



# BELLINGHAM PLANNING BOARD

2 MECHANIC STREET  
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## October 14, 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

GCW opened the meeting at 7:00pm.

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

SJW advised that Mr. Allen requested an extension to the October 28, 2010 meeting because they are not ready; they had a meeting with the Con Com. SJW does not think they will be ready for the October 28<sup>th</sup> meeting. PP suggested they be moved to November SJW agreed.

PP: Motion to extend Crystal Springs Phase III, Mechanic Street and Crystal Way, Development Plan Review and Special Permit Modification until November 18, 2010 at 7pm.

DB: Second.

Mr. Fabricotti, attorney representing Mr. Mendel (abutter located at 22 Bruce Rd) came before the Board to question the use of the existing roadway, PMM clarified. Mr. Fabricotti asked if this is a public roadway and if the condo put the road in or the Town did. DB advised that it is a little of each. SJW advised that it is a private way. Mr. Fabricotti advised that his client's house is less than three feet away from the driveway of this property, SJW suggested writing the Board a letter to make his note. PP agreed that putting Mr. Mendel's concerns in writing and sending to the Board is a good idea.

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

**Bellingham Commons II Additional Driveway Discussion**

Mark Beaudry, Meridian Associates and George Levine, property owner representing this project.

Mr. Beaudry advised that the reason they are before the Board is to propose another entrance driveway into Bellingham Commons II, currently the only way to access the retail plaza is through the subdivision roadway. Mr. Levine has been advised by his tenants that it is hard to get in and out of the property. Mr. Beaudry advised that they are working on another entrance from Rt. 140 which will also be a right hand only exit with signage.

Mr. Beaudry advised that Mass Highway (now named Mass DOT) evaluated this entrance in July and they understood where they are coming from. Mass DOT requested them to move the driveway as far east as possible to keep the driveway 250 feet away from the intersection. He advised that Mass DOT is conceptually ok with this and has also been reviewed by the DPW. Mr. Beaudry advised that they are before the Board for a modification to the plan. Mr. Beaudry advised that Mass DOT requested more signage which they have included that in their plans.

Mr. Beaudry advised that this modification does result in the elimination of four parking spaces; Mr. Levine does not see a need for all the spaces let alone the four that would be gone. Mr. Beaudry advised that there seems to be excessive parking and could afford to lose the four spaces.

PMB thinks that it is a good plan and agrees that the existing driveway comes up quick. PMB questioned if the restaurant owner that was at Town Meeting last night was the one who requested the liquor license. RO asked why the plans state it cannot be used for delivery vehicles. Mr. Beaudry advised that they try to separate delivery vehicles from customers vehicles, Mr. Levine explained that most of the delivery vehicles are coming from Rt. 495. RO thinks that some people will try to make a left when it is proposed as a right hand turn only. Mr. Levine advised that anyone at any intersection including 495 could take an illegal turn even if well marked. PMB thinks that people would be foolish to go that way.

GCW thinks that there should be a couple of well marked entrance signs and that they would save some money without having to do these curb cuts, Mr. Levine thinks they are trying to help the traffic flow instead of having to turn around if the turn is missed. GCW thinks it is a waste of Mr. Levine's money to do this and he thinks that people will take the left hand turn even though it will be clearly marked. Mr. Levine advised that he is willing to take the risk, he thinks it will help. Mr. Beaudry advised that Mass DOT's concerns are vehicles slamming on their brakes if they are not given the maximum amount of time to brake.

PP has concerns with the people coming up east bound on Rt. 140, how will they slow down without backing up traffic? Mr. Beaudry advised that there is about 350 feet, PP agrees with GCW and if it is not fully curved, they will go out there and people will turn out of it. PP advised that if there is an entrance that is accessible to people then they will do it regardless of the signage.

PMM asked what the length is; Mr. Beaudry advised it is about 40 feet wide; PMM advised that the two intersections do not line up and asked if a lane could be created to allow for this turn. PMM is concerned with what will happen on Mechanic St especially when there are two restaurants. He thinks this would be a safer solution.

Mr. Beaudry advised that he is going with Mass DOT's recommendations; PMM does not know how to stop illegal turns. Mr. Levine advised that there is not a lot of traffic coming out of the business center across the street. PMM advised that the lanes do not line up, Mr. Beaudry explained that as stated in section 3335-a of the Zoning Bylaws:

- Entrance or exit centerlines shall not fall within 50 feet of an intersection of street sidelines or within 250 feet of the centerline of any other parking area entrance or exit on the same side street, whether on the same parcel or not, if serving 20 or more parking spaces.

GCW advised they are improving the turning window. PP thinks it will alleviate the whole right hand turn in, and will accomplish what PMM wants.

Mr. Beaudry advised that it sounds like a good idea, PMB advised to put some planting islands in there. PP asked how wide it is; Mr. Beaudry advised 10-12 feet. PMM took a ride up there and he thinks they should consider a deceleration set up lane as it would make a safer installation. Mr. Beaudry asked if they could get a conditional approval but would still need to get Mass DOT's approval. SJW does not think conditional approvals work especially with so many outstanding factors.

PMB advised Mr. Beaudry that he take it to Mass DOT to see what they think then come back before the Board. PMM agrees that Mass DOT needs to approve it first then come back before the Board. Mr. Levine advised that he can do this in the spring and it would be marketable for his clients. Mr. Beaudry advised that Mass DOT might be ok with moving it; RO advised that it is good where it is. PP asked what kind of signage will be put in, Mr. Levine advised it would be a directional sign and a do not enter sign, no marketing signs. Mr. Beaudry advised that he would like to come before the Board on November 18<sup>th</sup> at 7pm.

Paul Winchman, Zio Paulo's owner and is potentially looking to put in another restaurant in the plaza, advised that it is a safety issue. Mr. Winchman advised that he has heard from all angles that the plaza, the way it is right now is a safety issue.

### **General Business**

DB: Motion to sign the September 23, 2010 meeting minutes.

GCW: Second.

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

DB: Motion to sign the vouchers.

PMM: Second.

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

SJW advised that Monday October 18<sup>th</sup> the shuttle service will begin, it is free for the Town for the 1<sup>st</sup> six months at least, there is one route at two different times, pick ups are at the Plaza on South Main Street, Home Depot and Jefferson parking areas. PMM advised that he thinks if it went through to Milford there would be a lot of participation. SJW advised that this service is for Bellingham Residents only.

SJW advised that Deval Patrick had sided in the automatic two year extension, Mr. Talerma, Town Council, advised that any approved permit by the Board will be eligible for an automatic two year extension after permits have elapsed. SJW gave the example that LIG soccer fields will be extended until 2012, with this new extension provision.

DB was asked by a neighbor of what the definition of a fast food restaurant is as they are interested in putting in a pizza shop in Cranberry Meadows. SJW advised DB that they would need to come in with a complete modification that requires notice to abutters and a modification. They would also have to show that that type of use would work on that site. SJW advised that a pizza shop is considered a restaurant/fast food place.

DB: Motion to adjourn.

PMM: Second.

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

Minutes Accepted on: 10-28-10  
(Date)

Patricia M. Buckley  
Patricia M. Buckley

Amy Sault  
(Prepared by: Amy Sault)

Glenn C. Wojcik  
Glenn C. Wojcik

Peter Pappas  
Peter Pappas

Dave Brown  
Dave Brown

Peter M. Morelli  
Peter M. Morelli