



# BELLINGHAM PLANNING BOARD

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## May 13, 2010 Meeting Minutes

- **Present at the Meeting**

Patricia M. Buckley (PMB), Chairman  
Glenn C. Wojcik (GCW), Vice Chairman  
Dave Brown (DB)  
Peter M. Morelli (PMM)  
Peter Pappas (PP)

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

PMB opened the meeting at 7:05pm and welcomed the new Board members, Peter Morelli and Peter Pappas.

### **Organization of the Board**

SW asked for nominations for Chairman. Peter Morelli (PMM) nominated PMB.

PMM: Motion to nominate Patricia Buckley as chairman.

GCW: Second.

Vote: 4-0 (PMB abstained), Approved.

PMB continued discussion to elect Vice Chairman and Secretary as follows:

PMM: Motion to nominate Glenn Wojcik as Vice Chairman.

DB: Second.

Vote: 4-0 (GCW abstained), Approved.

PMM: Motion to nominate Peter Pappas as Secretary.

GCW: Second.

Vote: 4-0 (PP abstained), Approved.

### **Street Acceptance Discussion High Ridge and Rhodes Way**

Tim Jones, developer of High Ridge subdivision, stated that the project has been completed and the Conservation Commission satisfied. He is still working on removing a silt fence that is in the ground. The As-Builts, which are being prepared by Land Planning, have minor changes that need to be done. The deed with the Doyon's is not

finalized yet and Don DiMartino is looking for an easement or right-of-way to access one of the basins in which the easement is actually blocked by a retaining wall. Also the Board expressed concerns that the \$150,000 in mitigation money has not been paid. Tim stated that he has a plan to resolve that, but it is not ready yet.

GCW made a motion to recommend acceptance of High Ridge and Rhodes Way conditioned upon completion of the deed, As-Builts and \$150,000, but it was not seconded and GCW withdrew his motion. Discussion of the above listed issues continued.

GCW: Motion not to recommend street acceptance of High Ridge and Rhodes Way at Town Meeting due to the unresolved issues included the unfinished As-Builts, deeds and \$150,000 in mitigation owed.

PMM: Second.

Vote: 5-0, Approved.

### **Gordon Drive Subdivision (off of Mellon Street), 1<sup>st</sup> Public Hearing**

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

DB: Second.

Vote: 5-0, Approved.

Peter Lavoie, engineer with Guerriere and Halnon, and Dominic Afonso, Developer, representing the project. Peter Lavoie gave a description of the project stating that is 18 lots coming off of Gordon Circle in Milford and that all the houses and most of the road and drainage will be in Milford. There is a little less than 120' of roadway in Bellingham plus 2 catch basins and a settling basin. The bridge is out so there is no traffic besides those people that live on the street. He stated that they are still before the Milford and Bellingham Conservation Commission's and their next meeting before the Bellingham Con Com was scheduled for June. The Bellingham Conservation Commission does not have concerns because the settling basin is outside the riverfront zone and the only jurisdiction is with buffer zone disturbance across the street. Not increasing runoff off site or to wetlands, Milford engineering reviewed it with only minor comments. Milford Conservation Commission hired a peer reviewer with some comments.

PMM asked what the depth of settling basin would be during an average rainstorm. Peter Lavoie answered that it would be 1' at first but would dissipate between the rip rap spillway. The purpose of the basin is to remove Total Suspended Solids. No fence because only 2' feet deep with no standing water most of the time.

GCW asked if there were any plans to do anything with the bridge. Peter Lavoie did not know. GCW wanted to make sure that this is following the newest stormwater requirements. Peter Lavoie said that their project was designed to the new guidelines and is restoring a portion of riverfront area that was previously disturbed. GCW asked about the road in Bellingham and stated that the Town is not getting any taxes from the project, but Bellingham is getting traffic from the project and some mitigation on Mellon Street is needed to offset the additional traffic. GCW stated that he did not see any benefit to the Town of Bellingham with this project. PMB agreed with GCW's comments.

SW asked whether the road was to be public and if there were any agreements with Milford as far as snow removal and maintenance. Also, the road will need to go to Bellingham Town Meeting for acceptance. Peter Lavoie stated that Don DiMartino did not have a problem with the road, but he did not know about what would happen. SW stated that there should be an agreement with Milford as to maintenance and plowing and the Board agreed. Peter Lavoie stated that it would be public. SW also stated that he should talk to Don DiMartino about an annuity to maintain the stormwater basins that are on the Bellingham side.

PMM asked about the specifications for road width in Milford and wanted to know about who would be responsible for the pavement and sidewalk on the Bellingham side of things.

SW asked if there was a sidewalk on Mellen Street that would connect to the new sidewalk. There was some discussion as to what Mellen Street in Bellingham would be classified as and if it justified the need for a sidewalk. PMB suggested that it was not unreasonable to have a sidewalk on Mellen Street.

Russ Sadler, 26 Mellen Street, stated that the condition of Mellen Street was that of a cart path and Mellen Street should be constructed to the same standards as other Town roads as this project will increase traffic on the street and there are 4 kids living on the street, including one with ADD.

The Board had discussion on the amount of traffic from the proposed subdivision on traffic and the direction that the traffic within the subdivision. PP stated that at a minimum about 172 cars per week would be added to Mellen Street. GCW stated that Mellen Street cannot handle anymore traffic. PP stated that Mellen Street needs to be considered an egress to the subdivision the same way Milford considered Beaver Street as an egress that required improvements.

Dominic Afonso stated that this is a waiver-free project and he improved his Milford streets when building his other projects because he was requesting waivers.

Russ Sadler stated that the base of the road is subpar and it can't be just paved over, but needs to be dug out to be improved and a ledge outcropping that needs to be removed. The road is dangerous. Plus, the new traffic will put more pressure on Grove Street. Some benefit should go to the improvement of Grove Street.

Sgt. Rolls stated that the road is washed out and cannot really handle the small existing traffic, let alone more traffic. He will look at the street and the site distances.

Peter Lavoie stated that Don DiMartino thought it would have minimal impact on Mellen Street and that Mr. Sadler has frontage lots on Mellen Street.

GCW: Motion to continue the public hearing until May 27, 2010 at 7:30 PM.

DB: Second.

Vote: 5-0, Approved.

**North Woods, off of North Street, Definitive Subdivision, Continued Public Hearing**

Michael Doherty, attorney for the project, introduced the project by stating that this is a conventional subdivision with no waivers and the developer agreed to extend the water main into the subdivision to provide public water as per the DPW and Board of Selectmen agreement. Also representing the project were Mark Anderson, engineer and Robert Moitozo, traffic engineer.

Mark Anderson stated that it is a 13-lot subdivision at Maddie Way, North Street and Blackstone Street, connecting with Maddie Way. All lots meet zoning, Maddie Way connection is about 1500 feet long and one additional cul-del-sac, Linda Way, is about 700' long. He did receive comments from Meridian, but they are not prepared to address at this time. Lots will be serviced with public water and private septic. All lots have been tested and witnessed by the Board of Health. There are two wetland areas. The drainage system has four detention basins because they wanted to protect neighbors from additional runoff. A gas line bisects the site. There are some 81P lots on North Street that are not part of the subdivision.

PP wanted to know how much of the woodland screening would remain between the last two houses on Maddie Way and the new houses. Mark Anderson stated that he did not have that information at this time as they have not done the site development for the individual houses. PP wanted to know what the runoff was going to be from the new Maddie Way to the old Maddie Way. Mark Anderson stated that they are taking it away from the old Maddie Way and bringing it to the new system, so there will be no drainage connection between the two. PP also wanted to know about the site lines at the North Street entrance. Mark Anderson stated that they would remove trees to provide 455' of site distance in each direction about 30' of trees off the edge of the right-of-way.

Mark Anderson stated that he did not show a design for the removal of the existing Maddie Way cul-de-sac because he was waiting for input from the Town as to how the connection to the new Maddie Way should be made. In most cases, he stated, that the cul-de-sac would be reseeded into lawn and deeded back to the owner. The new connection would include pavement blend, curbing etc.

Dan Houston, 319 Blackstone Street, that this project will impact a minimum of 30 young children that ride their bikes on that Maddie Way cul-de-sac and that there was never an intention to continue through and everyone bought it based on it always being a cul-de-sac. PMB stated that unfortunately the records and minutes show that the cul-de-sac was in fact intended to continue through to an abutting piece of land.

Bob Carnaroli, 19 Maddie Way, in the Master Plan it talks about being a community that nurtures family life. He submitted a plan to the Town Planner as an example of back-to-back cul-de-sacs and he chose this because it was a safe area.

Joe Neville, 7 Maddie Way, and Tina Haynes, 18 Maddie Way, also expressed concerns about the new connection to Maddie Way and keeping the existing Maddie Way a cul-de-sac.

Robert Moitozo, traffic engineer for the project, gave a summary of the traffic impacts. They selected 40 mph as the roadway condition on North Street even though it is posted at 25 mph. From a capacity analysis there is very little impact on the intersection at Blackstone and North Streets and Irene and North Streets, with no change in level of service. Bus service indicated that school buses would stop at the new Maddie Way so that children would not need to walk along North Street to access the bus stop. PP wanted to know how he determined the traffic flow of the new houses, either going the new or old Maddie Way. Mr. Moitozo stated that they have two entering and one exiting onto the old Maddie Way.

Dan Mills, traffic engineer for the Town, stated that he would like the traffic study to take into account different scenarios besides going out the new street to North Street. Dan Mills recommends following through with the Town about the current accident data for the North and Blackstone Streets intersection. They focused on the site distance analysis and concur with the applicant that they need to do the 455' site distance and the driveways on North Street need to be looked at for site distances and safety. A grouping of trees on the first lot near Blackstone Street should be removed. There was discussion on the safety of cars travelling on North Street (especially southbound) and the possibility of a flashing beacon at the North and Blackstone Streets intersection. Dan Mills stated that a 4-way stop is not an appropriate traffic calming measure as it can create rear-end accidents if unexpected. The flashing beacon would not stop traffic, but alert drivers to slow down at the intersection.

PMM stated that he did not see any mention by the applicant's engineer about the extra stress on the South Main Street intersection. Dan Mills stated that more people will go to Blackstone and South Main if they are turning left. PMM then asked about the additional traffic on Blackstone Street, which he sees as an issue and needs to be taken into account.

Sgt. Rolls had concerns about the driveways for the 81P's on North Street. Something needs to be done about traffic calming on North Street. The proposed new subdivision intersection is a scary idea. 4-way stop will cause more accidents, but will slow down traffic. He suggests taking trees down, flashing light or a 4-way stop to be safer for the 81P lots.

SW suggested that the subdivision be reconfigured that would allow the drives on North Street to access the Linda Way cul-de-sac. In addition, there are lots that do not meet the upland requirements so they will need to reconfigure anyway.

Dan Houston commented about the safety at the North and Blackstone Street intersection. Bob Carnaroli questioned the safety of the lots on North Street and the process for abutter input.

Joe Neville, 7 Maddie Way, interested in other ways to deal with the hill on North Street. A flashing light will help, but it is the hill that is the problem.

Tina Haynes, 18 Maddie Way, has never allowed her son to cross street. The cul-de-sac has a separate means of access and was big enough for fire trucks.

Angela King was not happy that the cluster plan was taken off the table so quickly and would like to see it return as an option.

Linda Chappie, 292 Blackstone Street, had concerns about the drainage and traffic onto Blackstone Street.

GCW: Motion to continue the meeting until June 10, 2010 at 7:15 PM.

PP: Second.

Vote: 5-0, Approved.

DB: Motion to accept the minutes for April 22, 2010.

GW: Second.

Vote: 5-0, Approved.

DB: Motion to sign the vouchers.

GW: Second.

Vote: 5-0, Approved.

### **Planners Report**

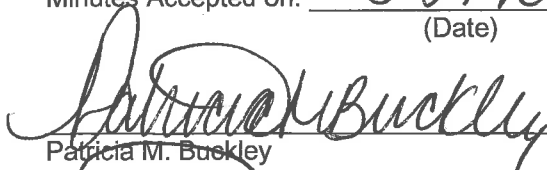
SW asked the Board to take a set of plans for the Lakeview Estates 40B project to review before the next meeting as the Zoning Board of Appeals has asked for comments. SW also told the Board that AS would be out for the month of May due to surgery. She mentioned that the commuter shuttle bus survey would be sent to residents during May and to look for it or complete the survey online. She gave an update of the Green Communities and asked for Board members to attend a meeting being held by the BOS on June 21<sup>st</sup> concerning the Town's water resources. She also mentioned that she would be organizing the Master Plan Implementation Committee and asked if PP would be interested in participating. PP and GCW said they would be interested in representing the Planning Board.

DB: Motion to adjourn.

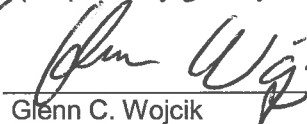
GCW: Second.

Vote: 5-0, Approved


Minutes Accepted on: 5-27-10  
(Date)


  
Patricia M. Buckley

  
(Prepared by: Stacey Wetstein)

  
Glenn C. Wojcik

  
Peter Pappas

  
Dave Brown

  
Peter M. Morelli