



# BELLINGHAM PLANNING BOARD

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## May 22, 2008 Meeting Minutes

- **Present at the meeting:**

Patricia Buckley (PMB), Chairman  
Glenn C. Wojcik (GCW), Vice Chairman  
Stephen Bartha (SB), Secretary  
David Brown (DB)  
Brian J. Sutherland (BJS)  
John Sexton (JS), Associate Member

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

PMB opened the meeting at 7:05PM.

### **Advance Auto Parts Development Plan Decision Signing**

SJW advised there is one change to the landscaping gift, advised that Mr. Holman and she had agreed on a gift of \$7,000 this price is at cost. Don DiMartino advised to put a reminder in the decision to make sure they contact the DPW to get that process started.

Mr. Lussier questioned the waiver to the amount of plantings and why it was granted. PMB advised that his comments are appreciated but the public hearing was closed at the last meeting.

BJS: Recommend the approval for Advanced Auto Parts Development Plan Review.

GCW: Second.

Vote: 5-0 Approved.

### **Cox Back Lot Special Permit, 143 Hartford Avenue, 1st Public Hearing, Decision Deadline: 6/12/08**

PMB opened the first public hearing. Bill Halsing, Land Planning, Allana Cox, owner, Mr. Halsing advised that the lot is 20+ acres and they are planning to divide the lot. There is 90 feet of frontage, 88,000 square feet of area which meets criteria for a Back lot division. The existing lot does not have the 150 foot frontage required for zoning so the family has agreed to swap parcel A for parcel B which gives the lot the required frontage. SJW advised that the lot will then conform and it is zoned residential. Allana Cox advised there are no wetlands on the property.

Mr. Halsing advised that soil testing for the septic has been done and there is town water for the street. GCW questioned the frontage. Mr. Halsing advised they are adding on another 51 feet which brings it up to conformity. BJS questioned the house already in existence and the location of the land. Allana Cox advised that the division is for a single family home and not for a development.

GCW: Motion to draft a favorable decision for Cox Back Lot Special Permit, 143 Hartford Avenue.

SB: Second.

Vote: 5-0 Approved.

BJS: Motion to accept a request for the decision deadline for Cox Back Lot Special Permit, 143 Hartford Avenue extension to June 27, 2008.

SB: Second.

Vote: 5-0 Approved.

BJS: Motion to close the public hearing of Cox Back Lot Special Permit, 143 Hartford Avenue.

SB: Second.

Vote: 5-0 Approved.

**Dwyer Business Park, 316 Hartford Avenue, Development Plan Review, Continued Public Hearing, Decision Deadline: 5/30/08**

Scott Dwyer, owner, Rick Goodreau, United Consultants, advised they are working out some issues with the Zoning Board, some of their decisions are in the appeal period until May 27, 2008. Mr. Goodreau advised that MDM's comments were regarding the narrow driveway entrance, which they are now proposing to widening to 22 feet with sidewalks. They have eliminated 2 parking spaces due to the change in the driveway. Mr. Goodreau advised that the emergency exit driveway has been moved.

PMB questioned why there are more than the required amount of spaces and if it was to accommodate for the snow storage. Mr. Goodreau advised that they are proposing to use the bayed parking for snow storage with signage.

SJW wanted to know if they could put pavement markings to indicate the entrance and exit. Mr. Goodreau advised they could update that on the plans. Mr. Goodreau advised that the peer review consultant requested that they make comments to the Board regarding Bylaws 3220 Noise, 3240 Air Quality and 3250 Hazardous Materials, to condition the approval to not exceed these limits. SJW advised that they should not be conditions of approval, but that they should provide this information as part of the application.

PMB questioned what type of tenants would occupy these buildings. Mr. Dwyer advised there may be contractors, office use, a sprinkler company, and an ice rink made of artificial ice.

SJW advised they cannot use hazardous materials because they are in a water resource district. Mr. Goodreau advised that in regards to Stormwater Management, they will comply with prohibited uses.

Mr. Goodreau advised that the proposed drainpipe is a plastic 4 foot diameter pipe and that the Bellingham Bylaw requests a reinforced concrete pipe, they are looking for a waiver to use the plastic pipe. BJS commented that sometimes alternate drain pipes can collapse because of lack of sturdiness. SJW will run the use of the plastic piping by the DPW.

Mr. Goodreau advised they are planning to widen the parking islands to 8 feet and relocate some of the proposed trees and shrubs here. SJW clarified that they meet the number of plantings but are just looking to plant them in different places. Mr. Goodreau advised that is correct. BJS advised that the Board does not have a problem with this and a waiver should not be needed.

BJS: Motion to continue Dwyer Business Park, 316 Hartford Avenue, Development Plan Review to June 26, 2008, at 7pm.

DB: Second.

Vote: 5-0 Approved.

BJS: Motion to accept the request for the extension of the decision deadline of Dwyer Business Park, 316 Hartford Avenue, Development Plan Review until July 11, 2008.

DB: Second.

Vote: 5-0 Approved.

**Cranberry Meadows Plaza, 829 S. Main Street, Development Plan Review, Continued Public Hearing, Decision Deadline: 6/27/08**

Glen Gerrior, owner, Nathan Mahonen, Hannigan Engineering, advised the proposed site is for 3,800 foot office building with a single 2 way entrance including an employee only parking in the rear. Mr. Mahonen advised that they based the parking calculations on retail Zoning Bylaws which requires 26 spaces, their plan shows 19 spaces. Mr. Mahonen advised that their GPI traffic study proves this reduced parking is acceptable and they will be asking for a parking waiver to reflect this change. They are still awaiting MDM's proposal and comments on GPI's traffic study.

Mr. Mahonen advised the site will be serviced by town water with an onsite sewer system and catch basins throughout the site.

Mr. Mahonen advised that the majority of the lighting will be off the building. He also advised that the landscaping will be mostly trees and shrubs in the parking area. Meridian recommended that they put a 6 foot abrovaetis screening along the property line because they directly abut a suburban district.

Mr. Mahonen advised they are working on Meridian's comments. One comment is in regards to the zoning of the property being listed as Business 1 when it should be zoned as Business 2, as shown on the zoning maps.

The second issue raised by Meridian is regarding drainage, they will have to make some minor changes to comply with the new Stormwater management policy regulations. The final comment they are working on is the confliction between Business 1 versus Business 2 and if there is a 250 foot egress requirement spacing between parking lots of 20 or more spaces.

Mr. Gerrior advised that a B2 zone is more restrictive and he wants to reduce the impervious area. SJW advised to have the parking spaces calculated on an office spaces not retail as it may be used as a small office space. Mr. Gerrior does not see the need to put parking there if not needed. Mr. Mahonen advised that they do have a lot to still go over but wanted to get in front of the Board.

SB questioned the trip generations and the traffic study that was modeled after a specialized retail center where their parking study should be done as a shopping center. SB asked Mr. Mahonen to clarify in a memo to MDM and copy the Board whether the study was done during a peak period.

Brian Perrico, 875 South Main Street, concerned with what time is considered peak and off peak hours regarding the traffic study. Mr. Perrico advised he has trouble getting in and out of his driveway and that cars go down South Main Street too fast. PMB advised that the Board does not regulate speed limits.

BJS: Motion to continue the public hearing of Cranberry Meadows Plaza, Development Plan Review, 829 S. Main Street until July 10, 2008 at 7:15pm.

DB: Second.

Vote: Approved.

BJS: Motion to extend the decision deadline for Cranberry Meadows Plaza, Development Plan review, 829 S. Main Street until July 25, 2008.

DB: Second.

Vote: Approved.

**Walgreen's Pharmacy at Crooks Corner, Development Plan Review, Continued Public Hearing, Decision Deadline: 6/27/08; and Drive Thru Special Permit, Continued Public Hearing, Decision Deadline: 6/27/08**

Joe Antonelis, Attorney on behalf of Arista Development, Scott Weymouth, Principle of Arista Development, Matt Smith, Bohler Engineering, Steve Mosier, architect, Andy Bissante owner. Mr. Smith advised that with the concerns to the Moody Street abutters they decided to put in side walks around the entire perimeter and have made a straight entrance way into the site. Mr. Smith advised there is a proposed 8 foot cedar fence along the Moody Street entrance.

Mr. Smith advised they have reduced the site lighting to 20 to 24 feet high depending on the fixtures and location. They are asking for a waiver for the proposed use of plastic piping with a minimum of 2 feet of cover.

The Board advised that there should be a chain link fence around the detention basin as there is a gradual 7 foot decline which was not shown on the plans. SJW questioned if Meridian suggested a waiver for the landscaping plantings. Mr. Smith advised they are putting in the required number of plantings.

Mr. Smith advised they are proposing to do a right hand turn lane to allow free flowing traffic rather than to put in speed bumps. Jeff Freudberg, Beta Group, reviewed the March 2008 GPI study and commented that there is a technique issue regarding the access into the Moody Street traffic. Mr. Freudberg suggested that the driveway be located further down Wrentham Street. BJS questioned the signalized intersection at Wrentham Road. Mr. Freudberg advised that it would not be easy to do and may affect the intersection at Pulaski Boulevard.

Jeff Sancruse, engineer for GPI, advised that the current conditions will create a short left turn lane and will create 2 lanes. GCW wants to see a signalized entrance and exit. Mr. Sancruse advised it would not be beneficial to have a signalized egress. Mr. Freudberg believes this egress warrants a traffic signal. BJS concerned with cutthrough traffic and wanted to know if less likely to cutthrough with a signalized intersection. Board needs to see back to back lanes analysis with queing lanes.

Mr. Mosier advised that the Wrentham and Moody Street elevation has multiple textures to keep it interesting for the abutters. Mr. Mosier advised that the fence will be more towards Walgreens so they can add more landscaping near the abutters. The signage will be reflected on a monument pole.

AC questioned how vehicles will get into Walgreens and cross over 3 lanes of traffic.

Mr. Lussier, 26 Wrentham Street, commented that currently it is a difficult intersection to get in and out of.

Andy Bissante, owner, believes another traffic light would not benefit the area.

BJS: Motion to continue the public hearing for Walgreen's Pharmacy at Crooks Corner, Development Plan Review until July 10, at 7:30pm.

DB: Second.

Vote: 5-0 Approved.

BJS: Motion to continue the public hearing of Walgreen's Pharmacy at Crooks Corner, Drive Thru Special Permit until July 10, at 7:30pm.

DB: Second.

Vote: 5-0 Approved.

BJS: Motion to accept the request to extend the decision deadline for Walgreen's Pharmacy at Crooks Corner, Development Plan Review to July 25, 2008.

DB: Second.

Vote: 5-0 Approved.

BJS: Motion to accept the request to extend the decision deadline for Walgreen's Pharmacy at Crooks Corner, Drive Thru Special Permit to July 25, 2008.

DB: Second.

Vote: 5-0 Approved.

### **Hunter Development Extension Request**

John Christopher, representing Hunter Development, requested an extension to the Development Plan Approval. PMB questioned his permit. Mr. Christopher advised they are trying to tie the project together as they have the plans for the septic designs, developed the roadway design with the DPW in regards to the roadway widening. Mr. Christopher advised they have submitted a gift to the Town for \$326,000 for the roadway and believes they will be completed by October 2008. SJW advised Mr. Christopher to check in with her regarding the status of the project. Mr. Christopher will be back with updated sign plans.

BJS: Motion to extend the deadline of the permit for Hunter Development, 300 Hartford Avenue, Development Plan for until December 31, 2008.

SB: Second.

Vote: 5-0 Approved.

### **General Business**

GCW: Motion to approve the minutes of April 24, 2008.

SB: Second.

Vote: 5-0 Approved.

GCW: Motion to approve the minutes of May 8, 2008, as amended.

SB: Second.

Vote: 5-0 Approved.

GCW: Motion to sign the vouchers.

BJS: Second.

Vote: 5-0 Approved.

### **Planners Report Update**

SJW updated the Board on the Master Plan and confirming GCW and DB as representing the Board and that still waiting to hear about the other department representatives. She asked for a Board member to attend the pre-Town Meeting Fin Com meeting at the High School. PMB said she would attend. SJW gave a status update Stonehedge Road and told the Board that the Fin Com would like a recommendation prior to Town Meeting. SJW also said that the newsletter would be ready to be distributed in the upcoming weeks.

SB: Motion not recommended the acceptance of Stonehedge Road as a town road at the Town Meeting.

GCW: Second.


Vote: 5-0 Approved.

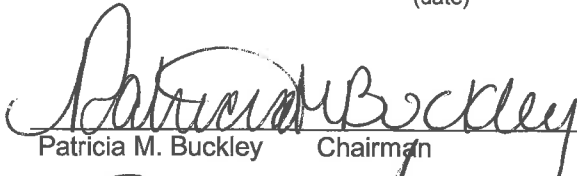
SB: Motion to adjourn.

DB: Second.

Vote: 5-0 Approved.


Minutes Accepted on: 6/26/2008  
(date)

  
(prepared by: Amy Sault)

  
Patricia M. Buckley Chairman

  
Glenn Wojcik Vice Chairman

  
Stephen Bartha Secretary

  
Brian J. Sutherland

  
David Brown