



BELLINGHAM PLANNING BOARD

2 MECHANIC STREET
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June 12, 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 7:00PM.

Cox Back Lot Special Permit, 143 Hartford Avenue, Decision Signing

Bill Halsing, Land Planning, Peter Shoud, Allana Cox, owner

BJS: Motion to sign the decision for Cox Back Lot, Special Permit, 143 Hartford Avenue.

DB: Second.

Vote: 5-0 Approved.

SJW advised that when the 20 day appeal period is over they will need to come back to sign.

BJS: Motion to sign the Plan of Land for the 81P for Allana Cox, 143 Hartford Avenue.

SB: Second.

Vote: 5-0 Approved.

Bellwood Condominiums / 81P Informal Discussion

Douglas Aricko, attorney, Richard Mainville, engineer for Guerriere & Halnon, Mr. Mainville advised that the property is in between 2 existing properties, Brook Estates and Bellwood Condominiums. Bellwood did not have enough land alone for another development but with the two parcels together, it has enough property to build a 44 unit condominium property. This is the request for the 81P.

Mr. Aricko advised that this would also settle an easement dispute between Brook Estates and Bellwood Condominiums. Mr. Aricko advised that there is a developer interested to develop the vacant land and would need to get his own permits. The new proposal is for 44 units not the original 72 units. Mr. Aricko advised they might want to modify for the record the old permits from the mid 1980's.

PMB asked if Mr. Aricko is representing the easement case and questioned the lawsuit. Mr. Aricko advised his firm is and he is a mitigation partner. Mr. Aricko advised there an access roadway into Bellwood and is over Country Side Road and there access with the easement. Mr. Aricko advised they reached an agreement, in principle.

BJS questioned the 81P and the wetlands. Mr. Mainville advised they will have enough frontage on a buildable lot.

Attorney Lee Ambler, Town Council, advised that the land should not be used for any other project which is not available. Mr. Mainville advised they are trying to create enough land with the 81P. PMB questioned the extra acreage and if it is taken. Mr. Aricko advised that the developable portion of the land is from the Bellwood land, not Brook Estates. Attorney Lee Ambler advised that the developer that he advised the Town that the original permit used 37 acres for the total project and that is what is required of the permit now. Mr. Mainville advised that they originally stopped at the 49 units was because of DEP regulations that you cannot have more than 15,000 gallons of sewerage on site without a water treatment plant. Mr. Aricko advised that this is the reason they wanted to modify the old Special Permits.

PMB opened the 1st public hearing for LIG Athletic Fields, Maple and High Street, Development Plan Review and Major Business Complex Special Permit.

BJS: Motion to waive the 1st public hearing notice of LIG Athletic Fields, Maple and High Street, Development Plan Review and Major Business Complex Special Permit.

SB: Second.

Vote: 5-0 Approved.

Mr. Aricko advised that the reason they are in front of the Board is to see what it will take to get the modification of the Special Permit. BJS questioned the abutting properties. Mr. Mainville advised that the other property is owned by the Arch Diosis of Boston.

PMB questioned the easement agreement. Mr. Aricko advised they have a whole new easement proposal drafted. BJS advised they are asking them to modify a Special Permit that has already been closed. Mr. Aricko asked if they have enough time before the next meeting to find a procedural way to alter the Special Permit due to time changing circumstances. BJS suggested withdrawing without prejudice and coming back when the land issue is solved.

PMB opened the 1st public hearing for Bellingham Commons II Modification, 191 Mechanic Street.

BJS: Motion to waive the reading for the 1st Public Hearing of Bellingham Commons II Modification, 191 Mechanic Street.

SB: Second.

Vote: 5-0 Approved.

Mr. Aricko request that they withdraw without prejudice.

BJS: Motion to accept the withdrawal without prejudice.

DB: Second.

Vote: 5-0 Approved.

Highridge Estates Update

PMB advised that Mr. Jones could not be present at the meeting. SJW advised that the last extension granted had the condition that by the end of May of 2008 he would get as built drawings of the detention pond. SJW also advised that Mr. Jones was supposed to present the exact number of trees that were not planted due to the owners' request and all the other trees that have been planted. SJW advised that nothing has been done as stated.

SJW advised that the bond is not to pay for the project; it is to protect the Town. SJW also advised that Mr. Jones has not approached Don DiMartino for a Form J for a bond reduction. SJW advised that of the 90 lots, 87 have been sold and was supposed to give payments of \$50,000 of the 45th, 65th and 85th sales of the lots. None of these three payments have been received.

PMB advised that there is a deadline coming up in September of 2008 and wanted to know if the tripartite agreement could be taken before the extension expires. Attorney Lee Ambler advised they will need to take steps to demand payment. SJW advised that most of the remaining work is with the detention ponds not the roadways. Attorney Lee Ambler advised SJW to make contact with the Board of Selectman to see what is remaining. SJW advised will get a summary of this to Lee Ambler.

Stall Brook Business Park, Lot 1, Farm Street, Development Plan Review, Continue Public Hearing, Decision Deadline: 6/27/08 and Water Resource District Special Permit, Continued Public Hearing, Decision Deadline: 6/27/08

Bill Halsing, Land Planning, Dave Egan, representing the applicant. Mr. Halsing advised that they are requesting the withdrawal of the application for Lot 1. Mr. Halsing advised that there will be one building proposed for Lot 2 and is 26,250 square feet. PMB questioned the use of the building. Mr. Egan advised it would be some office space but mostly a warehouse. Mr. Halsing advised there will be 4 parking spaces allotted per unit and could be expanded for future use with an additional piece of property on the lot.

Mr. Halsing advised they have met with the Conservation Commission and they have minor comments. The Conservation Commission requested that they withdraw Lot 1.

Mr. Halsing advised they are continuing to work on the drainage calculations and should be done soon. Mr. Halsing advised that the traffic report shows a total of 234 total trips per day during which the am peek and the pm peek are at 25 trips per hour. SB suggested we look at the traffic analysis for the west end of Farm Street and Hartford Avenue. PMB questioned the type of traffic. Mr. Egan advised it would be mostly a trailer pulled by a tractor. Mr. Halsing advised there would be a left hand only turn sign.

Jim Dunlea, 57 High Street, questioned the trips per day and commented that the calculations seem on the low side. SB added there numbers seem reasonable but would need time to review the information he just received.

BJS: Motion to accept the withdrawal without prejudice for Stall Brook Business Park, Lot 1 Submittal for Development Plan Review on Farm Street.

DB: Second.

Vote: 5-0 Approved.

BJS: Motion to accept the withdrawal without prejudice for Stall Brook Business Park, Lot 1 Submittal for the Water Resource District Special Permit on Farm Street.

DB: Second

Vote: 5-0 Approved.

BJS: Motion to have the project Stall Brook Business Park, Lot 2 be continued under the name of Stall Brook Business Park, formerly Lot 2, Farm Street, Development Plan Review, until July 10, 2008 at 7:45pm

DB: Second.

Vote: 5-0 Approved.

BJS: Motion to accept the request for an extension for the decision deadline for the Development Plan Review of Stall Brook Business Park, formerly Lot 2, Farm Street, until July 25, 2008.

DB: Second.

Vote: 5-0 Approved.

**Stall Brook Business Park, Lot 2, Farm Street, Development Plan Review,
Continued Public Hearing, Decision Deadline: 6/27/08**

See Stall Brook Business Park, Lot 1

**Best Buy Warehouse, Depot Street, Water Resource District Pre-Application
Conference, 81P**

Sherry Clancy, National Development, wanted to know if they were proceeding with the correct permit pathway. Ms. Clancy advised that they are requesting a parking waiver for 78 spaces from the required 150 spaces. She advised that 80 spaces are more than adequate for their use. JS questioned the use; Ms. Clancy advised that most would be warehouse use and some office space. BJS questioned the Dunkin Donuts plan; Ms. Clancy advised it is just the plan of record and does not know any information regarding the Dunkin Donuts building. Ms. Clancy advised they are planning on officially submitting their project on Tues, June 17, 2008.

SB: Motion to sign the 81P for Best Buy Warehouse, Depot Street.

BJS: Second.

Vote: 4-1 Approved.

LIG Athletic Fields, Maple and High Street, Development Plan Review, 1st Public Hearing, Decision Deadline: 7/14/08, Major Business Complex Special Permit, 1st Public Hearing, Decision Deadline: 7/19/08

Attorney Joe Noparo for Joe Antonellis, Ed Sanclemente, LIG Development, Dan Feeney, for Beals and Thomas, Chris Sgarzi, architect for Sgarzi Architects and Ted Doyle, BCI Sports . Mr. Feeney advised that the site consists of 87 acres, bordering Maple Street, Route 495, High Street and the Charles River. They are proposing to develop 63 acres of land. Mr. Feeney advised they will go in front of the Zoning Board for the building and lighting height on June 25th. They are also filing a notice of project change with MEPA and are waiting on their final traffic study but have received a scoping letter from MDM.

Mr. Feeney advised that they are within the 100 foot buffer zone for the Charles River but only portions will be disturbed.

Mr. Feeney advised the proposed building is 268,000 square feet with 2 indoor NCAA sized soccer fields, basketball courts, and batting cages. The building has a main level and a mezzanine level. The fields will be made of synthetic turf encircled by a 4 foot high fence and 24 foot high soccer fences. Mr. Feeney advised that field #3 is the primary field with bleacher seating.

Mr. Feeney advised there will be 654 parking spaces with 14 handicapped spaces. The parking lot drains to detention basin #1; basin #3 and #4 will collect the roof runoff. They will submit to the Board of Health soon for review.

PMB questioned the lights and the hours of operation. Mr. Feeney advised that the outdoor fields will be closed by 10pm; Mr. Doyle advised that the outdoor safety lights would remain on. Mr. Doyle advised that it will be mostly children leagues with some adult leagues.

GCW questioned the synthetic field and the drainage. Mr. Feeney advised the drainage has been designed to comply with Storm water Management.

Mr. Feeney advised they will be responding to Meridian's comments regarding waiver requests. SJW questioned when their traffic review will be completed. Mr. Sanclemente advised it should be within 7-10 days.

SJW questioned the building hours, Mr. Feeney advised that the intention is to keep the indoor facility open later and it would open earlier.

Mr. Sgarzi advised that the main entry is at the mezzanine level with a walkup plaza. There will be outdoor seating near the entry point, and an elevator in the building. Mr. Sgarzi advised there will be a food court, offices, birthday party rooms, 3 basketball courts and batting cages. There is an emergency egress to exit immediately out of the building.

Mr. Sgarzi advised there will be large skylights and translucent screening. BJS questioned the amount of heat because of the number of the skylights. Mr. Sgarzi advised the skylights are made of 2 inch insulated panels so it will be filtered sunlight not direct sunlight.

SJW wanted to see a rendering of the view of the building from Maple Street and if it would be attractive because the side of the building is facing the entry way. SJW questioned exterior generators for air conditioning; Mr. Sgarzi advised they would provide information on that. SB questioned if there would be locker rooms, Mr. Sgarzi advised there would be showers and lockers for transient use.

GCW suggested having open time for children to use the facility during off peak hours for area residents.

BJS advised that he thinks that traffic will be a big issue and may need a light, also commented that emergency vehicles should have a separate entrance/exit.

Steven Kohler, 26 Stonehedge Road, questioned the materials of the building. Mr. Sgarzi advised it will be a brick like material from the ground to 12 feet high and the top portion will be metal.

Jim Dunlea, High Street, questioned the number of light towers and the noise levels up until 10pm at night and that consideration is given to the neighbors. SJW advised that the Noise bylaw does not account for the players just the sounds of the building. Mr. Doyle advised that there will not be a lot of fan noise. SB questioned if there will be a speaker system in place. Mr. Doyle advised there would be but would not be for play by play but mostly for emergency uses.

Peter Walsh, 2 Stonehedge Road, thinks this is a great plan for the town.

Doug Porter, 3 Stonehedge Road, agrees with the usage of the proposed site.

PMB questioned mitigation from the Route 140 and Main Street intersection. BJS advised that projects in the area will be asked to contribute. Mr. Sanclemente advised they are willing to share these costs.

BJS: Motion to continue the public hearing for LIG Athletic Fields, Maple and High Street, Development Plan Review until July 24, 2008 at 7:00 pm.

SB: Second.

Vote: 5-0 Approved.

BJS: Motion to continue the public hearing for LIG Athletic Fields, Maple and High Street, Major Business Complex Special Permit until July 24, 2008 at 7:00pm.

SB: Second.

Vote: 5-0 Approved.

BJS: Motion to accept the request for an extension of the decision deadline for the decisions for the Development Plan Review and for the Major Business Complex Special Permit of LIG Athletic Fields, Maple and High Street, until Aug 29, 2008.

SB: Second.

Vote: 5-0 Approved.

Bellingham Commons II Modification, 191 Mechanic Street, 1st Public Hearing, Decision Deadline: 7/19/08

George Levine, applicant and land owner, Mark Beaudry, Meridian, advised they want to amend the Development Plan review from a year ago to be able to move forward. Mr. Beaudry advised the large building in the back is 24,000 square feet and originally approved for retail space. They are now proposing a restaurant and a pizza place. Mr. Beaudry advised that they are proposing to use 6,500square feet of the retail space for the restaurant space which will leave 17,500 for retail. The Board of Health has approved this.

Mr. Beaudry advised this change warrants 110 more parking spaces for this project but the applicant disagrees and a parking waiver will be needed. They are proposing a total of 210 parking spaces which is reflected on the original plans.

Mr. Beaudry advised that they would like to keep the total number of trips per day below 3,000. Mr. Beaudry advised that Mr. Levine is not going to build on lot 2 to accommodate for a possible parking expansion for future use. Mr. Beaudry advised that the original plan was at 2, 708 trips per day, the new plan will go up to 2, 867 trips per day or an increase of 159 or 5%.

SJW questioned the Special Permit and the Development Plan Review being expired. Mr. Levine advised that his permits are up to date and will give a copy to SJW.

PMB questioned their interest in an easement to the town or the state for future road development. Mr. Beaudry advised they are aware of the Master Plan for this area and they are amendable to this.

GCW questioned the mitigation for this change and what it is based on. Mr. Levine advised they have paid \$20,000 to the town for mitigation and they are due to pay another \$20,000 if the fast food restaurant goes in.

BJS: Motion to draft a favorable decision to make the modifications to the Development Plan Review for Bellingham Commons II, 191 Mechanic Street.

DB: Second.

Vote: 5-0 Approved.

BJS: Motion to close the public hearing of Bellingham Commons II Modification, 191 Mechanic Street.

SB: Second.

Vote: 5-0 Approved.

General Business

BJS: Motion to sign the vouchers.

GCW: Second.

Vote: 5-0 Approved.

BJS: Motion to sign payroll.

GCW: Second.

Vote: 5-0 Approved.

Planner's Report

SJW updated the Board on the dead tree to be taken down on Hartford Avenue and will be replaced with some other plantings. SJW requested a schedule of vacation time from the Board. SJW requested an evaluation be filled out for her position as the Town Planner. She also advised that she will have new contracts to be signed for herself and AS at the June 26, 2008 meeting for Fiscal '09. SJW advised that she has representatives for all the Boards regarding the Master Plan except for the School Board and the Zoning Board had some questions regarding the timeframe of the Master Plan. She is looking to push this off to the fall due to vacations and her maternity leave.

BJS: Motion to adjourn.

DB: Second.

Vote: 5-0 Approved.

MINUTES OF THE PLANNING BOARD

June 12, 2008

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

Patricia M. Buckley
Patricia M. Buckley Chairman

Stephen Bartha
Stephen Bartha Secretary

David Brown
David Brown

Amy Sault
(prepared by: Amy Sault)

Glenn Wojcik
Glenn Wojcik Vice Chairman

Brian J. Sutherland
Brian J. Sutherland