



BELLINGHAM PLANNING BOARD

2 MECHANIC STREET
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May 27, 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)
Patrick Callahan (Disabilities Commission)

PMB opened the meeting at 7:00pm.

Dean Bank Modification, 401 Pulaski Boulevard, 1st Public Hearing

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

GCW: Second.

Vote: 5-0, Approved.

Greg Bunavicz, engineer for the project, and John Vignone, attorney, presented the proposal. Also present, Wayne Coddle, Applicant.

Mr. Bunavicz explained that the project was to move the entrance to the Dean Bank away from the Pulaski Boulevard intersection and provide two-way accessibility. The new entrance will be located where there is currently a house at 20-22 Wrentham Street. The house will be demolished for the entrance. The applicant has received the letter from the Disabilities Commission and will be responding by restriping handicap spaces according to the letter. The new layout also provides a rain garden and improves site distances.

Mr. Vignone stated that Dean Bank purchased the house to move the driveway away from the intersection.

PMB asked about the easement to the other houses behind their new entrance and if Mr. Bunavicz could show locations for the snow removal on the plan.

PMB interrupted the hearing at this point to open the Post Office Place Subdivision modification scheduled for 7:15PM.

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

DB: Second.

Vote: 5-0, Approved.

Discussion on the Dean Bank modification continued. GCW asked if the left turn out of the site was allowed in the earlier plans. Mr. Coddle stated that they originally purchased the site with an allowed 2-way entrance, but that later the Town asked it to be ingress only.

PMM question if traffic backing up from the Pulaski Boulevard intersection would block their entrance and prohibit drivers from making turns in and out of the site. He suggested looking at the turning lanes in conjunction with the proposed signalization of the new MassHighway project. PMB emphasized that the project should not block the intersection. PP suggested that the reconfiguration of Paine and Wrentham Street be looked at as well.

PMM asked if they had talked to the State about their project. Mr. Bunavicz said that they had not discussed this project with State.

SW asked if the proposed entrance had any separation from the Beverly Club entrance or if it was all one large opening. Mr. Bunavicz state that there was no separation. SW suggested, that although not a requirement, that some long range planning concerning the two entrance (three traffic movements counting the easement) be resolved now regarding traffic movements at Dean Bank and the Beverly Club.

Gary Jolicouer, owner of the Beverly Club, stated that he is starting to fix the building up, but has no current plans for the site. Although Mr. Coddle stressed that he did not want to pay for work at the Beverly Club, PMB stressed that they could at least all talk about a solution even if it can be constructed with this project.

Derek Scott, 10 Paine Street, suggested that the second entrance to the Beverly club could become a cut through the Dean Bank plaza to avoid the intersection. The suggestion was made that it could be an entrance only during rush-hour.

GCW: Motion to continue the public hearing until July 8, 2010 at 7:00 PM.

DB: Second.

Vote: 5-0, Approved.

GCW: Motion to extend the decision deadline until July 23, 2010.

PMM: Second.

Vote: 5-0, Approved.

Post Office Place Definitive Subdivision Modification, 1st Public Hearing

Ron Nation, developer; Mark Kablack, attorney; Peter Lavoie, engineer, presented the project to the Board. Mark Kablack gave an overview of the history of the project stating that Ron Nation had purchased the subdivision with a pending lawsuit. The project, although approved in 2004/2006 was appealed until 2009, when the appeal was dismissed. The old Notice of Intent had expired, so the Conservation Commission had a new hearing which wrapped up in 2010. Now Ron Nation is before the Board to alter the original underground stormwater system to an above ground basin in order to allow the road to become a public road. The project itself was permitted for three commercial and four residential units.

PMM asked Mr. Nation what business might go into the commercial units. Mr. Nation replied that he was not sure, that originally he had thought to have small office with a warehouse but he looked around at other similar type facilities that are now empty. He is considering making those lots single family lots.

Peter Lavoie gave a basic description of the original underground system and the new above ground basin, which meets all of the new stormwater management guidelines. Most of Graves' comments are minor in nature and the system is designed to handle the maximum impervious surface for the commercial lots. He stated that they are removing the proposed Stormceptor unit, which is not favored by the DPW. The Conservation Commission is going to be reviewing the project as well.

Mr. Nation stated that if they go with residential instead of commercial for the first three lots, then the basin could be reduced by 30%. The Board asked if he would be ready to do so during the current process so that he would not need to come back before the Board. He said he would look into it.

GCW: Motion to continue the Post Office Place public hearing until June 10, 2010 at 7:05 PM.

DB: Second.

Vote: 5-0, Approved.

Gordon Drive Subdivision (off of Mellen Street), Continued Public Hearing

Suzzette Ferras, attorney, and Peter Lavoie, engineer presented the project. Also present was the developer, Dominic Afonso.

Ms. Ferras opened the discussion by stating that the subdivision meets all the regulations in Bellingham and is waiver free. Although it is her position that her client is under no obligation to improve Mellen Street, the client is willing to pave 954' of Mellen Street and improve the sight distance of Grove and Mellen Streets. The Town of Milford has agreed to provide all the maintenance for the new subdivision road and stormwater system.

PMB asked if they were running the title. Ms. Ferras stated that they are in the process of doing a title search on the property. PMB stated that she was glad Milford was going

to maintain the roads and wanted to make sure they would repair them if they deteriorated. Ms. Ferras stated that Milford would repair Gordon Drive. Mr. Lavoie presented a letter from Milford.

PMB stated that she did not think that just paving Mellen Street was satisfactory. Ms. Ferras stated that since that mostly all of the subdivision is in Milford, the only thing they are asking the Planning Board to do is approve that the portion of Gordon Drive that is in Bellingham complies with the Board's Rules and Regulations. Ms. Ferras does not believe that they don't need to comply with providing access into the subdivision, since most of it is in Milford.

Mr. Lavoie stated that they surveyed Mellen Street and found that the narrowest part is 14' wide and the rest is 16' wide, but it seems narrower because leaves cover much of the pavement. They will pave to the 16' and that there is the ability to widen it all to 16' according to Don DiMartino's original email (dated May 20, 2010). PMB reviewed the letter from Milford and stated that the language needs to be tighter and SW stated she would want the letter to be reviewed by Don DiMartino and Town Counsel.

PMM reviewed the comments from Sgt. Rolls, the safety officer. In an email, Sgt. Rolls stated that the road is in dire need to improvement and the sight lines at Mellen and Grove Street. PMM stated that he is not satisfied with the proposal to only put down 1.5" of pavement because the road will continue to deteriorate if the base is not fixed.

Ms. Ferras stated again that she does not believe that the traffic from the subdivision will impact the road and that her client is under no obligation under the access sections of the subdivision regulations to improve Mellen Street, but that he is willing to do something. PMM respectfully disagreed with that position because the Board has an obligation to maintain the safety of the people traveling and/or living on that street. Ms. Ferras stated that her client is only willing to pave. GCW sees no benefit from the project to the Town of Bellingham that it will only end up being an expense to the Town.

Mr. Afonso defended his projected by stated that Grove Street is a mess and the Town should be ashamed about talking about Mellen Street when Grove is a mess. PMB stated that what he is doing is unacceptable to the Town of Bellingham.

Russell Sattler, 26 Mellen Street, discussed the poor condition of the road and that it is necessary to improve the road beyond just paving, a good base makes a good road. He also questions whether or not Mellen Street is a valid accepted street and he is not sure that the Town owns parts of the road, but that there may still be parts of the road that are private.

PP questioned the title of the road and whether the Town or the residents own the road. Ms. Ferras stated that she did not know that there was a question about the ownership of the road. She feels that it is a public way because it was being used and maintained for 20 years a public way. PP also stated that he believes the developer should afford the same improvements to Bellingham as he did to Milford.

The Board firmly stated that they felt it was necessary for the developer to improve Mellen Street to the standards required in Bellingham, just as they had done so for

Milford. The Board felt that the show of only paving did not cover the additional traffic and long-term use of Mellen Street.

Jim Kempton, the traffic engineer for the developer, stated that he was attributing about that the last nine houses would use Mellen Street. PMM stated that Gordon Drive has a "dog leg" in it and most likely more than nine homes would use Mellen Street to avoid that curve. Mr. Kempton disagreed by stating that if Mellen Street remains in its current condition, he would not use it, but that he still attributed that some people would use it. PP stated that knowing human nature would be to use Mellen Street regardless of the condition because it is more direct, then it would be better to improve Mellen Street for safety reasons.

The Board agreed that Grove Street is in poor condition, but that they are only looking for the developer to properly improve the primary connection to the subdivision that being Mellen Street. Mr. Kempton argued that Grove Street is in much worse condition than Mellen Street and the Town has an obligation to maintain Grove Street as much as Mellen Street. He mentioned that between stations 19 and 20 on Grove Street are some major potholes. He also stated that Mellen Street is actually in fair condition compared to Grove Street.

The Board asked the developer for a title on Mellen Street, a letter from Milford clarifying their responsibilities, and to bring Mellen Street up to the specifications stated in Don DiMartino's ideal conditions, including stormwater runoff, rather than the minimum conditions which the developer is proposing.

Peter Lavoie stated that both the Milford and Bellingham Conservation Commission hearings are still open pending the Planning Board's decision.

PMM: Motion to continue the Gordon Drive public hearing to June 10, 2010 at 7:30 PM.

DB: Second.

Vote: 5-0, Approved.

General Business:

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

GCW: Second.

Vote: 5-0, Approved.

DB: Motion to sign the vouchers.

GCW: Second.

Vote: 5-0, Approved.

SW stated that the 81P mylar for the Depot Street cemetery was lost in the mail and the Board needed to sign it again.

GCW: Motion to sign the Depot Street cemetery 81P.

DB: Second.

Vote: 5-0, Approved.

Planners Report

SW stated that the Zoning Board of Appeals has asked the Planning Board to comment on the Lakeview Estates 40B. SW asked if the Board members had reviewed the plans and materials. The Board discussed the following issues with the proposed project:

- School capacity and proposed housing size of 3-4 bedrooms;
- The number of bedrooms with the water/sewer extension issues;
- Sewer issues and new DEP interfacing transfer rules;
- Connections to the Shores of Silver Lake project;
- Sidewalks within the existing Scott Hill Acres;
- Easy Street;
- Traffic peer review needed of the new project;
- Traffic calming on "Road D";
- Undermines purpose of 40B and affordability.

Beth Haines, 53 James Street, mentioned the exceptional delays and safety of making left turns on South Main Street and asked the Board to review the letter from 4 years ago that the Planning Board sent to the ZBA. She also discussed some pinch points within the existing Scott Hill Acres.

Joyce Notine, 24 Chamberlain, stated that the cut-through traffic was never accounted for in the last review.

SW will prepare a letter to send to the ZBA.

SW told the Board that Allen Crawford, Jr. was interested in the Associate Position. Mr. Crawford stated that he has experience in building and finishing and lived in the Town for 39 years.

DB: Motion to recommend Allen Crawford, Jr. to the Associate Position.

PMM: Second.

Vote: 5-0, Approved.

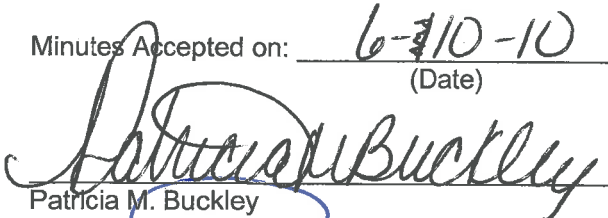
DB: Motion to adjourn.

PMM: Second.

Vote: 5-0, Approved

Minutes Accepted on: 6-10-10

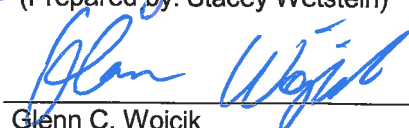
(Date)


Patricia M. Buckley


Peter Pappas


Peter M. Morelli


(Prepared by: Stacey Wetstein)


Glenn C. Wojcik


Dave Brown