



BELLINGHAM PLANNING BOARD

2 MECHANIC STREET
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July 24, 2008 Meeting Minutes

- **Present at the meeting:**

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

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

PMB opened the meeting at 7:00pm.

Walgreen's Pharmacy at Crooks Corner, Development Plan Review and Drive Thru Special Permit Decision Signing

Joe Antonellis, attorney for applicant.

PMB stated that they had just received copies of the decisions at the meeting and have not had an opportunity to review them. PMB asked Mr. Antonellis if he was aware that SJW had made some changes. He stated he was fine with the changes made.

PMB advised that SB is running late and may miss the meeting entirely. BJS asked if Mr. Antonellis would wait until the end of the meeting to see if SB will be in attendance as his vote may be needed for an approval for the Special Permit decision. Mr. Antonellis agreed and will wait towards the end to see if SB comes to the meeting.

PMB stated that the decision signing would be postponed briefly.

LIG Athletic Fields, Maple and High Street, Development Plan Review, Continued Public Hearing, Major Business Complex Special Permit, Continued Public Hearing

Attorney Joe Antonellis; Ed SanClemente, LIG Development; Dan Feeney, for Beals and Thomas; Chris Sgarzi, architect for Sgarzi Architects; and Ted Doyle, BCI Sports.

Dan Feeney stated that they submitted response comments to Meridian, including documents for a long term operation and maintenance plan and the ZBA letter. Dan Feeney stated that Meridian noted a few outstanding issues including that the applicant is requesting a waiver for the locus plan because of the size of the site, two stormwater issues, and parking area plantings. The applicant will provide Meridian with the necessary information on the stormwater issues. Dan Feeney also stated that the plantings can't all be located with the parking area, but that the total number of plantings exceeds the requirements. Dan also stated that they received comments from Don DiMartino, but that the traffic engineer will address most of those issues. The applicant will provide all other water related issues that Don requested. GCW asked for clarification on the types of plantings—if there were any trees or just ornamental grasses. Sheet L.1.1 has a suggested planting schedule that includes 144 deciduous trees and 63 evergreen trees.

Scott Thornton for Vanasse & Associates, talked about traffic issues. He stated that they submitted a scoping letter to MDM. MDM had made some requests that certain intersections be examined for the study and that morning, evening and Saturday mid-day time periods are considered. They looked at existing studies and supplemented with their own counts. Maple Street has about 6800 vehicles per day, Saturday is at 5400 and peak hours about 560. They also captured speed information at the location site driveway. It is posted at 35 miles per hour and average is between 35 and 37 miles per hour. They calculated that at the site driveway there would need to be 360 feet of sight distance and over 500 feet has been provided.

BJS: Motion to continue the LIG Athletic Fields, Maple and High Street, Development Plan Review until September 11, 2008 at 7:00pm.

DB: Second.

Vote: 5-0 Approved.

BJS: Motion to continue the LIG Athletic Fields, Maple and High Street, Major Business Complex Special Permit until September 11, 2008 at 7:00pm.

DB: Second.

Vote: 5-0 Approved.

Cranberry Meadows Plaza, 829 S. Main Street, Development Plan Review, Continued Public Hearing

Glen Gerrior, owner, Sean Pepper, D.R. Poulin Construction, Nathan Mahonen, Hannigan Engineering.

Mr. Mahonen advised where the central island is in relation to the egress of the building. Mr. Hannigan also showed where on the plans that the reserved parking would be located. PMB advised that they are requesting waivers for the following items:

- Reduction of parking.
- Egress spacing.
- The use of plastic piping versus concrete.
- Water velocities below 2ft per second.
- Entrance is within 10ft of an existing catch basin.

Dawn Davies, 116 Grove Street, questioned the signage as shown on the plans. Mr. Mahonen advised that the signage is per Mass Highway Specs.

BJS: Motion to draft a favorable decision for Cranberry Meadows Plaza, 829 S. Main Street, Development Plan Review including waivers: 3312, 3335, 4321, 4324, and 4333.
GCW: Second.

Vote: 4-0 Approved.

GCW: Motion to close the public hearing of Cranberry Meadows Plaza, 829 S. Main Street, Development Plan Review.

JS: Second.

Vote: 4-0 Approved.

Dwyer Business Park, 316 Hartford Avenue, Development Plan Review, Continued Public Hearing

Rick Goodreau, United Consultants.

PMB advised that the Board has not received all the information it had requested. BJS advised that this project has had a lot of continuances and the Board does not want to continue this project further due to the fact that information had not been received. Mr. Goodreau advised that they are down to two issues; the first is with MDM looking for an accurate traffic count for the hockey facility. The other comment is regarding the response to Meridian's review which has to do with increasing the impervious surface and the driveway separation. BJS questioned where the proposed driveway is. Mr. Goodreau advised he spoke with the Town Planner back in October, 2007 and she advised him that he would need to get variances and special permit from the ZBA. BJS advised Mr. Goodreau that the Planning Board works concurrently with them.

Mr. Goodreau advised that they would be requesting a waiver for landscaping. BJS would like to see some sort of plantings to discourage potential cut through traffic.

BJS: Motion to continue Dwyer Business Park, 316 Hartford Avenue, Development Plan Review, until September 11, 2008 at 7:00pm

DB: Second.

Vote: 4-0 Approved.

BJS: Motion to extend the decision deadline of Dwyer Business Park, 316 Hartford Avenue, Development Plan Review, until October 10, 2008.

DB: Second.

Vote: 4-0 Approved.

Walgreen's Pharmacy at Crooks Corner, Development Plan Review and Drive Thru Special Permit Decision Signing

BJS: Motion to sign the decision of Walgreen's Pharmacy at Crooks Corner, Development Plan Review approval dated July 24, 2008.

DB: Second.

Vote: 4-0 Approved.

BJS: Motion to sign the approval for the decision of Walgreen's Pharmacy at Crooks Corner, Drive Thru Special Permit approval dated July 24, 2008.

DB: Second.

Vote: 4-0 Approved (PMB, BJS, DB, JS), 1 Nay (GCW).

Thundermist Car Wash Discussion

The Board had a lengthy discussion regarding noise impacts to the abutters and the applicant's choice not to comply with the information submitted and verbal statements that the doors would remain closed during the operation of the carwash.

The Board made a motion to direct the building inspector not to renew the temporary occupancy permit.

GCW: Motion as amended to contact the Building Inspector to advise him that the Board would like to condition, written or understood, his temporary occupancy permit until Mr. Lussier automatically programs the doors of the carwash to shut while the wash is in operation.

DB: Second.

Vote: 4-0 Approved.

[PMB went to the office with AS to draft a letter for signing. At this point Ron Lussier joined the discussion in person]

The Board and Ron Lussier discussed the situation of the closing of the carwash doors at some length but the Board was firm in their decision that they (through the Building Department) do not want to issue another permit when the carwash is being operated with the doors opened.

DB: Motion to adjourn.

JS: Second.

Vote: 4-0 Approved.

MINUTES OF THE PLANNING BOARD

July 24, 2008

Minutes Accepted on: 11/13/2008
(date)

Amy Sault
(prepared by: Amy Sault)

Stephen Bartha
Stephen Bartha

Brian J. Sutherland
Brian J. Sutherland

David Brown
David Brown

Glenn Wojcik
Glenn Wojcik

Patricia M. Buckley
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