



BELLINGHAM PLANNING BOARD

2 MECHANIC STREET
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March 24, 2011 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; she advised that Pine Hollows would be heard 1st.

Pine Hollows Estates, off of Countryside Road (between Bellwood and Brooks Estates) Special Permit for Multi Family Development Plan Review and Development Plan Review, 1st Public Hearing

Rob Poxon from Guerriere and Halnon was present.

PMB advised that they are working on trip analysis hoping to be ready for the last meeting in April 24, 2011.

GCW: 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 April 28, 2011 at 7:00pm.

DB: Second.

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

PMB advised that this is the only notice that the abutters will get as to when the next meeting is scheduled but advised the audience that they can check online the Tuesday prior to the next scheduled meeting to find out if it has been continued on the agenda. PMB explained the continuance process and empathized with all the abutters that showed up to the meeting.

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

DB recused himself due to a conflict of interest.

Mark Allen of Allen Engineer and Kevin Lobisser, the owner were present. Mr. Allen advised that they have not been before this board since August 2010. Since then they have filed with the Con Com and have been approved.

Mr. Allen advised that the most influential part of this project has been with the DPW and there is no need for septic systems. He explained that they moved one of the units during the Con Com meetings, advising it should be moved further from the wetlands and 25 feet from cul-de-sac wetland buffer.

Mr. Allen advised that a 3rd drainage basin was added and designed based on the flow from where the existing water flow is, encompassing the entire parcel. They have had meetings with the Con Com; they were issued their order of conditions in January and are currently going back and forth with the language.

Mr. Allen advised that they are confident that with the couple of tweaks it will take to have the Bellingham Selectman be OK with this project. Mr. Allen explained that they are working with the DPW and Fire Dept to have all three units sprinkler system updated to comply with the new regulations.

Mr. Allen explained that on the January 18th plans, it shows where street lights and illumination have been added. He pointed out that there will be three lantern style lights added from the intersection to the pump station, affixed to the buildings. PMB asked where they would be put, Mr. Allen pointed out where on the plans. SJW asked what the overflow is on the lights; Mr. Allen is unsure now but will get back to the Board on that. SJW advised that the general policy is to have no spillover on abutter's properties.

Mr. Allen mentioned that through the course of examining their Stormwater Management system, the plan is to remove suspended solids and discharge into their own recharge area, they also moved the drainage basin away from the wetlands. Mr. Allen advised that they have modified a 2-1 riprap slope to a 3-1 landscape slope as per the request of the Con Com. They have updated their landscape plan and have clarified the plantings on their plans with species type, size, etc. Mr. Allen advised that it is not in the Board's handouts.

Mr. Allen advised that he did send over a quick bullet list of items that have been changed and addressed since the last meeting in August. He advised that Mr. Lobisser is still doing two units as affordable to satisfy the 10% requirement.

Mr. Allen advised the Board that their hydrology report has been addressed from Graves' Engineering and plans have also been sent to MDM Engineering where there have been minor drainage questions with items 49, 54 and 57. Mr. Allen advised that item 49 spoke to the area on the catch basin at the emergency access drive and when he spoke with Steve Sylvan, he advised taking a conservative approach. He also pointed out the eight other catch basins on their proposed plan.

Mr. Allen advised that item #54 was part of the Con Com process including infiltration rates, factor of safety was modified and is still below the existing run off rate. He also

advised that item #57 has to do with the ground cover which is considered good instead of fair due to the changes made.

PMM addressed the March 21st letter from Graves' and the January 18th letter. PMM asked about the no comments to Graves' requested items, especially items 33-42 with the exception of a couple, the letter states that he does not need to answer the questions. PMM asked why Mr. Allen does not feel he does not need to update these items having to do with the new drainage compliances in Bellingham. Mr. Fabricotti's letter states that the Mendel's are worried about ground flow, PMM wants to know how they think that this is not going to affect Mr. Mendel's property. Mr. Allen advised that Mr. Mendel's property is uphill and there will be no discharge, they are on the opposite side of the street.

PMM understands topography but there are wetlands, the calculations could be wrong and adversely effects Mr. Mendel's property. Mr. Allen advised that ground water is different from falling water, ground water is present but the surface water that is infiltrated and the Stormwater has to have a separation, each of the three basins is the closest to Mr. Mendel's property. He further explained that all the water is going away from the property. PMM asked about the runoff from the hill about the dense plantings with bark mulch, PMM wanted to be sure it will not affect Mr. Mendel's property.

RO asked about the leaching catch basins, Mr. Allen advised that while leaching basins where good in the 70's and 80's but currently it is not the DEP preference but they would use an open area retention basin. RO questioned SC740, and why not use that, Mr. Allen advised they looked at it and it requires more area and explained why.

RO asked about the closer basin and why there is a comment about the radius of the cul-de-sac being smaller than required. RO questioned why they not make it the proper size. Mr. Allen advised it has an 80ft proposed diameter, the existing development does not even have a cul-de-sac. They are proposing to eliminate this problem and do a second cul-de-sac as well. Mr. Allen advised that the Fire Dept is in agreement with the 80 ft. diameter.

Mr. Allen and SJW had discussion on section 1420 in the Subdivision Regulations, SJW pointed out two of the items were not filed in 2006 but need to be filed in 2010. RO asked what will happen with the fire Dept. Deputy Garon advised that they are ok with the updated proposed system for this subdivision. Mr. Lobisser advised that they were aware that the sprinkler system requirements have been changed over the past 5-6 months.

PP asked if the current project complies with current Stormwater regulations and current Subdivision Regulations. Mr. Allen advised it does under Stormwater but not under current Subdivision Regulations. PP asked if there will be any blasting. Mr. Lobisser advised no. PP asked if the entrance way will be off of Mechanic St and if there will be any screening for the abutters. Mr. Allen advised that there will be 18 trees lining that new driveway. PP's concerns are with Mr. Mendel's property. Mr. Allen advised that as far as safety goes there will be no further increase of asphalt between the Mendel's property.

PP asked why this is being developed; Mr. Allen advised it is not a subdivision but an access driveway as similar to a Walgreen's or other site developments in Town. They are widening in the driveway from 18 to 22 feet. They are not required to meet the

Subdivision Bylaws. PP asked about the standard runoff not being an issue but the overflow of snow, and how will it affect Mr. Mendel's property. Mr. Lobisser and Mr. Allen advised that it will be plowed all the time and will be no change.

PMB advised that she appreciates the lighting, and asked if it is going to be like a street light and not a driveway light, she advised that they need to look at that. PP advised that the maintenance will be needed; Mr. Allen advised that it is not a Town road and will be maintained by the condo association. PP commented that when the road breaks down it will need to be fixed.

PMB likes the ideas of trees going up and down the street, she knows that Mr. Mendel has grandchildren that play there, and she would like to see fencing along the property. PMB advised that cars will drive up and down the property, Mr. Lobisser does not agree, PMB advised that they are going to be putting traffic on the street and they are impacting his property and trees are not going to cut it. Mr. Lobisser asked if they are requesting to fence the entire property, PP advised that it becomes an added benefit to put a little bit of fencing to keep the excessive lighting off the property and the kids safe.

SJW advised that screening abutter properties on all projects are requested, not just this one. PMB advised that Bellingham is pro-safety. Mr. Allen advised that there are about 16 trips in the morning and 14 trips at night. Mr. Allen advised that the rear of the property has a sewer easement up it. PMB asked Mr. Mendel for input. SJW advised that Dan Mills said it should be extended up the drive and see the hatched semantics.

SJW asked how much the square footage of the conservation area will be, Mr. Allen advised it would be 22.6 out of the 35 acres.

Joe Fabricotti, attorney representing Mr. Mendel, advised that the roadway is narrow now and when the Town put the pumping in, Mr. Mendel's yard is wet all the time. Mr. Fabricotti advised that Mr. Mendel's house is close to the roadway and there will still be cars seen from his family room. He stated that all they are requesting is fencing and asked if there is going to be a sidewalk, PMB advised no. PMB does not think they have the ability, she explained that it is not a subdivision. However, PMB stated that Jay Talerman, Town Council, advised that they can request whatever is reasonable. Mr. Fabricotti advised that the roadway runs close to Mr. Mendel's driveway. Mr. Allen advised that it has been shown on the plan but as far as the immediate curb cut, it is on the Rt. 140 highway, there is no driveway to offset, they have never tried to dismiss that.

Mr. Fabricotti advised that they are concerned with Mr. Mendel's septic and asked if they could connect to Town sewer. Mr. Fabricotti wanted to know how the lights will work; PMB will get back to them when the Board gets an answer. He asked if the Town could restrict the construction days to not disturb Mr. Mendel and his family and asked if the fencing could go up before construction.

Mr. Lobisser advised that the entire infrastructure will be done at once. PP clarified. SJW asked about the decision and that it is only going to be valid for two years, it is in their best interest to build it into the permit upfront rather than dealing with it after the fact. Mr. Lobisser clarified the process and timeline of building. SJW advised about the Bylaw and advised they need to follow it.

Mr. Lobisser advised that they are working in good faith and asked the Board how to word the timeline issue into the decision. Mr. Lobisser is hoping they are done within three years. Mr. Fabricotti asked about the cul-de-sac asked if anything has changed. PMB advised she is aware of the drainage and she is concerned too. She wants to

avoid a bad situation; she can see where the flooding occurs, she has been to this property. PMB wants to know what they can do about it and it is on Mr. Mendel's leaching field, how is Mr. Allen going to make that better. PMB wants to make sure it does not happen to other residents. Mr. Allen advised that he takes drainage into consideration every day as a civil engineer; they are improving the situation by treating Stormwater on the Mendel's side of property.

Mr. Fabricotti asked if they are removing the roadway and putting a new one in, and how will the pitch be fixed if not resurfaced. PMM asked about the grading drainage and erosion control, looking at a six foot elevation how will they know that between 258-257 a small crown on the road the first 60 feet pitches back.

Steve Mendel advised that there is a slight grade difference; the backyard is lower than the road, he advised that there is a point of moisture and moss is present. It is higher elevation to where the neighbor is. Mr. Mendel advised that the price of the houses dictate that there will be two cars per house, they travel most of the trips covered per day. GCW advised that this is a valid point and should be built up to. GCW advised the Board knows the correct amount of vehicles per day. Mr. Mendel asked if the houses are going to be further back from the hydrant, Mr. Allen advised that there will be a unit in between there right in between the pump and the hydrant. Mr. Mendel asked if it is French drain type of drain because if not, there will be problems with frost heaves in the property and is an added cost to the condo association.

PMB asked the Mendel's to decide what type of fencing they would want. Mr. Allen advised that there is an existing pump station that will be cleaned out. Rt 140 sits about 16 feet back from the existing asphalt, PMB wants the kids protected from the road. PMM asked about 257 and 256 and asked about the pavement will support resurfacing. Mr. Allen advised that it is in good shape. PMM and the Mendel's advised this is because it is hardly traveled and PMM suggested they rip it up and redo it. Mr. Fabricotti advised that once it is done then they are dealing with the condo association to fix it. There were some confusion but Mr. Lobisser clarified they are going to grind the existing asphalt and resurface it.

Deputy Garon advised that the phasing could become a problem and could be a nightmare for those who move in. Deputy Garon does not want to see it become a ghost town.

RO wanted a recap of what questions need to be answered and clarified for the next meeting. It was determined that there needs to be a fence, pitching the property properly, grind up and take away asphalt, lighting and how it is laid out. Mr. Allen asked where in the Zoning Bylaws the lighting is in. SJW advised it is in section 3230 which includes lighting and glare. PMB clarified that the Board wants it well lit but within reason, council advised to have construction restrictions. PMM asked when the traffic study will be done.

GCW: Motion to continue the Crystal Springs Phase III, Mechanic Street and Crystal Way, Development Plan Review and Special Permit Modification public hearing until May 12, 2011 at 7:00pm.

PMM: Second.

Vote: 4-0 Approved. (PMB, GCW, PMM and PP)

General Business**Master Plan Implementation Committee – meet new members**

PMB advised that the Board has tried to organize a committee in the past and it has not worked, the Board is looking for those who could have this commitment for a year or more. SJW advised they might have to meet with other Boards and are responsible for taking the reigns on this project. GCW advised that various groups have met and it is a master plan which is a vision of what they are trying to do. The Master Plan is a guidance to make the Town a better place. PMM advised of Town Bylaw changes. SJW advised the new members that It is a wish list of good things for the Town and having it implemented is like pulling teeth and the Board just wants to make sure they are up for it.

Those interested on being on the committee and were present at the meeting are as follows:

Brian Sutherland, 57 Yvonne Rd

Dan Spencer, 95 Hartford St.

Keith Robison, 22 Kennedy Rd

Tim Teehan, 21 Puddingstone Ln.

Shawn Dearden, 353 Lake St.

Glenn Wojcik, Pine Warbler Way

PMB thanked them for their time and thanked SJW for all her hard work in getting the Master Plan done. PMB wants the members to forward their info along to SJW and she will organize the 1st meeting. SJW advised they have to be sworn in by the Town Clerk.

DB: Motion to sign March 10, 2011 meeting minutes.

PMM: 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 Jay Talerma, Town Council, looked at the decision and had some changes incorporated including carrying over from old decision, SJW read from the decision including PMM's changes.

PP: Motion to sign the Bellingham Business Center Development Plan Modification and Water Resource District Special Permit.

PMM: Second.

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

Planners Report

SJW reminded the Board to show up at the April 14th Fin Com meeting, articles by Lee Ambler have not gone through the Planning Board yet. The meeting is in the Arcand Meeting Room

DB: Motion to adjourn.

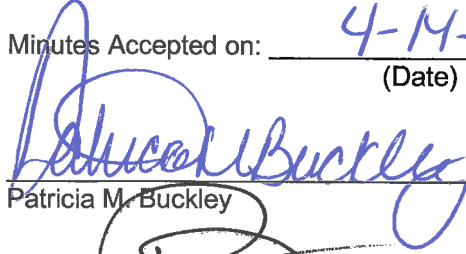
PMM: Second.

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

Minutes Accepted on: _____

4-14-11

(Date)

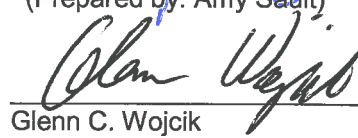


Patricia M. Buckley


Peter Pappas


Peter M. Morelli


(Prepared by: Amy Sault)


Glenn C. Wojcik


Dave Brown