



# BELLINGHAM PLANNING BOARD

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

## January 22, 2009 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 opens the meeting at 7:00pm.

### **New Business**

#### **Request for extension for D & N Estates Subdivision / Duhamel Way**

PMB will hold this item off until the end of the meeting because no one was present to represent them.

#### **Stall Brook Business Park Lot 1 (Bellingham Farm, LLC), 187 Farm Street, Development Plan Review 1<sup>st</sup> Public Hearing Water Resource District Special Permit, 1<sup>st</sup> Public Hearing**

**AND**

#### **AND Stall Brook Business Park Lot 2 (R.C. & D, Inc.), 187 Farm Street, Development Plan Review, 1<sup>st</sup> Public Hearing**

Both Stall Brook hearings will be heard together at the request of Bill Halsing from Land Planning who is representing the applicants Dave Consigli and David Dunham principle's of Bellingham Farm LLC.

Mr. Halsing advised that the building is located between Route 495 and Granite Street. The project is scaled down a bit from the last time. Mr. Halsing advised that a Special permit is required because it is over the 30% of impervious area and at this point the impervious area for Lot 1 is at 41% and Lot 2 is much less at about 23%. Mr. Halsing advised that the design is very similar to the last one in that there is a two way entrance

and a left turn exit from the site. The site is serviced by town water and an onsite septic system. Mr. Halsing advised that this plan has about 3,600 square feet less building than the last plan. Mr. Halsing advised that the drainage is very similar also with all catch basins to a swamp septic and has mitigated all storms to a 100 year storm.

Mr. Halsing advised that the landscaping was sketched by a horticulturalist. He advised that they cannot meet the landscaping requirements of 64 trees and 510 shrubs because it can not be fit it all in and have the plants be healthy. They are proposing 45 trees and 456 shrubs. The varieties of plants picked were for deer grazing as there are a lot of deer on the site. Mr. Halsing advised that they have received SJW's comments which they are working on and are just about finished and they received the comments from Don DiMartino. Mr. Halsing advised that they will be before the Con Com next Weds.

SJW advised that we need the architectural plans. Mr. Halsing advised that he does have a set of architectural plans but he did not have them plotted when he submitted his information to the Board but he does have them tonight. SJW advised that the Board needs a copy and time to review and asked if the lighting plan with the photo metrics was in her comments as well. Mr. Halsing advised that it was not in the comments as it has not been completed yet.

Mr. Consigli advised that they are looking into the solar process which is why they do not have the lighting plan yet and asked for the Board's patience. PMB asked what their timetable is with this. Mr. Dunham advised that the roof design, direction and exposure need to be determined and offered to do an amendment because they don't think they can get it done within time to submit it to the Board. They are trying to look at every single Green option as possible. GCW advised that they will need a building permit for the solar roof panels. BJS advised that the project should be all ready before coming before the Board because of the delay last time. He asked if the photometric plan was directly connected to the solar panels and somehow dependent on them. Mr. Consigli advised the board that they were not directly tied together and that the plan would be ready for review before the next meeting.

BJS advised that the project should be all ready before coming before the Board because of the delay last time. BJS questioned the lack of trees. Mr. Halsing advised that the requirements are 64 trees and 510 shrubs and they are planting 45 trees and 456 shrubs. BJS advised that he would like for them to plant more mature trees to make up for the loss of plantings and would create a better buffer. SJW advised it is hard to see the detail on the landscape plan. Mr. Halsing advised that currently this land is surrounded by trees and wetlands in the back area. SJW advised they need more of a buffer from the neighbors and would like to see a fence rather than an orange snow line.

Mr. Consigli advised he would like to clarify with the Con Com and the Board to come up with a combined decision. BJS wants a significant buffer. SJW advised to plant arborvitaes which will allow for wild life. BJS would like to see a living fence or whatever their funds will allow.

PMB questioned the reduced building size and wanted to know who the tenants will be. Mr. Halsing advised that it is the same tenants as before just 3,600 square feet smaller. Mr. Halsing advised that the hours of operation would be 7am-6pm. BJS recalled from last time that the equipment would be moved as needed anytime day or night but as long as the regular transportation occurs within the normal business hours.

SJW questioned if the driveway easement has been granted and how it would be blocked off. Mr. Consigli advised that that is going to be discontinued because it is their property that they are allowing access to right now but will be discontinued. SJW asked how they are going to be blocked off. Mr. Consigli advised with arborvitaes as per the request of SJW. SJW advised she was talking about extending the arborvitaes and thinks there should be a buffer for Lot 2 as well. SB commented that if they go down the lot line it will buffer most of Lot 2. Mr. Dunham advised that this is part of the sales transaction.

BJS questioned if the asphalt is coming out. Mr. Consigli advised that the asphalt is coming out and will be replaced by grass. BJS questioned if you tear the asphalt up how will you prevent anyone from driving on it then why not plant arborvitaes there. He also questioned the following of the contour lines and is it possible for the arborvitaes to follow the contour of the slop they would still buffer from the house and continue to where the old driveway used to be and use that as your governing line to bring it down as far back on the property as it will go. He also commented that if there were was noise from the southern building it would act as a type of buffer and as a line of sight for vehicle headlights and casual noise as there is nothing on that wetland area buffering it. Mr. Consigli advised they will have the landscaping plan better laid out for the Board.

SJW would like to see the driveway removal reflected on the plan.

PMB questioned when they would like to come back. SJW advised that they should go through the Con Com meetings first and resolve all the issues prior to the next meeting.

Mr. Consigli and Mr. Dunham believe that Don DiMartino has a conflict of interest because a sign was put up by the DPW without Town approval. The Board advised that that the DPW knows the Zoning rules and is not a conflict of interest and the Town needs the DPW's opinion for all projects.

BJS: Motion to continue the public hearing for Stall Brook Business Park Lot 1 (Bellingham Farm, LLC), 187 Farm Street, Development Plan Review until February 26, 2009 at 7:00pm.

SB: Second.

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

BJS: Motion to continue the public hearing for Stall Brook Business Park Lot 1 (Bellingham Farm, LLC), 187 Farm Street, Water Resource District Special Permit until February 26, 2009 at 7:00pm.

SB: Second.

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

BJS: Motion to continue the public hearing for Stall Brook Business Park Lot 2 (RCD), 187 Farm Street, Development Plan Review until February 26, 2009 at 7:00pm.

SB: Second.

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

BJS: Motion to accept a request for an extension decision deadline for Stall Brook Business Park Lot 1 (Bellingham Farm, LLC), 187 Farm Street, Development Plan Review to April 10, 2009.

SB: Second.

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

BJS: Motion to accept a request for an extension decision deadline for Stall Brook Business Park Lot 1 (Bellingham Farm, LLC), 187 Farm Street, Water Resource District Special Permit to April 10, 2009.

SB: Second.

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

BJS: Motion to accept a request for an extension decision deadline for Stall Brook Business Park Lot 2 (RCD), 187 Farm Street, Development Plan Review to April 10, 2009.

SB: Second.

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

#### **Request for extension for D & N Estates Subdivision / Duhamel Way**

PMB polled the room to see if anyone was present for D & N Estates, no one was present for the hearing. PMB advised that the applicant had asked for an extension and they want the extension for a set period of time. PMB questioned should the Board extend it for a period of time with the condition that they will apply for the Special Permit again. BJS advised that no development can take place without the Special Permit and they have to come back for this in order to do anything on the project.

SJW would like to make sure they have conditions to make it clear that they cannot start building their Subdivision without the Special Permit. SJW has spoken with Town Council Jay Talerman and the Board is not obliged to grant the permit even if it was asked for within the expiration period. PMB asked that if we grant the extension for the Subdivision will SJW send a notice stating the conditions that the developer cannot start work on this project unless the Special Permit is extended too. SJW advised that she would run all this by Jay Talerman and instead of doing a letter extension in this case it would be better if it was something that the Board signed at the next meeting. The Board agreed that it because of the sensitive issue that the developer would need to come back within 60 days.

BJS: Motion to grant an extension of the decision deadline for the D & N Estates Subdivision permit called Duhamel Way or the property located at 1474 Pulaski Blvd for a day length of time of 60 days from January 23, 2009 and to include notification of reminder that no work will be performed until the Special Permit is reapplied for and granted.

SB: Second.

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

**Old Business**

BJS: Motion to accept the Planning Board minutes of January 8, 2008.

SB: Second.

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

BJS: Motion to sign the vouchers.

SB: Second.

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

**Planners Report**

PMB questioned DB and GCW if they plan to run again as there seats are up this year. Both DB and GCW advised they would.

DB: Motion to adjourn

SB: Second.

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

Minutes Accepted on: February 12, 2009

(date)

(prepared by: Amy Sault)



Stephen Bartha



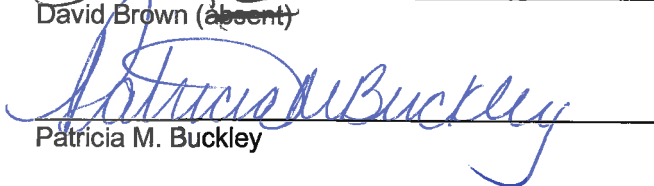
Brian J. Sutherland



David Brown (absent)



Glenn Wojcik



Patricia M. Buckley