



BELLINGHAM PLANNING BOARD

2 MECHANIC STREET
BELLINGHAM, MASSACHUSETTS 02019
(508) 657-2892 FAX (508) 966-2317
PlanningBoard@bellinghamma.org

August 14, 2008 Meeting Minutes

- **Present at the meeting:**

Patricia M. 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 (absent)
Amy Cook (AC), Commission on Disabilities
Amy Sault (AS), Coordinator

PMB opened meeting at 7:00pm.

Cranberry Meadows Plaza, 829 S. Main Street, Development Plan Review, Decision Signing

BJS: Motion to sign the Cranberry Meadows Plaza Development Plan approval as amended dated August 14, 2008.

SB: Second.

Vote: 5-0 Approved.

MX365 Motocross Arena, 169 Maple Street, Development Plan Review, Continued Public Hearing and Scenic Road Special Permit, 1st Public Hearing

BJS: Motion to waive the reading of public notice for the Scenic Road Special Permit.

DB: Second.

Vote: 5-0 Approved.

PMB advised the applicant has requested an extension because they have changed the layout and do not have updated plans.

BJS: Motion to continue the public hearing of the Scenic Road Special Permit at the request of the applicant for MX365 Motocross Arena, 169 Maple Street until September 11, 2008 at 7:30pm.

DB: Second.

Vote: 5-0 Approved.

BJS: Motion to continue the public hearing for the MX365 Motocross Arena, 169 Maple Street, Development Plan Review until September 11, 2008 at 7:30pm.

DB: Second.

Vote: 5-0 Approved

BJS: Motion to accept a request for a decision deadline for MX365 Motocross Arena, 169 Maple Street, Development Plan Review and Scenic Road Special Permit until October 10, 2008.

DB: Second.

Vote: 5-0 Approved.

Stall Brook Business Park, (formerly Lot 2), Farm Street, Development Plan Review, Continued Public Hearing

PMB advised that the applicant wrote a letter requesting a continuance and that no one would be in attendance for them at tonight's meeting.

BJS: Motion to continue the public hearing for Stall Brook Business Park, (formerly Lot 2), Farm Street, Development Plan Review until September 11, 2008 at 7:45pm.

SB: Second.

Vote: 5-0 Approved.

BJS: Motion to accept a request for a decision deadline for Stall Brook Business Park, (formerly Lot 2), Farm Street, Development Plan Review until October 10, 2008.

SB: Second.

Vote: 5-0 Approved.

General Business

GCW: Motion to sign the vouchers.

SB: Second.

Vote: 5-0 Approved.

Best Buy Warehouse Development Plan Review; Continued Public Hearing

Sherry Clancy, National Development, Jason Plourde and Heather Monticup, GPI and Brion Konig of Cavanaugh & Tocci.

Sherry Clancy would like to give a brief overview and after each topic they will take questions. Sherry Clancy advised that this proposed project is in an industrial zone, is 38 acres and 8 of which are in the buffer zone. She advised they are not going into the buffer zone and this project will not require a Special Permit.

Sherry Clancy advised that this proposed project is going to be a Best Buy distribution center which will support all of the New England Stores. It will receive about 8-10 deliveries per day during the morning and unloading until about 1pm. When the trucks are uploaded they will be delivered to the various area stores. She advised that 20 employees will work at this center and will only be doing home deliveries for appliances installations such as washers and dryers.

Sherry Clancy advised that there will be parking in the front for employees and visitors. The warehouse will be a guarded secure site and will have a check in point. She does

not feel it necessary to construct all the required parking spaces and will be requesting a parking waiver. She advised that there will be no queing and should not have any impact on traffic.

Sherry Clancy advised that they looked into the option of having the shipping department moved to the other side of the building away from the closest abutter. They ran into some issues with this because it can't be within 200ft of the bufferzone so she believes it is over reaching doing it this way. She advised that the second option would be if they turned the building by 90 degrees which would still respected the 200 ft buffer zone. But the sounds from the building would actually be louder this way to the nearest abutter because receiving is louder. Sherry Clancy advised that after going through these alternatives she believes the original plan is more pleasing.

BJS advised that the Burgess and Mancini abutters are concerned that the cross through ventilation might be a noise factor and they do not want the receiving doors aligned with their home. Sherry Clancy advised that they took off two docks so now there are only ten, not the original 12 proposed. BJS advises that the abutters have asked that the doors could be fit with screens. BJS pleased with attempt to make changes to the building .

Diane Choquette, 46 Box Pond Road, questioned if a study has been done regarding noise impact. Sherry Clancy advised that there are different receiving zones with a maximum level especially in an industrial zone. Because this is in an agricultural zone they will meet the standards for the C zone. Mrs. Choquette suggested a concrete berm instead of a natural zone. PMB advised they could use non seasonal plants that do not loose their leaves and also suggested the use of mature trees.

Lee Ramunni, 3 Grove Street, was told that during certain seasons such as Christmas that Best Buy will increase their hours of operation. Sherry Clancy advised that this is their usual operations and she is not sure about extended hours but will look into.

Mrs. Choquette is concerned with the noise and that this it is a quiet area and hearing semi trucks especially on the weekends. Sherry advised that there is no receiving during the weekends and that most of the receiving activity will not take place on the abutter side of the building.

Fred Robinson, 14 Kathy Drive, is concerned that trucks will come in when they want due to rising gas prices. Sherry advised no one will be there to receive. Mrs. Ramunni is also concerned with idling trucks on the street and in the drive way until they can get in. SB asked if the guard could let the trucks come in to wait. SB suggested it would be best to have the early trucks come in and wait at the docks parked. BJS suggested that if a truck came in then Best Buy could let them go into a parking lot so they are not on the streets. Sherry Clancy added that it is not a 24 hour intended use facility.

Debra Ferullo, 14 Paul Road, advised there was an article in the Milford Daily News about a meeting with the Box Pond Road association that she was not aware of. PMB asked if there was a way to contact her and advised that she should update her information. Mrs. Ferullo advised she would give her information to Sherry and also mentioned that due to the time of the last meeting she found the hearing hard to follow. Mrs. Ferullo said that after the last meeting she felt insulted because of the rushed

presentation. PMB advised that it was not Sherry Clancy's fault that the meeting went so late. PMB advised that the Board gives the courtesy for the public to speak on several occasions and that is why the meetings can run late.

Tom Graham, 70 Box Pond Drive, commented that the greatest thing about his neighborhood is that it is quiet and questioned if he has any legal recourse. PMB advised she cannot provide legal advice.

Steven Kohler, 26 Stonehedge Rd, advised he thought that a 300 foot abutter notification is inadequate. PMB advised Mr. Kohler that he can make an amendment to modify the by-law for the abutter notification. Mr. Kohler wanted to clarify who he should contact. GCW advised that amending a Town by-law has to be decided at Town Meeting and would also need to come before the finance committee. GCW also advised that he would need an attorney to clarify this process for him.

Jason Plourde and Heather Monticup answered Dan Mills, MDM, comments. MDM has signed off on existing traffic counts, trip rate and distribution. Mr. Plourde advised that MDM is concerned with the site distance and the utility poles up and down Hartford Street. Mr. Plourde talked about what a true visible obstruction is. In addition, they will be doing some clearing in the front part of the building to help site view.

Mr. Plourde advised that the parking to the southern driveway shows turning movements. They have expanded this driveway from 20ft to 24ft wide. Mr. Plourde advised that Mr. Mill's last comment was with the traffic operations between Hartford and Depot Street. His first concern is site distance and he is recommending they trim the trees here and trim the trees around the existing signs so that they can easily be read.

Mr. Plourde advised that Mr. Mills and Don DiMartino, DPW director, both wanted to make sure that the trucks are not clipping the front end of a car and had the idea of a painted widened island. The painted island is a good visual cue to where people are supposed to be. Sherry Clancy advised that Mr. Mills talked about people's mailboxes being an obstruction and that Mr. DiMartino advised that they would need to consult the Post Master.

Sherry Clancy advised that she has been talking about mitigation with Mr. DiMartino and he advised that they should focus their physical impact with the intersection. Mr. DiMartino would like to be in charge of these funds; she thought that the appropriate amount would be about \$60,000.

Donna Sherlock, 29 Hartford Avenue, is having a problem with the Dunkin Donuts trucks and they made a lot of promises that have not kept. She advised that she could not have people visit her overnight because of the loudness of the trucks at Dunkin Donuts. She wants the Board to consider what they are letting people do and build here.

Pat Ramunni, 3 Grove Street, advised that it takes him 20 minutes to get out of his driveway to go to work in the morning because of the Dunkin Donuts traffic. He has counted 25 trucks taking that turn at 2am in the morning. He added that Saturday afternoons between 1-2:30am that 25 trucks are leaving and cutting over his neighbors

land. GCW added that Dunkin Donuts should be able to monitor which way the trucks are going and whether they are using their jake brakes. BJS advised the Ramunni's to start a petition regarding the jake brakes. Mrs. Ramunni questioned what she needed to present to the Board for them to be able to help out with the no jake brake rule. Sherry Clancy advised that they would be willing to put the signs up listing the fines for jake breaking. Mr. Ramunni advised that the police do not currently watch this area.

Steve Russell, 116 Depot Street, questioned the trucks coming out of Dunkin Donuts and going across the double line. He does not understand the traffic portion of the presentation. SB clarified what they were talking about. Mr. Russell advised that the traffic Best Buy will add to the roads is minimal.

Mrs. Ramunni questioned the use of sidewalks and putting them in if it could be part of the mitigation. Sherry Clancy advised that she would talk to Mr. DiMartino and get back to the Board.

Mr. Konig an acoustic consultant for Cavanaugh & Tocci advised that his study will demonstrate to the Board and the public how noise impacts the environment. He spent a lot of time on noise and how it affects the closest house. SB questioned what if all these sounds occurred simultaneously. Mr. Konig estimated that there will be no sound because of the distance to the nearest house which is approximately 570 feet. He advised that it will be a quieter building than Dunkin Donuts. BJS commented that even though the plantings do not help out the noise factor it does make the building look nicer. GCW questioned where the measurements were done. Mr. Konig advised they were done at the property line not at the house.

Mr. Russell commented on the speed limits and read a letter that he wrote.

BJS: Motion to continue the public hearing of Best Buy Warehouse, Depot Road, Development Plan Review until Aug 28, 2008 at 7:15pm.

SB: Second.

Vote: 5-0 Approved.

BJS: Motion to accept a request for a decision deadline for Best Buy Warehouse, Depot Road, Development Plan Review until Oct 24, 2008.

SB: Second.

Vote: 5-0 Approved.

Bellingham Commons II

BJS: Motion to grant a 1 year extension for the Special Permit for Bellingham Commons II.

SB: Second.

Vote: 5-0 Approved

PMB requests that we make time limits to the meetings.

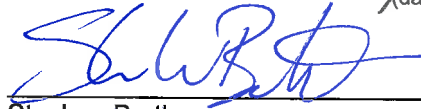
BJS: Motion to adjourn.

SB: Second.

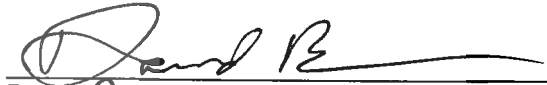
Vote: 5-0 Approved.

Minutes Accepted on:

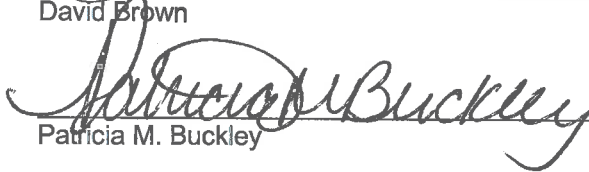
11/13/2008
(date)



Stephen Bartha

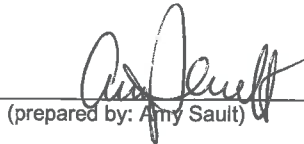


David Brown

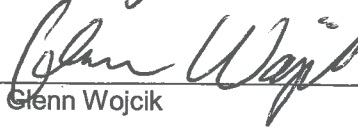


Patricia M. Buckley

(prepared by: Amy Sault)



Brian J. Sutherland



Glenn Wojcik