



BELLINGHAM PLANNING BOARD

2 MECHANIC STREET
BELLINGHAM, MASSACHUSETTS 02019
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October 23, 2008 Meeting Minutes

- **Present at the meeting:**

Patricia M. Buckley (PMB), Chairman (absent)
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

GCW opens the meeting at 7:05pm.

General Business

The Board needs time to review the meeting minutes submitted, they will be signed at the next meeting on November 13th.

DB: Motion to sign the vouchers.

SB: Second.

Vote: 4-0 Approved. (GCW, BJS, SB, and DB)

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

Dan Notaro, for Joe Antonellis, Ed SanClemente and Ted Doyle, LIG, Scott Thornton, Vanasse & Associates, Inc, Dan Feeney, Beals and Thomas.

Mr. SanClemente advised they had a meeting with the Con Com last night and due to some of their concerns they've redesigned some of the drainage collection below the fields as it related to the amount of Stormwater recharge however there should be no more site plan changes. SJW spoke with George Holmes, Conservation Commission Administrator, and he advised her that they have no more concerns.

Mr. SanClemente advised that he has the items requested by the Board at the last meeting, including the synopsis of the mitigation plan for the offsite parking utilizing the Bevilacqua parking lot on South Maple Street for about 100 extra parking spaces for overflow. He also spoke to the Bob Russo, Director of Maintenance, for the public

school system and talked to the high school about using their 560 parking spaces which would need to be set up ahead of time for jamboree events. Mr. Doyle asked if this was agreeable, SB advised that it needs to work for the Town which the Safety Officer has agreed with. SJW advised she would call the Safety officer to see how they want it worded in the decision.

SB questioned if they would leave it open for the use of more than one detail. Mr. SanClemente agreed that that is fair.

BJS questioned the use of the high school parking lot especially on Thanksgiving Day because that's when the high school plays their big game. Mr. Doyle advised that the school system seemed receptive to them using the school's parking lots and not just the high school parking lot; it could be another school as well.

BJS questioned how the shuttle would operate. Mr. SanClemente advised that their would be a shuttle to transport from the offsite parking lots to the athletic fields and it would run approximately every 20 minutes or so. SJW questioned if they would use the high school or the Bevilaqua parking lot. Mr. Doyle advised that they could use the Bevilaqua lot as needed but the use of the schools parking lots would need to be more planned out.

SJW asked if they could send out letters to the direct abutters to let them know when the jamboree tournaments would be taking place. SJW also commented on having a neighborhood representative so that they could call if problems arise. Mr. Doyle advised that David Pike is the on site general manager who will be fielding the abutters concerns.

SJW asked if the building was going to be built in phases. Mr. SanClemente advised that it is not phasing but a portion of the building will not be built if the indoor batting cages are not put in. Mr. Feeney showed where on the plans that they were talking about and that there would not be additional parking or anything where the building void was. BJS questioned if it would change the whole look of the building. Mr. Feeney advised it would only change the utilities location.

SJW questioned the archeological background on the land and if the PAL if needed a letter from them. Mr. Feeney advised they do not because they are staying out of the historic site.

Mr. SanClemente advised they are offering \$60,000 for mitigation and the 11 acre parcel of land they are donating to the Town they valued at about \$270-300,000. He advised that he would like to contribute \$15,000 for the requested police sign, \$15,000 to go towards the improvement of the parcel of land they are gifting, and then bump up their original offer of \$60,000 to \$80,000. SJW advised that the \$15,000 for the improvement of the donated parcel is not something that the Town is interested in improving. Mr. Doyle advised that they would agree that the Town could use that money at their discretion. Mr. Doyle advised that they could redo their offer letter to state that the \$30k can all go towards the police department for their use in things they need.

Mr. Antonellis joined the meeting.

GCW questioned the Board to see if they agree with the mitigation amount. SB questioned where the difference in the money is that they are offering and what Don

DiMartino suggested. GCW advised that by donating the land they would save a lot on their taxes.

Mr. Antonellis advised that they know that traffic will get worse but this project is a good generation of capital for the Town. He advised the Board that they could make a commitment to the Town that they would pay an additional \$10,000 per year to fund the Town's traffic study or improvements to Maple Street. GCW advised that he likes the project but thinks that the \$10,000 offer should be for 12 years not 10 years. Mr. Doyle added that they can agree on the 12 years. BJS claims he is satisfied with that agreement.

BJS questioned the signage shown on Sheet 3C-1. Mr. Feeney advised the Board to look at sheet 2C-2. BJS questioned the electronic sign. Mr. SanClemente advised that it would not be a flashing sign. SB advised that it would be a good idea so that drivers will know when there is a tournament and when to avoid Maple Street. BJS is concerned with fog and the distraction of the sign.

SB asked if the sign could be turned off at night so it is not so distracting. Mr. Doyle advised that they could shut the sign down when they close for the night. SJW suggested having a condition in the decision to see what is working best for the Town and could change as needed. Mr. Doyle advised that it would be beneficial for them to be able to change the sign and what it says every 30 seconds.

Jeff Prescott, 314 Maple Street, questioned where the parcel of land is that they are donating. Mr. Feeney showed on the map where it is located.

Steve Kohler, 26 Stonehedge Road, commented on the notice going out to the abutters, he wanted to make sure he would be included. Mr. Doyle advised they will expand on the 300ft abutter notification list to include all of Stonehedge Rd. Mr. Kohler commented that he thinks this project is good for the town.

BJS: Motion to close the public hearing for LIG Athletic Fields, Maple and High Street, Development Plan Review and Major Business Complex Special Permit.

DB: Second.

Vote: 4-0 Approved. (GCW, BJS, SB, and DB)

BJS: Motion to draft a decision approving LIG Athletic Fields, Maple and High Street, Development Plan Review with the waivers as requested and approved.

SB: Second.

Vote: 4-0 Approved. (GCW, BJS, SB, and DB)

BJS: Motion to draft a decision approving LIG Athletic Fields, Maple and High Street, Major Business Complex Special Permit with the waivers as requested and approved.

SB: Second.

Vote: 5-0 Approved. (GCW, BJS, SB, DB, and JS)

MX365 Motocross Arena, 169 Maple Street, Development Plan Review, Scenic Road Permit

Joe Antonellis, attorney for the applicant, Russ Cobb, owner and Don Neilson, Guerriere & Halnon.

Mr. Antonellis advised the Board that he would like to wrap up any remaining issues.

Mr. Neilson advised he submitted a letter to the Board dated October 21, 2008 responding to Graves's comments and a new set of plans to SJW. The Board had concerns about odor from the fuel tanks. Mr. Neilson advised that the tanks are vented tight with no air coming out of the tank. There is a special pressure release valve that does release if certain pressure is either produced by heat and there would be a release to bring the tank back down. The other type of valve is a pressured vacuum vent; it allows air into the tank. The only time you get an exhaust from this is when you fill the tank. There is no odor other than when the tank releases pressure due to the temperature and when the tank is being filled.

Mr. Neilson advised that there were 3 doors in the initial site plan in the rear of the building; the updated plans now reflect no doors behind the building as it's not necessary due to the building codes as confirmed with Deputy Chief Garon.

Mr. Neilson advised that there are 13 zero tolerance issues that someone would be denied membership:

1. No Drugs.
2. No Alcohol.
3. No Tobacco.
4. No Littering.
5. No operating motorcycles outside of building.
6. No gasoline containers are allowed to be brought on premises.
7. No children under the age of 18 without parental guidance.
8. No riding motorcycles to premises.
9. Failure to comply will result in ban from property and loss of membership.
10. Rules will be enforced by track staff, all misconduct subject to revocation of membership.
11. Fueling of motorcycles will be done by arena employee only.
12. Motorcycles shall be wiped clean before entering the area property.
13. Motorcycles shall be wiped clean before leaving the building.

SJW questioned if someone shows up intoxicated will they be asked to leave. Mr. Antonellis advised that no alcohol will be allowed on the premises.

GCW questioned the hours of operation. Mr. Cobb advised that they would like to leave the hours of operation open to 24 hours as it will give people an opportunity to ride when they can. SB questioned the staffing. Mr. Cobb advised that there will be 24 hour staffing.

BJS wanted to limit unloading bikes between 1-6am. Mr. Cobb and Mr. Antonellis advised they agree with that request.

SJW advised she would like a letter submitted saying that they will be in compliance with section 3250 (Hazardous Materials) section 3260 (Vibration) and Section 3270 (Electrical) as defined in the Bellingham Zoning Bylaws. Mr. Neilson advised he will draft a letter.

Mr. Antonellis advised that his client is willing to offer mitigation totaling \$37,200 which would include \$15,000 towards the general fund for Maple Street improvements, \$10,000 for the estimated amount of the easement, \$11,000 for the installation of drain pipes, \$800 for plan preparation and \$400 for the deed preparation for the easement. GCW advised that due to their traffic impacts he thinks that the amount they are offering for mitigation is adequate.

BJS: Motion to close the public hearing for MX365 Motocross Arena, 169 Maple Street, Development Plan Review.

DB: Second.

There was discussion on whether or not to close the public hearing since additional information was being requested of Don Neilson. The Board decided not to close the public hearing.

BJS: Previous motion withdrawn.

DB: Second.

Vote: 4-0 Approved. (GCW, BJS, SB, and DB)

BJS: Motion to draft a favorable decision for MX365 Motocross Arena, 169 Maple Street, Development Plan Review.

DB: Second.

Vote: 5-0 Approved. (GCW, BJS, SB, DB, and JS)

BJS: Motion to draft a favorable decision for MX365 Motocross Arena, 169 Maple Street Scenic Road Permit.

DB: Second.

Vote: 4-0 Approved. (GCW, BJS, SB, and DB)

BJS: Motion to accept a request for the decision deadline for MX365 Motocross Arena, 169 Maple Street, Development Plan Review and Scenic Road Permit until November 14, 2008.

DB: Second.

Vote: 4-0 Approved. (GCW, BJS, SB, and DB)

DB: Motion to adjourn.

SB: Second.

Vote: 4-0 Approved. (GCW, BJS, SB, and DB)

Minutes Accepted on: 11/13/2008

(date)

(prepared by: Amy Sault)

Stephen Bartha

Brian J. Sutherland

David Brown

Glen Wojcik

Patricia M. Buckley