



# BELLINGHAM PLANNING BOARD

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## August 12, 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) (Secretary)  
Roger Oakley (RO), Associate Member

**Other Officials:** Stacey J. Wetstein (SJW), Town Planner  
Amy Sault (AS), Coordinator  
Patrick Callahan (Disabilities Commission)

PMB opened the meeting at 7:00pm.

### **Post Office Place Definitive Subdivision Modification Plan Signing**

Ron Nation, developer; the Board signed the plans; no motion was needed as it was done during the last meeting they were before the Board.

### **Informal Discussion Nouria Energy (formerly Cumberland Farms at 340 South Main Street)**

David LeTulip and Wes Thames from Priority Group LLC and Tom Healey from Nouria Energy. Mr. LeTulip advised that they are buying the 340 South Main St. location (formerly Cumberland Farms); they plan to build to the same plans that were originally approved. He advised that they are looking to do minor changes to the elevations, they want to make it more colonial looking due to the neighborhood setting and are also proposing clap board siding and a Georgian Roof.

Mr. LeTulip advised that they met with SJW a couple of weeks ago and she suggested they have an informal discussion to introduce themselves to the Board. Mr. LeTulip met with Mike Graf, who suggested they keep with the small grease trap, the canopy will be changed a bit with today's technology and diesel hoses will be added to (2) of the end pumping stations.

Mr. LeTulip advised that they are looking to have it built and paved by the end of the year. PMB suggested that they extend the sidewalk down to the end of the street. Mr. Thames explained that it just stops on the plan; SJW explained where they could connect the sidewalk on the plan to Arcand St. Mr. LeTulip explained that their goal to start is a mid to late September with an end of year completion.

RO questioned how they intend to control the silicon dust from the Handi Plank, Mr. Thames advised that this is the first request for this and he will formulate a plan for and address it.

PMB opened the Public Hearing of Crystal Springs, the Nouria Energy discussion continues below.

**Crystal Springs Phase III, Mechanic Street and Crystal Way, Development Plan Review and Special Permit Modification, Continued Public Hearing**

Mark Allen, engineer, explained that they will be ready for the next public hearing as there are just a few things left to complete to give to the Board.

GCW: Motion to continue the public hearing of Crystal Springs Phase III, Mechanic Street and Crystal Way, Development Plan Review and Special Permit Modification until August 25, 2010 at 7:15pm.

PMM: Second.

Vote: 5-0 Approved. (PMB, GCW, DB, PMM and PP)

**(Continued Discussion) Informal Discussion Nouria Energy (formerly Cumberland Farms at 340 South Main Street)**

PMB commented that they seem ready to begin their project and also advised that if they have any changes come about, they will need to come back before the Board for a formal discussion. SJW advised that she will write a letter to the Building Dept for the newer design OK from the Planning Board. PMB questioned the signage they plan to use; Mr. LeTulip advised that they plan to use what is on the approved plans including site lighting.

GCW questioned the diesel and the turning radius of the larger trucks; Mr. LeTulip explained that the intent for the diesel is not to service 18 wheelers or such; it is to service landscape type vehicles and will only be offered at two bays.

(No motion was made)

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

Michael Doherty, attorney for the project and Mark Anderson from Heritage Design. Mr. Doherty believes they have answered all questions presented by the Board, including the \$64,000 annuity, he does not think they should be asked to install the driver feedback sign.

PMB questioned the emails regarding the cluster plan. Mr. Doherty asked the Board to approve this plan as is and they might be back before the Board for another discussion on the cluster plan. PMM had questions regarding the easement and the water main at the end of Linda Way. Mr. Anderson advised that there will be an easement provided for water, through the subdivision connected to Maddi Way and out onto North St.

Mr. Anderson added that they are looking at the Cluster Development very seriously as there were some positive discussions on this subject. PMB added that she would like to see that as this is the way that the Town would prefer. SJW asked where they are with the Con Com. Mr. Anderson advised that they are scheduled to close the public hearing and issue the Order of Conditions but because the annuity is part of their Order of Conditions, they received the information a little too late to be added into the Order, so they have closed all the discussions and issue the Order in two weeks. Mr. Anderson reiterated that they have satisfied all with them so the Order of Conditions will be issued in two weeks.

Mr. Anderson advised that Don DiMartino has set the numbers and the CFO, Marilyn Mathieu has set the interest rate so everyone at this point is satisfied with the annuity.

PMM asked if the hydrant issues have all been ironed out because there is a letter from Mr. DiMartino saying he is happy with it, and that there were supposed to be two hydrants added between Lots 4 and 5 and Lots 6 and 9, Mr. Anderson advised they have been added and reviewed by the Fire Chief, Ranieri. SJW wants the fire hydrants to be shown on the plan, Mr. Anderson advised it will be very well delineated on the plans in the future.

PMM: Motion to close the public hearing.

PP: Second.

Vote: 5-0 Approved. (PMB, GCW, DB, PMM and PP)

PMM: Motion to approve the Definitive Subdivision plan for North Woods on drawings dated August 3, 2010.

PP: Second.

Vote: 5-0 Approved. (PMB, GCW, DB, PMM and PP)

SJW will draft the decision and forward it to them next week, they will need to come back before the Board for the signing of the Mylar and the large sized plans. PMB reiterated that she hopes they come back before the Board with a newer cluster plan.

### **TMC Services Development Plan Review (Bellingham Commons Lot 2), 1<sup>st</sup> Public Hearing**

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

GCW: Second.

Vote: 5-0 Approved. (PMB, GCW, DB, PMM and PP)

Matthew Park, TMC Services, Richard DeCoast, architect Eric Eby traffic engineer representing Ron Mueller and Mark Beaudry, Meridian Associates.

Mr. Beaudry gave some new information to the Board, PMM advised and the Board agreed that this new information will be reviewed during their next public hearing. SJW advised that information for the Board needs to be handed in no later than the Tuesday prior to the meetings, if not the Board does not have adequate time to review the information. Mr. Beaudry agreed to only discuss the information that the Board had time to review.

Mr. Beaudry advised that the project involves the construction of a lot which is a two lot subdivision, on Mechanic Street and advised that the road has already been constructed. He explained that TMC services has outgrown their facility at One William Way, they want to stay in Bellingham and will build on Lot 2 which is the old driving range and is currently a vacant lot. Mr. Beaudry explained that proposed building is a 25,000sf office space and warehouse / shop type of use.

Mr. Beaudry explained where on the plans the proposed building will be constructed, 130ft back from the cul-de-sac which is well within the setback requirements for this lot. The lot is substantially beyond the water resource district as Mr. Dimartino has advised in his letter.

Mr. Beaudry advised that it is 6.3 acres and that they will not be asking for any waivers. He advised that it is a Development Plan review without Special Permits.

Mr. Beaudry advised that they are proposing one more parking space be added to make it 50, they did have 113 spaces but per MDM's suggestions they have reduced it. There will be a designated entrance in the back that will be used to as the mechanic's area.

Mr. Beaudry explained that TMC Services is a hazardous material hauler and there will be a one way circulation pattern through the property with the egress onto the subdivision roadway. He advised that the back part of the lot would be enclosed by a 6ft fence which would be gate controlled and secured at night. There will be a fuel station to service the TMC Service vehicles only and is located in the service area with only one pump.

Mr. Beaudry explained that there would be about 35 employees at this point working the typical Mon-Fri 8-5 shift, the trucks would be leaving between 7-8am and returning by 7pm.

Mr. Beaudry advised that the site will be well lit with type three lighting fixtures. They will have an emergency night mobilization due to the nature of their business and with the emergency services this client provides, they have trucks ready to go so there is minimal activity if needed. Most of the people working there are already commuting Rt 140 and should not add more traffic.

Mr. Beaudry explained that this site was master planned as a conceptual plan that included a self storage facility for Lot 2; they have about 15,000sf less than that project originally proposed. They are proposing a gravel surface to reduce the amount of impervious surface and would consider making some of those employee parking spaces which would primarily be used by the truck drivers and the front spots would be used for the office space employees.

Mr. Beaudry advised that the site is graded downward and collects down water from the back through treeking units and routed to the front of the site and recharged in the basins. Mr. Beaudry explained that it satisfies the 100 year storm requirements and the towns Stormwater guidelines. He also advised that after receiving feedback from Deputy Gentile and Mr. DiMartino, they are looping the connection to the water supply and will benefit.

Mr. Beaudry advised that they plan to provide screening with trees and will retain the existing tree line. TMC is a construction service; they do not do construction on site and that noise will be limited and will comply with the regulations, air quality etc. He advised that the loading and unloading of vehicles is allowed within an industrial zoned and this operation is consistent with the zoning. Mr. Beaudry advised that idling complies with the state laws, and they are regulated transporters of hazardous waste.

Mr. Beaudry reiterated that their lighting does comply with minimal amount of lighting at night, only dim lights for security and that 100% of the runoff is recharged with no overflows to the Town.

Mr. Beaudry explained that in responding to MDM comments, they show crash data for this property and only one accident has been reported in the last three years on the front property (Bellingham Commons). He advised that MDM commented that the traffic study shows that the brush was cut down to improve site distance by the owner, George Levine. MDM wanted them to add the one parking spot in the front that they did, MDM suggested that an island be added because MDM was concerned the flow in the parking lot.

RO questioned where the water would be treated and what type of treatment. Mr. Beaudry advised that there will be mechanical separator which is similar to a storm sceptor and everything will be done in accordance to compliance. RO questioned if this would take care of an accidental spill, Mr. Beaudry advised that they do have capacity to hold a certain volume and as a regulated hazardous waste hauler TMC must have contingency plans to account for any spills that might occur. Mr. Park advised that they will have a vast inventory of spill response equipment to handle any type of spill. Mr. Park advised that their trucks are double valved with dead man safety air operated valves so the trucks cannot discharge anything unless someone physically releases it.

PMM questioned the mechanics bay drainage and wash bay; Mr. Park advised that they would likely have floor drains in all of the garage bays which will be tied into a tight tank. PMM asked if a spill were to occur, would the tank be hauled off site to be treated. PMB asked what would happen if there were a spill at the gas pump; Mr. Park advised that the gas station is designed with a positive limited barrier, which is made to contain small runoff type spills. Anything more than that would require a spill response kit at the island, it is typical of any regular retail gas station, it has a couple of hoses that pump 15-20 gallons per minute.

GCW is concerned with the hazardous materials on site. Mr. Park advised that their trucks are held to the highest standards and inspected manually; they are paid to be safe. Mr. Beaudry advised that TMC trucks are on the roadways in Bellingham Now. GCW is concerned with the proximity of the restaurants next door; Mr. Park advised that the trucks are decontaminated on site.

PP asked if the trucks are being directed inward and questioned if dust control will be done with water misting. PP asked about the chain link fence and that the dust might be able to permeate. Mr. Park advised that not much activity is done on site so there should not be a lot of dust generated. PP asked what size trucks; Mr. Park advised there are all sized trucks. Mr. Beaudry advised that it has been designed for a tractor trailer to be able to get in and into the bays.

PP questioned if they were planning to address the 4 wheeler trails. Mr. Beaudry advised that TMC does not want kids on four wheeler traffic. RO asked what Lot 2 includes for land, Mr. Beaudry explained and there is no intention to build on the remaining part of the lot.

PMB questioned snow removal and where it will go, Mr. Beaudry explained that there is plenty opportunity for snow management on site.

PP asked if there is a chemical type system in the fire sprinkler system, Mr. Park advised that any flammable materials would be stored outside in the trucks.

Richard DeCoast, architect for project, advised that there will be four open truck bays. He advised that the interior is the executive and finance office. Another area is for the project managers, with a larger open office area which includes a lunchroom, bathrooms and a chemical sampling lab.

Mr. DeCoast advised that this is a single scope pre-engineered building; which they have found a way to drop it by 5 feet with 10 feet high masonry all around. PMB advised that jazzing up the building is the way to go.

PMM asked about the energy consumption of this building, only an 8 foot ceiling height in the office areas and bring in some natural light. PMM advised Mr. DeCoast that Bellingham is looking into becoming a Green Community and commented that this project would be a good stepping stone towards this and questioned if Mr. DeCoast was aware of the Stretch Code.

PMM is concerned with the height of this building especially over the office areas and even if they drop the ceilings there will still be mechanical systems that cannot get frozen including a sprinkler system. PMM added that they are going to have to wrap all the duct work and water piping so there is an expense there for the 15 feet above the ceiling that would be a voided area. PMM is suggesting they drop the ceiling height in elevation. Mr. DeCoast experience advised that the owner and the lender are looking into resale value and is it functional to sell 10 years down the road. PMM asked if they have discussed adding a second floor in the future they plan to stay there. Mr. DeCoast advised it is much more economical to do it this way for now but they would look into it, he advised it is much more efficient to do it this way. Mr. Park advised it makes it "politically better" to have everyone on one floor; the cost per square foot goes up dramatically when you put the two floors in. He also advised that they didn't want to drop the building height too much because it then becomes a very specific use type of building and causes problems in the future.

PMB advised she likes the plan, questioned Mr. Beaudry about the truck noise beeping backing up, Mr. Park advised that it does not happen. Deputy Chief has not seen any information, they reserve the right to see the plans, and they have not seen them. PMB advised that she does not think that the info handed out tonight needs to be included in the minutes as it was not discussed.

GCW asked about the amount of traffic going through this site, Mr. Eby advised that is minimal, less than 50 trips during the peak hour, which is less than the existing volume than Lot 1. GCW questioned how it would compare with the original design of the self storage units. Mr. Eby advised that it is a slight increase but it is still a minimal amount.

GCW: Motion to continue the public hearing of TMC Services Development Plan Review (Bellingham Commons Lot 2) public hearing until August 26, 2010 at 7:05pm  
DB: Second.

Vote: 5-0 Approved. (PMB, GCW, DB, PMM and PP)

### General Business

DB: Motion to sign the vouchers.

PP: Second.

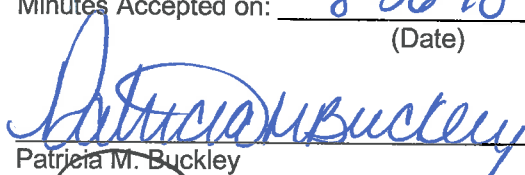
Vote: 5-0 Approved. (PMB, GCW, DB, PMM and PP)


DB: Motion to adjourn.

PP: Second.

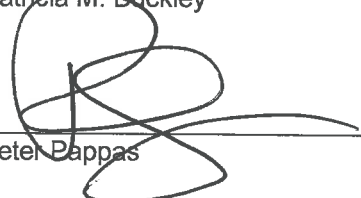
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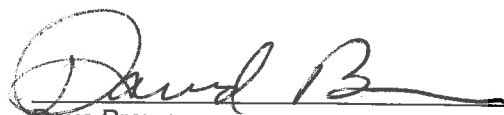
Minutes Accepted on: 8-26-10  
(Date)


  
Patricia M. Buckley

  
(Prepared by Amy Sault)

Glenn C. Wojcik

  
Peter Pappas

  
Dave Brown

  
Peter M. Morelli