **Present at the meeting:**

Brian J. Sutherland (BJS) Chair
Glenn C. Wojcik (GCW), Vice Chair
Stephen Bartha (SB) Secretary
David Brown (DB)
Thomas J. Guerin (TJG),
Patricia Buckley (PMB)

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.

DB: Motion to sign minutes of May 10, 2007.

SB: Second.

Vote: 5-0, Approved.

DB: Motion to sign vouchers.

GCW: Second:

Vote: 5-0, Approved.

Town of Medway informal discussion

Andy Rodenhiser, Chairman of the Medway PB and Gino Carlucci, consultant and board member of the MAPC appeared before the Board. They had a meeting with the Secretary of Economic Development and he suggested they work collaboratively with neighboring towns to secure grant monies. Bellingham was a logical choice as the area they are trying to open as an area for development that abuts Bellingham. They are looking to expand their industrial lands across to West St. Presently both towns have Industrial Zoned land that backs up to each other. They would like to extend Trotter Drive to Farm Street to relieve traffic congestion. They will be working with the MAPC in a grant program for joint efforts and would like to explore the opportunity and perform feasibility studies with the grant monies to see if it a joint effort to expand access to the industrial areas makes sense. With the Board's approval they would work together to determine what each town would hope to accomplish with this grant.

SB commented that it seemed like a good idea to work together. Mr. Rodenheiser agreed that they had not quite defined what they hoped to achieve.

BJS stated he felt it worthwhile to pursue. SJW added that it would be nice to be ahead of the game.

Shoppes at Bellingham, First Public Hearing for Major Business Proposal Special Permit, Development Plan Review and Water Resource District Special Permit

GCW: Motion to waive reading of public notice.

SB: Second.

Vote: 5-0, Approved.

BJS asked to hold off until the old business was concluded. The proponent agreed.

Tim Jones Highridge Update

Tim Jones appeared before the Board to review the progress he had made in providing documentation requested by the Board at the advice of the DPW for the subdivision roadways. Attorney Ambler had advised SJW that he has seen the draft deed and the signed deeds should be ready next week and would be held by attorneys.

The entire project should be wrapped up in September.

BJS asked about the fencing around the detention basin which was the subject of a letter of concern written to the Planning Board and the Board of Selectmen, from a Highridge resident. Temporary fencing has been erected around the basin and Mr. Jones stated that he had been to the Conservation Commission and was drafting plans for the basin. Once the basin was approved, a permanent fence would be erected. BJS commented that the bottom of the fence was flexible enough for a small child to fit through. Mr. Jones replied that Dan Drake, DPW inspector, inspected the fence and it was done according to his specifications. Mr. Jones stated that he would shore the bottom up. BJS stated it was not intended to encumber him but a safety issue. SB asked when he felt the permanent fencing would be up. TJ replied 3-4 weeks at least.

Shoppes at Bellingham continued

Bob Frazier, VP of Development for WS Development Associates appeared before the Board and introduced his project team. WS currently has approximately 70 shopping centers in New England. They employ in house leasing and management that maintain and manage the properties

Project Team: Amy McGrath, Marc Lavoie Dave Albrecht, civil engineer, Rick Bryant, traffic Mr. Doherty traffic team, Dave Hudson, civil engineer, Ann Machinery, wetland scientist (not present).

Mr. Frazier presented an overview the company, the history of the project and examples of Life Style centers. He added that fiscal benefit analysis will be shared with the Board moving forward.

Rick Bryant, Traffic Engineer addressed the Board concerning traffic. It will take a lot of group to resolve issues, Mass Hwy, Tetra Tech Rizzo for applicant and MDM for the Planning Board and other town boards and officials. He spoke of their credentials and experience with public/private partnerships dealing with traffic issues.

.A breakdown of various intersections pre and post development was presented along with the level of service reviewed and other elements of the traffic study. Potential traffic mitigation was discussed including the reworking of the Hartford Avenue/495 interchange and the Town center. The peer review of their traffic study has not been completed, so there was not enough information to get into detailed conversations

Dave Albrecht, civil engineer, talked about the site itself, parking, lighting and landscaping overviews. The project itself is broken down into two projects a new roadway on to route 126 and the site itself. The site is a total of 145 acres from North Main Street to route 495. The Lifestyle Center consists of approximately 550,000 square feet of retail/restaurant space. Until they are further along in the process the layout of the buildings is still unknown because it depends on the tenants who lease the spaces. The project currently meets all setbacks and intensity of use schedule and they will be looking for waivers from current parking regulations as their customers tend to use more than one facility and our parking bylaw is based on the number of square feet for each unit.

Dave reviewed some of the drainage plans, but again, the engineering peer review is not complete so conversations were not in depth. SJW stated that the MEPA letter has recommended a low impact design element. Mr. Albrecht commented that they were well versed in this technology, and would look into it where applicable.

Drainage for site itself will be captured and discharged under the parking lot. .Roof water and pavement runoff will be treated and directed under the parking lot. They plan for the roadway runoff on their proposed roadway to North Main Street is discharged into surface detention basins.

All wastewater will be treated on site in a wastewater treatment plant. The treatment plant will be underground-all that is visible is the building itself. The disposal fields are below grade and level of treatment is significant. Water discharged into the ground will be acceptable to the DEP and our DPW. The leaching fields will be moved further away from Town well. All utilities will be under ground

Landscape plans will be provided but at this time just some basic info on landscaping is available because they have not designed the buildings yet. Approximately 300 trees and 2500 planted shrubs will be planted not including potted trees and plants.

Period lighting will be used throughout the Main Streets and safety lighting throughout. The light will not leave the property. They may require a waiver on the landscaping but are not sure yet.

They will be seeking three permits, Development Plant Review, Water Resource Special Permit and Special Permit for Major Commercial Development.

PB addressed her concerns regarding the bypass road and it's proximately to the Circle CG Campground, and its potential safety issue and its overall effect on the Town Center. She asked that they look for alternate routes. She asked what if anything is planned to do to protect people camping and also the impact to the owner of the campground-.Lights and noise from cars will interfere with the campground

Mr. Frasier commented that he had met with the owners and that it was wetlands that dictated the roadway there. Fencing will be provided and the design would be such to minimize impact. He further stated that they had met with Town Officials and that the Board of Selectmen had given them tentative support on that roadway five years ago.

GCW asked about the intersections that had been studied and the number of accidents. He also wanted to know how close they were in their estimates of traffic impacts on Hartford Avenue for their other three projects. Mr. Frasier responded that he felt they had been as accurate as possible estimating the commercial development but that they had not realized the residential boom.

Mr. Frasier further stated that there is a grant program called the Moore grant for communities that have cut through traffic from another state that is awarded to public/private partnerships. He asked if the Board would like to pursue this grant money.

GCW asked about the "cross pollination" of shoppers from one area to another and wondered about impact of being so close to Attleboro or Wrentham.

DB asked about studies for December traffic and felt his question was answered but wanted to restate. The reply was that you can't build roadways based on 12 days a year or so.

SB asked about the comment in their application "WS actively pursuing alignment of intersection to encourage people to use access road" Traffic path explained-heading N the road would curve into the bypass road and the rest of the intersection would be a T. A review of the intended access road off of North Main Street was presented. Cars heading north would curve slightly to the right to get on the roadway. Vehicles exiting on to North Main Street from the access road would find themselves at a "T" intersection with traffic signals.

PB asked if there were some way to have access road without affecting the center of the town.

BJS asked to update the plans to reflect current conditions and suggested an additional lane on the ramp from 495. He also asked that development in abutting communities be looked at to be included in the traffic study. He agrees with PB and does not want entrance so close to the center in a residential area. He stated that traffic calming measures for Wethersfield are not practical.

Peter Morelli, Temi Rd, asked about their MEPA preparation of an Environmental Impact Report. They responded that they are currently working on DEIR and that a lot of these issues will be addressed with the Conservation Commission. It will be a long process and the Board will receive info as available. They are targeting completion of the DEIR for the 1st week in July.

Residents' comments include:

Richard Kruger, Sunset Court, said the developer "bristled with each request and that the argument was money vs. traffic.

Nancy Bland, Blackstone St, would like accountability for projects after the development is built.

Dawn Davies, Grove St, asked for clarification of the traffic summary and that the proponent's position is that a 2 lane roadway can handle 2800 vehicle trips per hour.

Rob Daily 129 N Main St feels the bypass is a bad idea

Jeff Duhaime, 35 Paul Rd, is concerned about traffic.

Jim Dunlea, High St, felt that the access roadway radius of curve is narrow and feels it would be unsafe for campers at Circle CG. He also inquired as to the proposed hours of operation.

Peter Daily 131N Main St talked about the Millbury shops, a WS project.

DB Motion to continue the Shoppes at Bellingham Development Plan Review to July 26, 2007 7:15PM

SB: Second.

Vote: 5-0, Approved.

SB: Motion to continue the Shoppes at Bellingham Major Business Special Permit public hearing to July 26, 2007 at 7:15 PM.

DB: Second.

Vote: 5-0, Approved.

SB: Motion to continue the Shoppes at Bellingham Special Permit for Water Resource District public hearing to July 26, 2007 at 7:15 PM.

DB: Second.

Vote: 5-0, Approved.

SB: Motion to accept request to extend decision deadline to November 1, 2007.

DB: Second.

Vote: 5-0, Approved.

PB: Motion to adjourn.

DB: Second.

Vote: 5-0, Approved.

Minutes Accepted on: 6/14/07
(date)

Stephen Bartha
Stephen Bartha

David Brown
David Brown

Patricia M. Buckley
Patricia M. Buckley

Mary Chaves
(prepared by: Mary Chaves)

Brian J. Sutherland
Brian J. Sutherland

Glenn Wojcik
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