



# BELLINGHAM PLANNING BOARD

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## November 18, 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

PMB opened the meeting at 7:00pm.

### **Bellingham Commons II Additional Driveway Discussion**

SJW advised that Mark Beaudry of Meridian Assoc. requested that tonight's discussion be tabled for a later discussion in the spring. George Levine, owner, would like to reserve his right to bring this discussion back before the Board in the spring.

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

PMB advised that the Board received a request for a continuance from Mark Allen of Allen Engineering regarding Crystal Springs III until the January 13, 2011 meeting. Mr. Allen advised that their next hearing is set for November 18th before the Con Com and they are still working with them and the DPW. In his email, he advised that the DPW is ironing out the availability of the sewer capacity while the Con Com has pushed their next meeting until December 8th.

GCW: Motion to accept the request for a continuance for Crystal Springs Phase III, Mechanic Street and Crystal Way, Development Plan Review and Special Permit Modification

PMM: Second.

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

**240 Maple Street, Maple Industrial Park, Minor Modification Discussion on entrance**

Bart Belcastro, Belcastro Bros. Inc, advised that they are requesting to leave the existing entryway into their property "as is" per drawing 2 of 10 dated February 3, 2003 opposed to the proposed change on drawing 3 of 10 dated February 3, 2003. He advised that they are requesting this because the front proposed building #1 is not constructed and the cost of the work is out of their budget right now.

Mr. Belcastro advised that they are having financial difficulties and are trying to work a deal with the bank. If they had to move the entrance it would break the bank. PMM asked if they plan to go forward with the plans shown with he erected buildings because then the driveway would need to be done. Mr. Belcastro advised that if that were the case in the future he is aware that they would need to do a new plan and come before the Board again for a full review. PMM asked if an extension was filed, Mr. Belcastro advised that they have an order of conditions. PMM wanted to make sure that he knew he would have to return before the Board.

GCW: Motion to accept the request to leave the driveway "as is" from the plans dated February 3, 2003 for 240 Maple Street, Maple Industrial Park.

PP: Second.

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

**North Woods Definitive Subdivision and Major Residential Special Permit; Definitive Subdivision Decision Deadline: 2/19/11; Major Residential Special Permit Decision**

Mark Anderson, Heritage Design Group, advised they have met with Steve Sylvan of Graves, and everything was satisfied including the three outstanding issues. They needed to enlarge some infiltration areas to get suspended solids removed. Mr. Anderson advised that they were asked to adhere to the Town's bylaws, which they have advised and addressed these. Mr. Anderson advised that the infiltration for the size of the boulders, the last three comments have been addressed including the detention basin.

Mr. Anderson mentioned the abutters concerns with the basins. He advised that there will be no discharge from a basin with the 100 year flood event and the outside of the basin will crest to one inch. Mr. Anderson advised that a continual slope which connects down to Blackstone St. was also added to the plan. He advised that this type of design (Low Impact Design or LID) is new to them so they are learning as they go.

Mr. Anderson advised that from a safety standpoint, it is flat land; it is only about 2% of a flat grade. RO questioned how they will handle this during construction. Mr. Anderson advised that they have chosen to put in a jute mat and then hydro seed which will help stabilize it immediately. He also advised that it might take 2-3 weeks to get a thick base and that they are not going to be invasive on any wetland areas during construction. Mr. Anderson is fully aware that this property has to be well established before the street would be accepted by the Town; it will be a constant monitoring of the contractors, etc.

Mr. Anderson talked about runoff from the houses with infiltration basins, Graves thought that it would be better to capture the water and reutilize it. The system itself is accounted for in the drainage system.

PMB asked about the people up there working early in the morning. Mr. Anderson advised that it was the fuel truck, fueling all the construction vehicles. Mr. Anderson advised that Mr. Marinella (property owner) is fully aware of this instance and will not let this happen again before 7am.

PMM asked about the snow removal, one of the things he thought of is the water running underneath the snow and ice in the basins. PMM questioned what would happen if a storm is right on the line of freezing with a hard freeze; his concerns are that the roads will become a skating rink. PMM wants to know what can be done with the severe low points and having a catch basin.

PMM has concerns with people plowing driveways and if the snow gets pushed down into the swale it might cause it to overflow. PMM questioned what happens if the pipes get frozen. Mr. Anderson advised that the basins could handle the quick freeze storm, the Town would be treating the roads, he thinks that the cross section of the crown in the road would allow for the water flowing back into the swale.

Mr. Anderson advised that PMM's driveway comments could be an issue but he thinks that with the water pipe it would allow for the water to carry under the snow. It would keep the water flowing underneath there. Mr. Anderson advised that he spoke with Don DiMartino about this and made the point of adding a catch basin, both sides of the road have grass swales, they feel that there is plenty of vast area for the water to run off.

PMM asked about plowing and the salted roads, he wanted to know what will happen with the abutters and contaminating their wells. PMM wants to know what assurance the Board have that the salt is not going to cause a problem. Mr. Anderson advised that the wells are sealed to prevent contamination. PMM advised that Lynn and Irene Courts have well water. Mr. Anderson advised that the water shed goes away from Irene Court which goes out behind Maddi Way not into Lynn and Irene Courts.

Mr. Anderson advised that the reason for the swales is to capture everything including the sand and salt and that the grass swale is going to capture and hold it and contain it. He believes that they are very well protected by the grass swale and the amount of salt/sand mix would be real minor.

PMM likes the low impact design but he wants assurance that the wells would not be affected. Mr. Anderson advised that it will take about 1-2 years to build out, so they will be able to watch it a season or two and closely monitor the swales. Mr. Anderson advised that they will know what they have to do to change it or make it better during the process with the checks and balances.

SJW asked about the fire road and what they planned to do with that. Mr. Anderson advised that they will loam and seed it all. They plan to totally restore it and they will reflect that on the plans.

SJW asked about the driver feedback signs on North Street. Mr. Anderson advised that they do not want to do those. He advised that they have discussed this with their traffic

engineers, they have talked about it over the whole previous project and it was approved without it last time and they just don't see a need for them.

Mr. Anderson advised that they have reduced six driveways on North Street, they have put some additional signage and this is something they just don't see as a necessity based off their traffic consultant. PMB asked SJW to look into this to see how much they cost. Mr. Anderson advised that they are about \$9,000 each GCW asked about mitigation and what they plan to do to help counteract the increased traffic. Mr. Anderson advised that there are a lot of existing signs and proposed signs including a speed limit sign and a stop sign. GCW and PMB think that they should provide the signs. GCW advised that we ask every developer to mitigate the traffic.

PMB advised she thinks that this is unacceptable, GCW agrees. RO asked what the benefit is to the Town. PMB and GCW advised that the mitigation for the amount of stuff they are adding to that road. RO disagrees; he advised that the Board should not ask them to provide these signs; they are expensive and not necessary and are only putting 16 houses in. GCW advised that with an additional 160+ cars coming out of that road, it is necessary. RO disagrees that it will be that many cars and advised that we cannot ask this developer to do this type of work when this Board has not asked it of anyone else.

PMB and GCW explained it is asked of every developer to mitigate the traffic they put on any road. RO would rather see something else of more value for the residents, GCW advised that the Board is giving them a choice but their choice is just to put a few signs up. GCW advised it is not enough and the Board has asked them to put a traffic feedback sign in, which is probably the cheapest thing they could do. GCW would love to see the developer do more but the Board needs to be realistic.

PP advised that RO wants to know what the value of these signs will be. RO wants to make sure that everyone in those houses will get water service, nobody has told him that those water services are going to come off the main and dip under that swale and come back up so they don't freeze. RO advised that nobody has told him that that is not going to happen; nobody has told him who is going to maintain those intersections. RO advised that the Town will maintain those intersections.

RO advised that the sidewalk is on one side of the street, he questioned where the utilities are, are they on the other side of the sidewalk or in the swale. Mr. Anderson advised that they would not be dipping; it will be deep enough (six feet) and go straight into the house from there. Mr. Anderson further explained that it will be deep enough under the swale. RO advised that they have to be five feet under that swale do they don't freeze. RO explained from the top of the road it will have to be seven feet, Mr. Anderson advised that that is what it will have to be then. RO would like to see this on the detailed plan and explained that it will not be good for residents if this does not happen because they their water will freeze and they will be without water service. Mr. Anderson advised that they will make an adjustment on the plan to show that the water is seven feet. RO would like to see them spend a little more money to dig deeper so that the residents don't have this problem.

RO would like to see the driveways be 20 feet, and stick the pipe out both sides to a foot and a half so that that when they plow that snow they have a place to put it. Mr. Anderson advised that a lot of people do not want a wide driveway like that; they are

trying to do a low impact development and are trying to reduce the amount of pavement. RO asked what will happen when a plow truck backs into a swale because it is iced over. RO claims he is an estimator, this is not one of the first LID (low impact design) projects he has ever estimated and what he sees here including the proposed jute, and asked confirmed that there will be no gas lines or sewer.

RO asked about electric, Mr. Anderson advised that electric will be underground. RO questioned if there will be enough room under the swale. RO is concerned with how much distance between a sidewalk and the swale before it slopes down. Mr. Anderson advised that the sidewalk goes right down to the swale; RO would like to see it done more safely with the sidewalk and then a foot – foot and a half before someone goes off the sidewalk. He doesn't want to see someone stepping off the sidewalk into a swale; he wants to see a buffer zone and the same thing on the other side where the utilities are going.

PMM advised that the electric company does not like to have any type of an obstruction in front of their pad mount transformers, they like to have unobstructed access to it. PMM advised that the only thing they will accept would be bollards on either side in a high traffic area to protect their equipment. PMM advised that the electric company likes to be able to get trucks down there if they need to pull cables. RO asked if they are pedestals or pad mount transformers. PMM suggested they are one in the same and to talk with National Grid to see what they would recommend doing. Mr. Anderson advised that he wouldn't think so but there is no interference at all they are on the inside of the sidewalk. Mr. Anderson advised that the main lines coming in are under the sidewalk which is where National Grid usually wants them. PMM clarified that if you have the pad mount transformer, then you have the swale and there is the road, they may consider the swale an obstruction. Mr. Anderson advised that the transformers are in back of the swale but PMM advised if they needed to get in a truck in there to do some maintenance they may have an issue with that. PMM suggested he work this out with the utility company as the Board has no jurisdiction as to where the pads or mounts are put.

SJW asked Mr. Anderson if the sidewalk could be pushed back to give the foot needed. SJW advised that she has been researching cross-sections and most sidewalks are off the swale a bit. Mr. Anderson advised that they could move it back to fit a shelf in there.

SJW asked where they are with the Con Com. Mr. Anderson advised that everything or the RDA is being dropped off tomorrow. SJW asked why they have not met with the Con Com yet. Mr. Anderson advised that they have not because they are outside their jurisdiction. They are not in any wetland buffer zones it is just that they are discharging toward an isolated wetland, they are just asking for an RDA on that. SJW commented that she thought that at the last meeting they were going to be dropped off then.

SJW asked what is grass mix for the swales and is it salt tolerant. Mr. Anderson advised he does not know that answer now but he will find out. SJW asked if the pipes need to be cleared out, Mr. Anderson advised if all set with Graves.

RO asked if they are supposed to put a Private Way sign while this is being constructed, PMM advised that it is a Town Bylaw to do this and the owner is responsible for road maintenance until the Town accepts it at Town Meeting.

RO asked about storm basins after they are dug, prep it and if it rains for three days will there be a temporary pipe that allows the water to build up and before it has a chance to drain. Mr. Anderson advised that if it washed out, it would need to be reconstructed. RO asked where it goes if it overflows when it is all muddy. Mr. Anderson advised that it discharges into an existing low point area which has been adjusted during the last review because of the Con Com site visit. Mr. Anderson advised that there is a good settling area so if it did go over the top, it would settle out there. RO asked why they could not temporarily put silt socks around there; Mr. Anderson said they could block off the spillway with a silt sock during construction.

SJW asked if Mr. Anderson could forward along the UNH website contact information to her. Mr. Anderson advised he would email that to SJW and informed the Board that a seminar was being held locally regarding LID.

PP asked if based on the November 7<sup>th</sup> email, Graves had 57 items, they are claiming that all but three have been completed. SJW advised that Graves will do a follow up. Mr. Anderson advised yes that that is correct. PP reiterated that all items but three were done, Mr. Anderson advised that is correct and now they have completed the remaining three items.

PP advised that on the plans it lists all grading utility easements will be 15 feet; Mr. Anderson clarified that the five feet of sidewalk shown is within the easement. RO thinks he could push the sidewalk over and have a nice area there. PP advised the plans show that the utilities are going to be on the sidewalk so what are they doing with seven feet of additional easement. Mr. Anderson advised it will be grading, utilities, slopes, etc. Mr. Anderson advised that they will push that sidewalk out from the swale. PP questioned the extra easement.

GCW: Motion to continue the North Woods Definitive Subdivision and Major Residential Special Permit to December 9, 2010 at 7:00.

DB: Second.

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

PMB left the meeting at this time; GCW ran the rest of the meeting.

### **General Business**

PP: Motion to sign the October 28, 2010 meeting minutes, as amended.

DB: Second.

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

DB: Motion to sign the vouchers.

PMM: Second.

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

There was a discussion between RO and Board regarding swales and more discussion on silt socks.

SJW advised that LID is the direction that the Town is forced to go in these days and the Board is going to see more of these projects. DB said there will be a problem when it snows because there is no where for the water to go.

SJW advised that she was asked to level fund the budget again for FY 2012.

SJW advised that the office updated its policies and have put them online stating that developers need to address and send checks directly to our office, during our regular business hours.

PMM asked about the Town Meeting handout, SJW advised that it is just information only.

AS mentioned to the Board her intention of collecting donations for the Bellingham Elder Services Group. The Board donated to them last year and they were extremely appreciative.

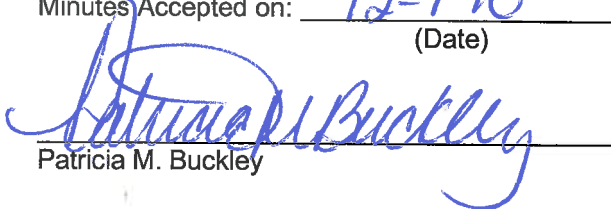
DB: Motion to adjourn.


PMM: Second.

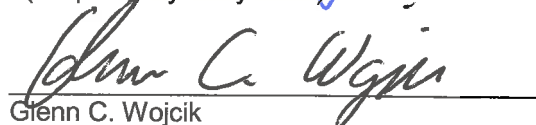
Vote: 5-0 Approved. (PMB, GCW, DB, PP and PMM)


Minutes Accepted on: 12-9-10

(Date)

  
Patricia M. Buckley

  
(Prepared by: Amy Sault)

  
Glenn C. Wojcik

  
Peter Pappas

  
Dave Brown

  
Peter M. Morelli