



BELLINGHAM PLANNING BOARD

2 MECHANIC STREET
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January 13, 2011 Meeting Minutes

- **Present at the Meeting**

Patricia M. Buckley (PMB), Chairman
Glenn C. Wojcik (GCW), Vice Chairman (absent)
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
Deputy Fire Chief, Steven Gentile

PMB opened the meeting at 7:00pm.

North Woods II Definitive Subdivision and Major Residential Development Special Permit Decision Signing

The North Woods decision signing can be found after the Pine Hollows Public Hearing.

North Woods II 81P

Mr. Anderson advised that they had never recorded that plan to show the two lots on North Street, it is administrative and having to do with street numbering, that is all.

DB: Motion to sign the North Woods II 81P.

PMM: Second.

Vote: 4-0 Approved (DB, PMM, PP and RO).

50 and 54 High Street 81P

There was nothing submitted to the Board for this 81P, there was no discussion.

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

PMB advised that the developer has asked for a continuance for this project because they are currently modifying the design based on a couple of issues. Recently they were notified that the project will be allowed to connect to the municipal sewer which is on site. Also the Con Com has requested additional drainage structures, new building location, and a new drain basin. The Con Com has also contracted another engineering peer review (in addition to Graves Engineering) to comment on the project.

PMM: Motion to continue Crystal Springs Phase III, Mechanic Street and Crystal Way, Development Plan Review and Special Permit Modification until March 24, 2011 at 7:00pm.

PP: Second.

Vote: 4-0 Approved (DB, PMM, PP and RO).

PMM: Motion to extend the decision deadline for Crystal Springs Phase III, Mechanic Street and Crystal Way, Development Plan Review and Special Permit Modification until June 15, 2011.

PP: Second.

Vote: 4-0 Approved (DB, PMM, PP and RO).

Pine Hollows Estates, off of Countryside Road (between Bellwood and Brooks Estates) Special Permit for Multi Family Development and Development Plan Review, Continued Public Hearing; Special Permit; Development Plan Review

Robert Poxon from Guerriere & Halnon represented Corey Builders. PMB advised that they do not have Graves' second round of comments and asked when they got the info to them, Mr. Poxon advised last Friday.

PMB asked where they are with the Con Com. Mr. Poxon advised that due to drainage issues they have not submitted but advised that they would after this meeting.

PMB advised that there is a question in regard to the sprinklers that they will need to go into this design; Mr. Poxon advised that his client is aware of this. Deputy Steve Garon advised that if one building is over 12,000 sf, then they will need a full 13 system. Deputy Garon advised that he just received the updated plans today and he has not had a chance to review them or get the numbers together. He looked at them briefly and saw that they have 1,900 sf of living space. Deputy Garon advised that they need to have an engineer give them stamped plans with what type of sprinkler system they want to put in.

Deputy Garon advised that all this work needs to be incorporated into the plans. He advised that he had emailed Don DiMartino concerning the petition and he had some issues as well having to do with the water surface system. Deputy Garon advised that there are a lot of things need to be figured out before we can mover forward, PMB asked how long it would take an engineer to incorporate the Fire Dept. concerns. Deputy Garon advised that by law they have 10 days to do this but they ask for 30 days due to the amount of projects going on around Town. PMB asked if Deputy Garon

would be willing to come back before the Board after their review and advised how many sets of plans the Fire Dept. requires.

Mr. Poxon asked if they have to do this for the planning process, he thought it was a building process. Mr. Poxon advised that he is looking for an approval for this project before they go through the cost of this prior to an approval. SJW advised that it needs to be included on the plans in order for the Board to make a decision on this project. Mr. Poxon advised that they would change their plans to support the sprinkler system.

PMB advised Mr. Poxon that it is better to do this now rather than have to change the plans later and go through this process again. Mr. Poxon advised he would rather wait until later. RO wants an engineer to tell Mr. Poxon what needs to be done because they are going to have to do this eventually and to tell them what size piping should be used for this system.

PMB advised that there is a need for a traffic study and a second egress. PMB advised that their traffic study is 25 years old. She advised it is a necessary thing. PP advised that he would like to see a second egress, it doesn't need to be a primary but it is needed. PP advised that the primary aspect of this project has got to have another access. DB concurs.

PP agrees with RO and thinks that the size pipe can be determined through experience but if they do that and the Fire Dept comes back after they have done their plans and then has an issue, they are putting themselves behind on this project. PP does see the applicants point because from experience they probably know what size piping to use depending on the building size. PP believes that they do need to follow the current fire code.

Deputy Garon read allowed from the Fire Code.

DB thinks that the pipe size can be done by experience and there does not need to be a full blown study on it but it will have to be done before it is built.

Deputy Garon advised that he left Mark Allen of Allen Engineering a message regarding Crystal Springs regarding their sprinkler system requirements.

RO asked Deputy Garon to clarify the sprinkler square footage requirement.

PMM thinks that there should be a traffic study done, the Board needs to be sure that there is not going to be a problem with the traffic, there is quite a bit of traffic that gets built up that goes up Mendon St. PMM would feel more comfortable having the Board make their decision based on what a traffic engineers comes back with.

PMM advised that as far as the sprinkler system are concerned; there are ways of figuring out what you need for a GPN on a sprinkler system without having to figure out every last detail. PMM advised that engineers know these things, as this is their job. He advised that they have presented the Board with floor plans, he thinks that they should be able to sit down and get a rough idea of what it is going to take to get this done.

PMM is definitely in agreement with the second means of egress. He wants to see the second egress. PMM advised that there are places in Town that don't have the second means of egress and there are problems there, not being able to get emergency vehicles in there. PP advised that there really needs to be a current traffic study, the second egress will affect the traffic, especially onto South Main Street, it could help the traffic out. PMM advised that it would behoove them to get this study done especially if the traffic is dissipated to a different area.

PMB advised they know what the Board needs, they want a second egress, the Board wants to see the second egress, she would strongly suggest looking into the second egress and a traffic study. PMM advised that the Town of Bellingham has had more than a 19.5% increase in traffic over the past 22 years when this initial traffic study was done, PMB thinks that the traffic study is more than what is going inside the subdivision also outside as well. RO advised that the Board is requesting a traffic study; he wants to see it done with the two egresses.

RO agrees with PMM, especially where the second egress would be on Rt 140, it seems to him that no one who comes before the Board has all their information together for the Board, he is tired of the piece meal, he wants everything together. RO advised that there is no sense in doing a traffic study with one egress; he wants to see it done including both egresses. PP commented that they will probably get a more favorable traffic study with the two egresses rather than the one. PMB agrees.

PMB asked when Mr. Poxon will be ready to come back. Mr. Corey will go back and look and get the Board what they are looking for. PMB advised that it is affecting a lot of people here who not only live on the street but the people who live in the surrounding streets. SJW and PMB advised that this Board works concurrently with the Con Com, it is more efficient for the developer to do both reviews at the same time with the same set of plans. SJW advised Mr. Poxon to file with the Con Com.

PMM: Motion to continue Pine Hollows Estates, off of Countryside Road (between Bellwood and Brooks Estates) Special Permit for Multi Family Development Plan Review and Development Plan Review until March 24, 2011 at 7:00pm.

PP: Second.

Vote: 4-0 Approved (DB, PMM, PP and RO).

PMB and Mr. Corey had discussion there could be a decision that night, it is conceivable if all the requested information is received by the Board and the Con Com has a chance to review.

PMB reiterated what the Board is looking for prior to the next meeting:

1. A traffic study
2. Talk to the Fire Dept and figure out about the required sprinklers
3. Have information on a secondary egress
4. File with the Con Com

PMM: Motion to extend the decision deadline of Pine Hollows Estates, off of Countryside Road (between Bellwood and Brooks Estates) Special Permit for Multi Family Development Plan Review and Development Plan Review until May 1, 2011.

PP: Second.

Vote: 4-0 Approved (DB, PMM, PP and RO).

North Woods continued

Mark Anderson, Heritage Design Group, represented his client, Marinella Development, for the decision signing.

SJW advised that Jay Talerman, Town Council, had no other changes to the decision. PMB advised that PP cannot vote due to two missed meetings and GCW is not in attendance tonight.

PMM: Motion to approve the certificate of approval for North Woods II, Definitive Subdivision as stated in the Draft dated January 13, 2011.

DB: Second.

Vote: 3-0 Approved (PMB, DB, and PMM).

PMM: Motion to approve the certificate of approval for North Woods II, Major Residential Development Special Permit dated January 13, 2011.

DB: Second.

Vote: 4-0 Approved (PMB, DB, PMM and RO).

RO asked if they would need to come before the Board again within one year if not constructed yet, SJW explained that substantial construction needs to started within one year, if after two years, it will need to be extended.

RO advised that he likes Mr. Anderson's effort he put forth with this project and the efforts he made to work with the Board. .

RO asked Deputy Garon to clarify the sprinkler square footage requirement.

Cranberry Meadows Plaza, 829 South Main Street, Decision Modification, 1st Public Hearing

Scott Ambler represented the applicant for this project. PMB advised Mr. Ambler that no one has had a chance to review any of the new information for this project because it has been just handed to them tonight. PMB will put him on for the next meeting, she advised that it is not fair to be able to look at this information now; the Board has had no time to review anything. PMB advised Mr. Ambler to do a site analysis of the traffic and parking.

PMM: Motion to continue Cranberry Meadows Plaza, 829 South Main Street, Decision Modification until January 27th at 7:00pm.

DB: Second.

Vote: 4-0 Approved (DB, PMM, PP and RO).

PMM: Motion to extend the Cranberry Meadows Plaza, 829 South Main Street, Decision Modification until March 1, 2011.

DB: Second.

Vote: 4-0 Approved (DB, PMM, PP and RO).

Mr. Ambler questioned what a site analysis was, PMB explained that it is analysis of traffic, parking and the impact this project encompasses. SJW advised that if a waiver is requested, where the parking spaces could be built, it should be based on gross floor area, not something called "customer area". Mr. Ambler asked what peak hours meant, SJW explained that peak hours does not mean peak hours of the businesses in their building but the peak hours of the traffic on the road, typically during a morning and evening commute.

Mr. Ambler thought the only issue was the issue of the parking. PMB advised that if for some reason they cannot do this in time to give the Planning Board office a call to ask for an extension. Mr. Ambler clarified with SJW what they needed to come back before the next meeting.

Greg from South Bellingham (address or last name unknown), in the audience, advised that he has problem with a neighbor dispute and property lines. PMB explained that the Planning Board can not get involved in this type of complaint unless it is a matter of a current project.

General Business

SJW advised that the Board needs to be clearer to developers before the Board on what they are asking them to specifically do for a project. The Board held discussion on this matter and that they need to be clearer with developers by telling them what they need.

PMB left the meeting at this time.

PP: Motion to sign the December 9, 2010 meeting minutes.

PPM: Second.

Vote: 3-0 Approved (DB, PMM, PP and RO).

DB: Motion to sign the vouchers.

PMM: Second.

Vote: 4-0 Approved (DB, PMM, PP and RO).

SJW advised that the warrant for the Spring Town meeting is now open, SJW does not have any articles, and she asked the Board if they have anything.

RO questioned the Low Impact Development (LID) forum. PP asked if there is anything on the books regarding LID. SJW advised that this is what the workshop she is proposing will do and to see how long we want to take our Residential Bylaw into LID. PP asked what other Towns have had LID projects and mentioned it would be a good idea to understand from what other Towns are doing so that we don't make the same mistakes and we can learn from them.

RO thinks that we are way behind because most Towns require developers to dig basins down 12-14 feet, PMM we don't have anything that codifies this, we have no push on developers, the Board needs to get better educated on this, so we can ask the right questions.

SJW advised that the Board would have all the info before hand to make these types of decisions if the Bylaw was amended. PMM advised that we need to be careful because of the phosphorus the selectman stated that there is no funding for this.

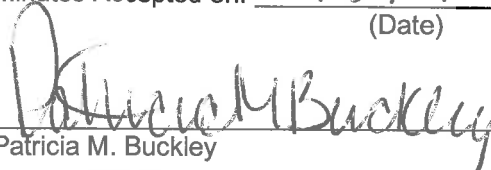
RO asked why the Board waives so many items. He thinks the Board does not stand firm and we waive everything. DB asked if there have been any projects done using LID practices and the Board could see if they worked.

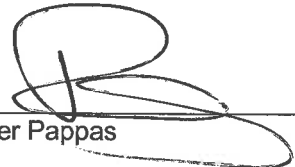
DB: Motion to adjourn.

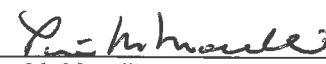
PMM: Second.

Vote: 4-0 Approved (DB, PMM, PP and RO).

Minutes Accepted on: 1-27-11
(Date)



Patricia M. Buckley


Peter Pappas


Peter M. Morelli

(Prepared by: Amy Sault)


Glenn C. Wojcik (absent)


Dave Brown