



## BELLINGHAM PLANNING BOARD

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[PlanningBoard@bellinghamma.org](mailto:PlanningBoard@bellinghamma.org)

### January 24, 2008 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) Associate Member

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

BJS opened the meeting at 7:05 PM

GCW: Motion to sign the vouchers.

DB: Second

Vote: 5-0 Approved.

### **Brookfield Estates Definitive Subdivision Plan Signing**

The Board signed the subdivision plans since the appeal period has lapsed with no appeals.

### **Industrial Village at Farm St Informal Discussion**

Bill Halsing appeared for the applicant, David Consigli, to determine the need for a Water Resource District Special Permit. The site is bordered by Stall Brook and Route 495 on Farm Street. The site is 12 acres and they propose less than 30% impervious surface coverage for the whole lot, but that individually, Lot 1 would exceed that 30%. They will be constructing two buildings of approximately 13,000-15,000 s.f. to support both large and smaller businesses, but each building will be a separate lot with different owners. The water resource area surrounds the site. All overflows from impervious surfaces will be captured by the drainage system. They propose to direct only roof runoff in rain gardens. Both buildings are outside the 100 ft buffer and the 25 foot no disturb area for conservation lands.

SJW asked if they were submitting for both buildings at once or separately. Bill replied that they wanted to apply with two separate applications and will go through the 81 P process after the development plan review. SJW advised the Board that she felt that this changed the way they should look at the project and as far as the legalities of getting a special permit. The Board advised them that lot 1 would need a special permit for exceeding the 30% impervious surface coverage, but that lot 2 would not need a special permit.

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

Rick Bryant, traffic engineer, updated the Board on traffic issues, specifically holiday traffic vs. everyday traffic. They have also taken a second look at cut through traffic in Wethersfield and have an update on the MEPA process.

The results of their study indicated that although traffic increased at the Routes 126/495 area and town center other major intersections had lower volume. He also advised that on the Saturday in January they did the traffic count, the actual count was less than the figures they used in their analysis.

He talked about the site visit with various public officials to intersections on north Hartford Avenue. The bus driver taking the group to the intersections shed some light on the problems of driving a larger vehicle at those locations.

Mr. Bryant reviewed the potential mitigation for the traffic impacts of the project on Hartford Avenue. For Maple Street they proposed to add a right turn lane onto Hartford Avenue and right turn onto Maple Street. Timing of the signal was also discussed. Mr. Bryant said that they need to have a survey to ensure that the land needed was available so they could accurately determine the cost of the mitigation. On Plymouth Road they looked at ways to improve the sight triangle to make it safer to exit. A left turn pocket on the southbound side of Hartford Avenue was discussed. The school bus driver pointed out that the Farm St/Hartford Avenue (by the House of Pizza) intersection is difficult for the bus to navigate turns. They are looking at straightening up the intersection which could improve definition of what is the House of Pizza's parking and what's the street. At Pearl Street a potential signal and the addition of a left turn lane from southbound Hartford Avenue was a possibility. They still need to have survey drawings in order to determine actual costs.

After reviewing the intersections, Mr. Bryant updated the Board on their MEPA status. They had been held up for some time as they did not have the determination from MassHighway on the direction of the roadway design until recently. They have been attempting to meet with the environmental division at MassHighway and had just gotten a meeting with them last week. He said that now that they have the green light with MassHighway they need a few more weeks to pull the wetland information together. He said that it should be complete and filed around the end of February.

Once their presentation was completed BJS opened discussion from the Board.

GCW asked for clarification to the new traffic counts. He felt that they did not reflect the true situation. Mr. Bryant stated that the counts were accurate according to their studies.

PMB stated that although Wethersfield was not impacted by cut through traffic now it would be once the Shoppes project was built. Bob Frasier replied that she was correct and that was why they were proposing the mitigation package to improve flow so that people would not cut through the neighborhood. PB replied that she believed that people would cut through and take a bit more time rather than sit in traffic.

Sgt. Edward Guzowski of 758 S. Main Street stated that they should look at the Wrentham Outlets to get a feel for holiday traffic. The state police had to shut down Route 1A ramps on route 495 due to volume on black Friday. He also mentioned the need for a roadway improvement project, the paving of Hartford Avenue and N. Main Streets. He commended the applicant for their traffic figures which he felt were pretty accurate based on times and commended for a good start on mitigation. He suggested they also look at another roadway project in town, the paving of Hartford Avenue and N. Main Street.

Pete Morelli of Temi Road stated that there is a lot of traffic cutting through Wethersfield whenever there is any traffic incident on North Main Street.

Brian Gifford, 142 N. Main Street, read a statement voicing his concern over the quality of life of those on North Main Street. (See Attachment)

David Prendergast of 2 Deerfield Lane stated that his wife can't walk over the 495 bridge as the sidewalk is unsafe due to the close proximity of vehicles. He voiced his displeasure that the person doing the traffic counts blocked off his driveway.

BJS added that whoever was doing the counts on Monique Road had the tail end of their vehicle protruding into traffic. He suggested that vehicles were identified as studying traffic in the future.

Jim Dunlea, High Street, stated he feared traffic that will worsen.

Paul Vaccario of Sagamore Road mentioned that Farm Street is major cut through and asked about how emergency vehicles would get through the traffic.

Gary Custis, 148 N. Main Street, asked about the roadway at Jefferson Apartments. Was this a done deal?

Rick Bryant replied that at the present time the proposed roadway was at the Jefferson Apartments with a signalized intersection. BJS asked about the plan that showed the road between the residences by the campground. Bob Frasier replied that that was a concept plan and the state would have liked to see a larger sweep to the road. The Daly family has indicated that they do not wish to sell their land. They are meeting with

the Davis family again tomorrow as they would like to replace that section of 126 with the bypass. BJS asked how trucks would navigate the turn a on to the access road in its current configuration. Dan Mills explained the situation at the Dunkin Donuts would be moved further south to the Jefferson Apartments. SJW asked Bob Fraser if he planned to take the access road to Town Meeting for approval. Mr. Fraser stated that he couldn't say as they are looking for alternate funding for the roadway. SJW pressed Mr. Fraser on whether he intended to try to make the access road a part of the state highway and not go to Town Meeting for roadway acceptance. Mr. Frasier repeated that he could not answer that question.

Barbara Gordon Wise, 68 North Main Street, stated her concern about the possibility of the Town using its eminent domain rights to take property to make this project happen. BJS assured her that that was not the case.

Charles Haskins of 22 Deerfield Lane was also concerned about land takings especially at Deerfield Lane. Mr. Bryant stated that they and been working on P&S agreements for the land necessary to create a connection between Rawson Road and Deerfield Lane. Marc Lavoie of Rizzo Associates stated that they would release the information when it became final.

Nancy Forbes of Hartford Ave is concerned that she can't get into her driveway with the design of the new roadway. She also mentioned that with the loss of the breakdown lane to make two lanes of traffic disabler vehicles get pushed into her driveway. Both BJS and Mr. Bryant discussed the situation and Mr. Bryant suggested they speak directly to Ms. Forbes.

Jeff Duhaime of Paul Road stated he felt that a rotary would not work and that the State was getting rid of rotaries. He felt that rotaries are unsafe. Rick Bryant corrected the term rotary; it is a roundabout. Mr. Duhaime replied that it was just a different name for the same thing.

SB stated that it was physically different and that the state wouldn't choose this concept if it were unsafe.

John Gonfrade of Standish Road stated that there are many hurdles to overcome before this project can move forward. He feels that safety is a major concern. Although he felt that the mitigation was good, the property could be utilized for a shuttle to airport like Framingham and Braintree. He said that he was also concerned about things attached to the project and asked if there were any way the project would be absolved in this process. He questioned the land zoning and was told it was zoned industrial.

Ron Lussier, 26 Wrentham St, stated that with all the upheavals and mitigation required it must be 7 or 8 years out, and suggested that citizens lobby the state to resolve the interchange at 125 and 495 to have complete cloverleaf to manage traffic at the intersection.

BJS responded that MassHighway selected this plan for the interchange and that they are not looking at a cloverleaf and that they need to deal with the design at hand.

Jim Dunlea responded to Ron Lussier stating that perhaps it was not a good idea to lobby for an intersection that would make it easier to develop.

Bob Frasier added that they have agreed to take on the Town Center in addition to the other intersections.

Rick Bryant told the Board that the State would hold a public hearing regarding the roundabout in the town and the residents and officials would be invited to comment. He added that the access road is an integral part of the roundabout.

David Pendergast voiced his concern about the location of the roundabout and asked if it would be in front of Deerfield Lane. BJS advised that according to the current plans it would be east of Deerfield Lane.

Debra Ferullo of Paul Rd. asked if traffic studies were filmed or counted. She said that there was a van with someone sleeping in and could not have been counting cars. Peter Morelli confirmed her statement. Mr. Frasier stated he would look into it.

Eric Reed of Temi Rd expressed concerns about safety for pedestrians and bicyclists.

SB asked question about Table 2, Town Center Totals.

BJS advised the applicant that we had a document from a resident documenting traffic flow at the intersections of Hartford Ave and Mendon Street (Rte 140).

Bob Fraser asked that a meeting be arranged regarding the peer review for financial analysis. BJS stated that he saw no reason for discussion of the scope of the analysis. Bob Fraser stated that he felt the scope was unconventional and wanted his analyst to speak with them. SJW stated that there was no money in the budget for the meeting and Bob Fraser stated that they would pay for the meeting. BJS stated that the scope was what the Board felt they needed to properly assess the financial impact. Bob Fraser will speak to his consultant again.

Before continuing the public hearing the Board discussed topics for the next meeting. On March 13 the EIR (no traffic) will be discussed.

DB: Motion to continue public hearing for Shoppes at Bellingham Development Plan Review, Special Permit for Water Resource Area and Major Commercial Complex. to March 13, 2008 at 7:20 PM.

SB: Second

Vote: 5-0 Approved.

GCW: Motion to adjourn to an Executive Session.

DB: Second

Vote: 5-0, Approved

Mary Chaves polled each Planning Board member to go into an executive session. Each member agreed to proceed to an Executive Session.

Minutes Accepted on: 3-27-08  
(date)

Stephen Bartha  
Stephen Bartha

David Brown  
David Brown

Patricia M. Buckley  
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Mary Chaves  
(prepared by: Mary Chaves)

Brian J. Sutherland  
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Glenn Wojcik  
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## January 24, 2008 Meeting Minutes Executive Session

• **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) Associate Member

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

SJW announced that Mary Chaves had given notice of leaving earlier that week and needed the Board to discuss options for hiring a new coordinator. The Board suggested proceeding immediately to put out notices on the website and newspapers and to look at Monster.com and Career Builder, as well as the Providence Journal.

Minutes Accepted on: 3-27-08

(date)

Stephen Bartha  
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David Brown  
David Brown

Patricia M. Buckley  
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Mary Chaves  
(prepared by: Mary Chaves)

Brian J. Sutherland  
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Glenn Wojcik  
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