



BELLINGHAM PLANNING BOARD

2 MECHANIC STREET
BELLINGHAM, MASSACHUSETTS 02019
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December 10, 2009 Meeting Minutes

- **Present at the Meeting**

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

Other Officials: Stacey J. Wetstein (SJW), Town Planner
Amy Sault (AS), Coordinator

PMB opens the meeting at 7:05pm.

PMB announced that Deputy Chief Steve Garon of the Bellingham Fire Dept. passed away last week. A moment of silence was observed.

New Business

Swift 81P, 64 Mellen Street

Paul Atwood, Guerriere and Halnon engineer advised the Board that the plans have been signed by the Milford Planning Board and he brought the Mylar for this Board to sign. The rear land exchange is in Milford and was endorsed by the Milford Planning Board. The site is in two towns and two counties, so the additional Mylar was required.

Silver Lake Road, 7-lots, Bellingham Residential Realty #2

Paul Atwood, Guerriere and Halnon engineer advised that these plans are similar to the ones that have been brought before the Board in the recent past. He advised that the plans meet all the lot shape factors, some are large and odd shaped but this is to allow them to meet zoning.

PMB asked where they plan to build on these lots, he pointed out all seven locations to the Board. BJS is concerned about lot 12 and 13 and the wetlands. Mr. Atwood

advised that a wetland botanist has flagged the sites and these sites will also be reviewed by the Con Com. SJW advised they have the required frontage on Silver Street and they do have the required access. GCW questioned if the zone is agricultural and suburban, Mr. Atwood advised that the majority of the lots are suburban.

SB: Motion to sign the 81P for Bellingham Residential Realty #2 off of Silver Lake Road, 7-lots dated December 1, 2009.

BJS: Second.

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

Hilliard Precision Products, Water Resource District Special Permit, 1st Public Hearing

BJS: Motion to waive the reading of the public notice.

GCW: Second.

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

Bob Couture, representing Hilliard Precision Products, advised that the applicant currently manufactures sheet metal and heavy products in Franklin, MA and they also own another location in Oxford, MA. They are looking to move and combine both businesses together at 125 Depot St., Bellingham.

Mr. Couture explained what Hilliard Manufacturing specifically does: They cut sheet metal with lasers, bend it and weld it. There are welding gases, hydraulic and motor oil and emphasized that is the extent of what they do with hazardous materials. Mr. Couture explained that they have worked with Lieutenant Chris Milot and he has a full binder of what they use and what is considered hazardous. Mr. Hilliard advised that Lieutenant Milot will sign off as soon as the Board gives their approval.

SJW clarified the normal household use of hazardous materials and how the oils will be stored and contained. Mr. Couture advised that the building has a concrete floor, no drains, and the materials will be stored in fire proof containers. Mr. Couture explained that they generate no more than 120 gallons of waste material per year and they have several contracts, some of which include the military. BJS questioned if they have had any problems at their current locations. Mr. Couture advised that they have never had any spillage or any other issues with the materials.

PMB asked what the hours of operation will be, Mr. Couture advised that they run from 6am-6pm usually but some times they pick up half shifts at 3am, but that is unusual. PMB asked about the amount of employees, Mr. Couture advised that currently between both locations they have 70 employees but this could be less when they combine both locations. PMB also asked about shipping and receiving via 18 wheelers, he advised that this takes place between the hours of 7am-3pm.

BJS asked about noise, Mr. Couture advised that there is a CNC punch machine, it is a daytime function and it is isolated in the center of the building, it is a backup to the laser cutting machine and is used 2-3 hours a week at the most. BJS advised Mr. Couture of

the neighbors concern; Mr. Couture advised that everything is pretty quiet; the fire department has been working closely with them to make sure everything is safe. SB asked about the hazardous materials tracking, Mr. Couture advised that they have to report everything to the Fire Dept. and they have to advise them of their inventories annually. There will be training given to all the employees in case of a spill as in compliance with the new Water Resource District guidelines.

BJS: Motion to draft a favorable decision for Hilliard Precision Products, Water Resource District Special Permit.

SB: Second.

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

The Shoppes at Bellingham, Development Plan Review, Water Resource District Special Permit, Major Business Complex Special Permit

PMB advised that the Board received a written request for a continuance and extension of the decision deadline.

BJS: Motion to continue the hearing for The Shoppes at Bellingham, Development Plan Review, Water Resource District Special Permit, Major Business Complex Special Permit until Feb 11, 2010 at 7:30pm.

DB: Second.

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

BJS: Motion to accept the request for the extension of the decision deadline for The Shoppes at Bellingham, Development Plan Review, Water Resource District Special Permit, Major Business Complex Special Permit until June 25, 2010.

DB: Second.

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

Cumberland Farms Extension Request

Peter Pulouski on behalf of Cumberland Farms. Dennis Proto, Cumberland Farms, Mr. Pulouski advised that last December they were looking for a one year extension. They are back again based not only on economic needs but also stated that this development is good for the area.

Mr. Proto stated they have a letter of intent from the Con Com and also stated that the economy has changed somewhat. Mr. Proto advised that they are contracted through Gulf Oil / Cumberland Farms but things are constantly changing and there is still an opportunity for Cumberland Farms to develop this site and also stated that the banks are dragging things out finance wise. SJW advised they will need to do a modification to the development plan.

Bert Galipeau, 319 South Main Street, questioned where the site is located.

BJS: Motion to grant the request for a one year extension of the decision deadline for the Development Plan for Cumberland Farms, 340 South Main St., Bellingham Massachusetts until January 25, 2011.

DB: Second.

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

Blake 81P, 159 Lake Street

Bryan Parmenter advised they are looking to cut a portion of the lot off which will be a non buildable lot, they have not come to agreement for the price of the parcel and wants to sell his property without the lot. SJW clarified he wants to sell it to his neighbor as a non buildable lot.

BJS: Motion to sign the 81P for Parcel A located at 159 Lake Street, dated November 28, 2009.

SB: Second.

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

Galipeau 81P, 319 South Main Street

Rick Hathaway, Andrews Survey and Engineering, advised that Mr. Galipeau's daughter owns the house located at 307 South Main St. and that by rearranging the lots it will give his daughter some additional land to use. He pointed the lot lines out to the Board. There are 3 parcels, A, B and C and they all meet the necessary lot shape factors. GCW questioned if the zoning was suburban, Mr. Hathaway advised it is. Mr. Hathaway advised that the new lot, #2 will be 40,000 s.f.

BJS: Motion to sign the 81P for division of land at 319 South Main Street, dated November 6, 2009.

GCW: Second.

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

Bald Hill Estates Bond Reduction

Bruce Lord, Attorney for D&S trust, representing Bald Hill Estates subdivision originally approved in 1986. Mr. Lord advised that the land has been through several owners and that originally the water line was to be looped through a parcel of land that was at General Lane, but now it is looped through Highridge and has been completed and is ready to be accepted by the Town. BJS advised that there is a recommendation by the DPW to reduce the bond, it is \$33,000. SJW advised that the amount is a little bit more than \$33,000 with the interest.

GCW: Motion to reduce the bond for Bald Hill Estates by \$30,000.

BJS: Second.

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

MAPC Housing discussion:

The MAPC housing discussion was wrapped up with the following:

- Establish a minority housing fund now. Identifying the entity.
- Ensure that the Town meets the affordable housing goals.
- A general strategy to meet.
- Encourage the development of multifamily housing.
- More housing may be needed for seniors.

Bruce Lord, 77 David Rd, questioned what the present affordable housing level is and what the MAPC and the Town are doing to set up housing guidelines to sell to the general public. PMB advised that she thinks it would benefit our Town.

Old Business

SB: Motion to sign the vouchers.

DB: Second.

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

The November 12, 2009 meeting minutes were not signed, they will be signed at the January 14, 2010 Planning Board Meeting.

Planners Report

SJW advised the Board that the budget may be level funded but she is unsure what will happen, the budget is not available yet until the beginning of the year.

SJW and AS solicited the Board for donations to give to local charities.

DB: Motion to adjourn.

GCW: Second.

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

Minutes Accepted on: 1/14/2010

(Date)

(Prepared by: Amy Sault)

Patricia M. Buckley

Glenn Wojcik
Glenn Wojcik

Brian J. Sutherland (absent)

Dave Brown
Dave Brown

Stephen Bartha
Stephen Bartha