



# BELLINGHAM PLANNING BOARD

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## November 8, 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)  
Patricia Buckley (PMB)  
John Sexton (JS)

**Other officials:** Stacey J. Wetstein, (SJW) Town Planner  
Amy Cook, (AC), Commission on Disabilities  
Mary Chaves, (MC) Coordinator

DB: Motion to accept minutes of October 11, 2007 as amended.  
GCW: Second.  
Vote: 5-0, Approved.

DB: Motion to accept minutes of October 25, 2007 as amended.  
GCW: Second.  
Vote: 5-0, Approved.

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

### **Cedar Hill Estates Definitive Subdivision**

GCW: Motion to waive reading of public notice.  
SB: Second.  
Vote: 5-0, Approved

Scott Medeiros, project engineer from Andrews Survey and Engineering, asked to continue in order to respond to peer review but would like to discuss the option of waiving sidewalks in favor of a low impact development.

SJW reviewed the memo from Don DiMartino, DPW director, and suggested that since the sidewalk affects only 2 lots and alternately the road could be made wider and striped for a bike or pedestrian walkway.

GCW commented that he did not favor the waiver of a sidewalk for safety issues, kids on the road on their bikes.

DB: Motion to continue public hearing for Cedar Hill Estates to January 10, 2008 at 7:15 PM.

GCW: Second.

Vote: 5-0, Approved.

**Shoppes at Bellingham- Development Plan Review, Special Permit for Major Commercial Development and Special Permit for Water Resource Area**

BJs advised the applicant that the hearing would need to end around 9PM as one of the Board members had to excuse himself at that time.

Bob Frasier of WS Development, Marc Lavoie, consultant and Rick Bryant, traffic consultant, appeared on behalf of the proponent.

Bob Frasier told the Board that MassHwy had elected the round about option for the 126/495 interchange. They are still waiting for an environmental meeting with MassHwy.

Rick Bryant, traffic consultant reviewed the traffic study points including suggested mitigation. He showed the impact of the access road for roads along N. Main Street, and also reviewed the other intersections that the Board requested the look at. The suggested that based on their calculations, there does not appear to be a lot of cut through traffic through Wethersfield neighborhood.

Dan Mills, town's peer review consultant, asked if it were true that a roundabout solution could still be on the table with MassHwy even if there were no project involved. Dan also questioned the numbers regarding the amount of traffic that will use the access road.

Rick Bryant answered that the numbers were an engineer's guess. He also added that a roundabout could still be built at 495 without this project but would not be exactly as shown by WS. WS was giving some of their land as part of the development. If the development did not go through, the land would need to be purchased.

Once Rick Bryant's presentation was done, Dan Mills made general comments. Although the proposed mitigation would improve some areas, others will still be adversely impacted and have difficulty getting out of their driveway.

PB stated her concern about safety on the bypass due to the passivity of speeding traffic. Rick Bryant responded that the road is no straighter than N Main St and not as wide due to wetland constraints. She also expressed concern for the safety of people in the abutting campground. They are still working on plans with the campground owners including an 8 foot high berm, guardrail and fencing. She asked about what traffic calming measures they had in mind for Wethersfield if necessary. ★

DB stated that he believed we needed more capacity in the bridge Rick Bryant claimed that it was the signals that caused backup not the lack of capacity. DB pointed out the bridge in Franklin that had a major improvement. [She also asked about mitigation for the campground. They responded that they were working with the campground owners.]★

GCW stated that although they addressed some area, a lot more area of the town will be adversely affected.

BJS stated that it was not enough for them to say they are working on solutions for Deer Run and the streets off of Hartford Ave. He wanted to see clear cut solutions.

Jeff Duhaime of 35 Paul Road-asked about interchange. He stated that most of the traffic coming off of the ramp turns left on 126 and that he doesn't think that a roundabout will solve the problem. The only positive he sees is the North bound lane on to 495.

Gary Gustafson asked if the bypass road and how it would solve the backup on 126.

Peter Morelli, Temi Rd. asked why there was no info on holiday traffic and why they said that holiday traffic increased by 35% and they are using a 20% figure. Rick Bryant stated that they planned to use police details during holiday season.

Peggy Rake asked where the main entrance would be and was advised it would be off of 495.

Debra Ferullo of Paul Road said she doubts the accuracy of their figures.

PB: Motion to continue public hearing for Shoppes at Bellingham Development Plan Review to January 24, 2007 at 720 PM.

GCW: Second.

Vote: 5-0, Approved.

PB: Motion to continue public hearing for Shoppes at Bellingham Special Permit for Water Resource District to January 24, 2007 at 720 PM.

GCW: Second.

Vote: 5-0, Approved.

PB: Motion to continue public hearing for Shoppes at Bellingham Major Business Complex Special Permit to January 24, 2007 at 720 PM.

GCW: Second.

Vote: 5-0, Approved.

BJS brought up subject of fiscal analysis. SJW and PB has met with three consultants and had chosen the one they felt would do the best job for the Town SJW had a contract proposal from the consultant and presented it the Bob Frasier of WS

Development. Bob questioned the review process and stated that he was not willing to pay for such an analysis at this time as he had no idea that this consultant was and exactly what they would look at or the process in which he was chosen. Marc Lavoie stated that he felt they should not have to absorb the cost as they had paid someone to develop the analysis that had be presented to the Board. The Board argued that a project of this magnitude would require someone experienced in this type of review who "thought outside the box" and looked at all potential impacts to the town, some which not be as obvious as others. Bob responded that he was willing to pay for such an analysis, but not as this point of their review.

DB: Motion to adjourn.

PB: Second.

Vote: 5-0, Approved.

Minutes Accepted on: 3-20-08

(date)

Mary Chaves sw  
(prepared by: Mary Chaves)

Stephen Bartha

Brian J. Sutherland  
Brian J. Sutherland

David Brown

Glenn Wojcik  
Glenn Wojcik

Patricia M. Buckley  
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