



# BELLINGHAM PLANNING BOARD

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## April 10, 2008 Meeting Minutes

- **Present at the meeting:**

Brian J. Sutherland (BJS), Chairman  
Glenn C. Wojcik (GCW), Vice Chairman  
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  
Amy Sault, (AS), Coordinator

BJS opened the meeting at 7:00PM.

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

SJW advised there was a minor change of wording regarding the Stormwater drainage system. SJW also spoke with Graves and advised that Mike Graff, BOH, has been dealing with the septic plans and knows the soil conditions as well as what they have to do to avoid in ground basements.

SB: Motion to sign the certificate of approval for Definitive Subdivision of Cedar Hill Estates.

DB: Second.

Vote: 5-0 Approved.

### **Cumberland Farms, South Main Street, Modification to Development Plan Review Discussion**

Peter Paulousky, Attorney for Cumberland Farms, Tom Cacciola, Senior Regional Manager, Dawn Rondeau, Planning Department, and Carl Adamo, Engineer for Garafalo & Associates

Mr. Paulousky advised the building has been down-sized and changed from 4,158 to 3,200 square feet with only a front door set up. The two free standing signs have been reduced from two 48 square feet to one 48 square foot sign, double pole system. Mr. Paulousky advised that they have removed the customer service tag. The landscaping same as the original site plan, one tree accidentally taken down will be replaced with a red maple. Mr. Paulousky advised that the Board of Selectmen granted an extension for the Special Permit as well. SJW advised to go through and take out the layers to make it easier to read. SJW also advised the need for a new plan reflecting the landscape changes.

BJS opened the public hearing for Stall Brook Business Park, Lot 1, Farm Street, 1<sup>st</sup> Public Hearing, Development Plan Review and also for the Water Resource District Special 1<sup>st</sup> Public Hearing.

SB: Motion to waive the reading of the public notice.

DB: Second.

Vote: 5-0 Approved.

BJS opened the public meeting for Stall Brook Business Park, Lot 2, Farm Street, 1<sup>st</sup> Public Hearing, Development Plan Review.

SB: Motion to waive the reading of the public notice.

DB: Second.

Vote: 5-0 Approved.

SB concerned that the trees will be too large and on the plan it shows they will be planted too close together. Dawn Rondeau advised they could try to move it closer but there is a fence in the way.

BJS questioned how the parking would be impacted with the new changes. Dawn Rondeau advised that although the number of spaces is the same, the layout along the building is changed slightly.

BJS questioned if the site drainage would remain the same from the plans.

Mr. Cacciola advised that the drainage has all remained the same from the original plan and has confirmed this with the DPW. BJS asked where the sign locations are. Dawn Rondeau advised that the only change is they have removed the sign from Elm Street.

Jenn Wilbanks, 33 Elm Street, advised that the Board of Selectman requested that sidewalks be added onto from Elm Street. Dawn Rondeau advised that it did not work into the plan because a sidewalk does not currently exist. Mrs. Wilbanks advised that there have been changes in fencing as she thought it should be 8 foot. Mrs. Rondeau advised that the actual fence is 6 foot including the lattice and the post. BJS advised that it is not difficult to change the fence as it will make the building more attractive.

Mike Wilbanks, 33 Elm Street, advised that the abutters were never asked what style fence was to be put up along Elm Street.

Steve Antonino, 350 S. Main Street, added that it does not seem like it is a hard change seeing that there have been several changes already made to the original plans.

Mrs. Wilbanks asked when the start and end of the project would take place. Dawn Rondeau advised that depending on the Planning Board approval that the project could take place in summer of 2008 and would take approximately 13 weeks to complete.

Mrs. Wilbanks, advised that the tree taken down was very large, she is hoping for a larger tree such as an evergreen to provide shade and screening. Mr. Adamo suggested keeping the fence at the 6ft height and to plant arborvitaes along the fence because they are fast growing and stay in bloom longer than an oak tree.

Mr. Antonino advised he would prefer the higher fence as opposed to the lights of the gas station because his property is at a higher elevation than the proposed gas station.

BJS opened up the public hearing of Walgreen's Pharmacy at Crooks Corner, Development Plan Review and Drive Thru Special Permit of Walgreen's Crooks Corner.

SB: Motion to waive the reading of the public notice.

DB: Second.

Vote: 5-0 Approved.

PMB advised that it would be better to keep the fence at the current 6 ft height but to plant more mature arborvitaes.

Mrs. Wilbanks and Mr. Antonino decided, per the request of Mr. Paulousky, on a white vinyl stockade fence with a straight edge.

SB: Motion to approve the modifications for Cumberland Farms as proposed conditions on updated plans being received and reviewed by the Town Planner, condition that the updated plans reflecting the 6 foot vinyl white fence and the arborvitaes.

DB: Second.

Vote: 5-0 Approved.

**Stall Brook Business Park, Lot 1, Farm Street, 1<sup>st</sup> Public Hearing, Development Plan Review, Decision Deadlines: 5/5/08 and Water Resource District Special Permit, 1<sup>st</sup> Public Hearing, Decision Deadline: 5/10/08**

Please see Stall Brook Business Park, Lot 2, Farm Street for detailed minutes.

**Stall Brook Business Park, Lot 2, Farm Street, 1<sup>st</sup> Public Hearing, Development Plan Review, Decision Deadlines: 5/5/08**

Bill Halsing, Land Planning, representing Bellingham Farm LLC, Dave Dunham (Lot 1), and RC&D, Dave Egan (Lot 2), advised that these lots are currently an open field in an industrial zone and because the drainage study is being conducted together the project will be looked at as a whole. The properties are serviced by town water via new water main, new hydrants, and serviced by septic systems for each. The properties are in a water resource district. Mr. Halsing met with the Conservation Commission and he has

filed a notice of intent. For Lot 1, Mr. Halsing is requesting a special permit because of the impervious coverage on the site will be more than 30% as what is stated in the By-law. The drainage system for the site will take all of the impervious area all runoff and will be treated with the Lot 2 system.

Mr. Halsing advised that the front building will be a small warehouse and a couple of bays that will have offices, one of which will be for an environmental contractor. The other offices work spaces for an electrician or plumber. The entrance will be closer to route 495 so the green space will be preserved.

BJS opened the public hearing for Cranberry Meadow's Plaza, 829 S. Main Street, Development Plan Review.

SB: Motion to waive the reading of the public notice.

DB: Second.

Vote: 5-0 Approved.

SB: Motion made to continue the public hearing of Cranberry Meadows Plaza, 829 S. Main Street, Development Plan Review, 1<sup>st</sup> Public Hearing until May 22, 2008 at 7:30 pm.

DB: Second.

Vote: 5-0 Approved.

BJS: Motion to extend the public hearing of Cranberry Meadow's Plaza, Development plan June 27<sup>th</sup> 2008 7:15pm.

SB: Second.

Vote: 5-0 Approved.

GCW: Motion made to accept the request for an extension of the decision deadline until June 27, 2008 for Cranberry Meadows Plaza, 829 S. Main Street, Development Plan Review.

DB: Second.

Vote: 5-0 Approved.

Mr. Halsing advised that the state regulation of Stormwater management updated in January of 2008 was not given to them until after the project started so they have not been able to address the newer State regulations.

PMB wanted to know what kind of equipment storage would be in Lot 2. Mr. Halsing advised that Lot 2 would be storage for large environmental cleanup equipment that is not used that often. SJW advised that hazardous materials cannot be stored in a water resource district. Mr. Egan advised that their equipment gets decontaminated and tested before it can return to the site.

PMB questioned the type of businesses proposed for Lot 1. Mr. Dunham advised that Lot 1 will also be for 4 or more small businesses and will not make more than 100 trips to and from the site per day including both lots. PMB wanted to know where the access

from the road to the second site is. Mr. Egan advised there would be a driveway around the building accessing the same entrance as Lot 2. SB questioned the amount of traffic that would be produced. SJW advised that a traffic study should not be needed for this project.

Tom Palli, 310 Farm Street, advised that the town had removed trees from the property and also advised that Farm Street is a scenic road. Mr. Palli advised that the town has not made a requirement to have the trees replaced on this scenic road. He also stated that by adding these new buildings on these sites it will definitely generate more traffic than shown.

SJW advised that if they are not removing trees of a certain size than they should not need to get a scenic road permit. SJW advised that she had looked into the state regulations, with the tree warden and the DPW which states if you are not removing trees under a certain size than you do not need a scenic road permit. SJW advised that she will check with the DPW on the removal of the trees and will see what they say about replacing them.

Rich Martinelli, 7 Beechwood Road, questioned the handicap accessible parking and also questioned the storage facility for the propane heating. Mr. Halsing advised he will be discussing the parking with Amy Cook, Commission on Disabilities, regarding the handicap regulations. Mr. Halsing advised they are still evaluating and will check with water resource district regarding the heating.

Dawn Davies, 116 Grove Street, questioned the left hand turn signal and the wording. Mr. Halsing advised it is a left hand sign not a signal.

SB questioned Lot 1 traffic count and how they came up with their numbers. He also questioned the exit and the amount of space to put in any curbing to encourage the left turnout. Mr. Halsing advised that the curbing will encourage the traffic to go left.

Steve Smith, 205 Farm Street, wanted to know the days of operation. Mr. Halsing advised it would not be more than 5-6 days per week Monday-Saturday.

Charles Trottier, 81 Pleasant Street, questioned the weight limit of the trucks with the left hand turn. Mr. Halsing advised that the weight limit would be specified on the sign.

Ronald Lussier, 191 Paine Street, questioned the wording of the left hand turn sign. Mr. Lussier also wanted to know about the 100 trips per day and how this fits into the trip generation calculator and if it would be doubled to 200 trips per day. BJS advised that the information is inconsistent and Mr. Halsing will be looking into this and will advise the Board. Mr. Dunham agreed that they would need to look into this issue further.

Dawn Davies wanted to know how many tractor trailers trucks there will be and if there will be a restriction to entering in from the Carryville Road side. BJS advised that you cannot restrict trailers. Mr. Dunham advised there will be less than one tractor per week for Lot 2 and for Lot 1 no more than a couple per week.

The Board asked Mr. Halsing to produce a more detailed traffic analysis for both lots, including an analysis of current traffic conditions on Farm Street and a better estimate of trips for the site.

PMB: Motion to continue the public hearing for the Development Plan Review and the Water Resource District Special Permit for Stall Brook Business Park, Lot 1, Farm Street, to May 8, 2008 at 7:30 pm.

DB: Second.

Vote: 5-0 Approved.

PMB: Motion to continue the public hearing for the Development Plan Review for Stall Brook Business Park, Lot 2, Farm Street, to May 8, 2008 at 7:30 pm.

DB: Second.

Vote: 5-0 Approved.

GCW: Motion to accept the request for the extension decision deadline for Lot 2, Stall Brook Business Park, Farm Street, to June 27, 2008.

DB: Second.

Vote: 5-0 Approved.

GCW: Motion to accept the request for the extension decision deadline for Lot 1, Stall Brook Business Park, Farm Street, to June 27, 2008.

DB: Second.

Vote: 5-0 Approved.

**Advance Auto Parts, Pulaski Boulevard near Salisbury Street, Development Plan Review, Continued Public Hearing, Decision Deadline: 4/21/08**

Scott Holman, Cedar wood Development, Joe Lasorsa, Attorney, Gary Jolicoeur, owner, Josh Swerling, Bohler Engineering. SJW advised they have not submitted revised plans and also advised she spoke with Mark from Meridian and this would be the 4<sup>th</sup> review depending on what the written comments would say. Mr. Holman advised they submitted a revision letter instead of doing a new set of plans.

Mr. Swerling advised that regarding the truck turn he will meet with the police chief as they may not want a gated entrance. BJS advised that because of the limited truck traffic it would support the use of the use of a gate which will eliminate the cut through traffic. Mr. Holman advised he will speak with the fire chief and the police chief regarding the gate.

Mr. Swerling spoke with the DPW and they recommended filing for a permit for stormwater management which is not required. BJS asked that they sign paper work for the permit. Mr. Swerling also advised that Meridian requested that they provide additional stormwater quality and requested a waiver for the methodology used. Mr. Swerling advised that the dry well was modified per the request of Meridian as well as the cover over the drainpipe being replaced.

Mr. Holman advised they have brought in a new designed picture with the signage and the building materials they are proposing to use. PMB wanted to know if the material was brick. Mr. Holman advised that it is not brick but that it is a high quality full color masonry unit. Mr. Holman advised that all four sides will be of the same material not the 2 sides that were discussed before. Mr. Holman advised that the cost is significantly higher than the original design but will look better. He also advised he will get the Board a new plan reflecting these changes.

Mr. Swerling advised that 25-30 parking spaces are standard for Advance Auto as it relates to the By-law requirements. BJS advised that the Board is still looking for adequate snow storage. Mr. Holman advised that they are reducing all the parking spaces to 18 feet to allow for more space around the perimeter.

Mr. Holman advised that the delivery trucks enter only once per week for 1 hour at the most, 45 minutes usually. BJS advised that the use of the gate should be ok. BJS concerned with the truck turn and that it should not be as sharp. BJS requests to modify the entrance slightly so it will be safer.

Mr. Holman asked what is needed for a potential approval for the next meeting so they can get it done before then. SJW advised they would need a waiver for the parking spaces and would need to be reflected on the plan. DB wanted to know if the striped area on the plan is painting or a speed bump. Mr. Holman advised it is just paint stripes. SJW advised that all the set back lines should be shown on the plans. SJW and BJS advised Mr. Jolicoeur that there is a need to have enough parking for future reserved spaces.

The Board had concerns about the delivery truck turning right out of the signalized entrance, as the truck turning plan shows the movement going into a southbound waiting lane at the intersection. The Board requested that the engineer look into revisions of the entrance to prevent or minimize that from happening.

PMB: Motion to continue the public hearing of Advance Auto Parts, Development Plan Review, Pulaski Boulevard near Salisbury Street, until May 8, 2008 at 7:00 pm.

GCW: Second.

Vote: 5-0 Approved

PMB: Motion to extend the decision deadline of Advance Auto Parts, Development Plan Review, Pulaski Boulevard near Salisbury Street, to May 23, 2008.

GCW: Second.

Vote: 5-0 Approved.

**Walgreen's Pharmacy at Crooks Corner, Development Plan Review, 1<sup>st</sup> Public Hearing, Decision Deadline: 5/17/08; and Drive Thru Special Permit, 1<sup>st</sup> Public Hearing, Decision Deadline: 5/22/08**

Joe Antonellis, Attorney on behalf of Arista Development, Scott Weymouth, Principle of Arista, Matt Smith and Josh Reinke Bohler Engineering, Steve Mosier, architect, Art Scarney, traffic engineer, Mitch LaPlante, Edgar Boiteau and Andy Bissante owners. Mr. Smith advised that the site is made up of three individual properties located at the southeastern part of Crook's corner. They are not proposing any work within 200 feet of Peter's river so there should be no conservation concerns. Mr. Smith advised that the proposal is to put in a 15,000± s.f. Walgreen's pharmacy with an 11,000 square foot sales floor. They are proposing to use masonry and cast stone building with a steel frame and adequate fire detection.

There is only one proposed drive through window for the pharmacy; a Special Permit has been filed. The plan features 60 proposed parking spaces on the North and West part of building. Mr. Smith advised they are seeking for a parking waiver from the 96 proposed to the 60 requested parking spaces.

Mr. Smith advised that the access to the site is proposed through two driveways with access off Moody Street and the second is along Wrentham Road. They are proposing a new lot line for this development to be at the 30 foot extension line into the residential zone. SJW advised that the Moody Street elevation faces residences which should have a more finished look it. For pedestrians, they will put in all new side walks along the abutting streets, the perimeter of the building, a concrete crosswalk and a bike rack.

Because the proposed site is flat, they will put in stormwater management facilities and catch basins connecting to the street and a retention basis that will gather the majority of stormwater from the site which will infiltrate a 1 inch of runoff. This does meet the requirements of the stormwater management policy.

Mr. Smith advised that utilities for the site will be serviced by municipal sewer and water and will be able to pull in natural gas and electric service from the roadways. They are proposing period type fixtures for the driveways but will have shoe box fixtures that are not too bright around the building. The landscaping will include 36 trees and 270 shrubs.

Mr. Scarney advised that the traffic study is in accordance with state guidelines. He studied the traffic movement of another Walgreens which is very similar to the proposed Walgreen's. SJW advised that there has not been a traffic review yet from Beta. BJS questioned the cut through traffic using this as a by pass especially in the drive through area. SB questioned why they are basing there traffic numbers on the no build numbers of the 5 year horizon for Pulaski Boulevard. SB suggesting we see a how the traffic exists now.



BJS wanted to know if the recycling and trash dumpsters can be moved away from the residences and move it to the south side of the building. Mr. Mossier advised it is an 8 foot high enclosed cedar board fence and that they will look into moving them.

Dawn Davies, 116 Grove Street, wanted to know where the sidewalks are going and that it would be beneficial to extend sidewalks all the way down to Moody Street.

Charles Trottier, 81 Pleasant St, questioned the hour that the traffic survey was taken. Mr. Mossier advised it was 5-6 pm.

Eugene Trottier, 20 Orchard Street, was concerned with cut through traffic. BJS advised traffic calming measure are being looked into and there should not be used as a cut through.

Mr. Lussier, 26 Wrentham Street, proposed an idea for changing the street names of either Wrentham Road or Wrentham Street to lessen confusion. BJS advised Mr. Lussier that his request cannot be changed with the Planning Board.

Garrot Scott, 10 Main Street, wanted to know the hours of operation and was concerned that it could be open 24 hours. Mr. Antonellis advised it is not the intent to operate the store at 24 hours now but would not want to be excluded from 24 hours for competitive reasons in the future.

SB: Motion to continue the public hearing for Walgreen's Pharmacy at Crooks Corner, Development Plan Review until May 22, 2008 at 8:00 pm.

DB: Second.

Vote: 5-0 Approved.

SB: Motion to continue the public hearing for Walgreen's Pharmacy at Crooks Corner, Drive Thru Special Permit until May 22, 2008 at 8:00 pm.

DB: Second.

Vote: 5-0 Approved.

SB: Motion to accept a request for an extension on the decision deadline for Walgreen's Pharmacy at Crooks Corner, Development Plan Review, until June 27, 2008.

DB: Second.

Vote: 5-0 Approved.

SB: Motion to accept a request to extend the decision deadline for Walgreen's Pharmacy at Crooks Corner, Drive Thru Special Permit to June 27, 2008.

DB: Second.

Vote: 5-0 Approved.

**General Business**

GCW: Motion to approve the minutes of February, 14, 2008.

SB: Second.

Vote: 5-0 Approved.

GCW: Motion to approve the minutes of February 28, 2008.

SB: Second.

Vote: 5-0 Approved.

GCW: Motion to approve the Executive Session minutes of February 28, 2008.

SB: Second.

Vote: 5-0 Approved.

GCW: Motion to approve the minutes of March 13, 2008.

SB: Second.

Vote: 5-0 Approved.

GCW: Motion to approve the minutes of March 20, 2008.

SB: Second.

Vote: 5-0 Approved.

GCW: Motion to approve the minutes of March 27, 2008.

SB: Second.

Vote: 5-0 Approved.

GCW: Motion to sign the vouchers.

DB: Second.

Vote: 5-0 Approved.

GCW: Motion to sign payroll.

DB: Second.

Vote: 5-0 Approved.

**Planner's Report:**

SJW advised that the first task for the fiscal analysis for the Shoppes at Bellingham had been completed and she recommended putting it on the April 24, 2008 for discussion.

The Finance Committee asked for recommendations on Article 15 and 16 for the Town Meeting. Article 15 was to accept Stonehedge Road as a Town Road. SJW said that there were a lot of outstanding items that need to be completed, but that the owner of the project died years ago and there is no clear contact person. She didn't know, but assumed it was a resident that proposed the article for the warrant. The Board suggested finding out who and how to contact the estate or current owner of the project.

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They decided to wait until Town Meeting to make a recommendation in order to see if the work could get done or not.

GCW: Motion to wait until Town Meeting to make a recommendation on Article 15.

DB: Second.

Vote: 5-0 Approved.

Article 16 involved the taking <sup>of</sup> to Laurel Lane and Edward Circle. SJW didn't know the reason behind the article since they were on the warrant in 2006 to become town accepted roads. DB stated he heard that it was because the owner of the streets never turned them over to the Town.

GCW: Motion to recommend Article 16 at Town Meeting.

DB: Second.

Vote: 5-0 Approved.

DB: Motion to adjourn.

SB: Second.

Vote: 5-0 Approved.

Minutes Accepted on:

4/24/08

(date)

(prepared by: Amy Sault)

Stephen Bartha (Secretary)

Brian J. Sutherland (Chairman)

David Brown

Glenn Wojcik (Vice-Chairman)

Patricia M. Buckley