



# BELLINGHAM PLANNING BOARD

2 MECHANIC STREET  
BELLINGHAM, MASSACHUSETTS 02019  
(508) 657-2892; FAX (508) 966-2317  
[PlanningBoard@bellinghamma.org](mailto:PlanningBoard@bellinghamma.org)

## May 12, 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.

### **Organization of Board**

SJW asked for nominations for Chairman. Peter Morelli (PMM) nominated PMB.

GCW: Motion to nominate Patricia Buckley as chairman.

DB: Second.

AS polled the Board.

Vote: 4-0 (PMB abstained), Approved.

PMB continued discussion to elect Vice Chairman and Secretary as follows:

PP: Motion to nominate Glenn Wojcik as Vice Chairman.

DB: Second.

Vote: 4-0 (GCW abstained), Approved.

GCW: Motion to nominate Peter Pappas as Secretary.

PMM: Second.

Vote: 4-0 (PP abstained), Approved.

### **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 Engineering and Kevin Lobisser, the owner of Lobisser Building Corp, were present.

Mr. Allen advised that he has three sets of revised plans, the light fixture plans, along with some changes as requested at the last meeting. Mr. Allen advised that they checked Mr. Mendall's property for elevation and there will be a 6ft tall vinyl fence added to the perimeter of their property and also added that they will decrease puddling. PP asked about the area where they are bringing the grade up from 262ft, he asked if it is going to create a hump. Mr. Lobisser advised that it will not because it is at the lower end of Mr. Mendall's property. PMM asked if the Mendall's were OK with the fence and the grading, Mr. Mendall advised that he is in agreement with it.

Mr. Allen advised that they were talking about recycling the roadway by using the existing road as a sub base; he claimed it is good material and quality. PMB asked who determines if it is good quality, Mr. Allen advised he inspected it and explained how they process it to recycle and rebuild the road and that this road will recycle well.

Mr. Allen advised that they are proposing a 26 ft road, with light posts. PMM asked about the spec sheets that were provided to the Board and asked about the height of the light fixture, he would like to see a note on drawing #9 that shows the catalogue parts and numbers that make up that post and light fixture. Mr. Allen advised that all the info is on the plan; PMM would like to see the model number on the plan for the light. Mr. Allen advised he would ask the manufacturer for a model number to the extent that he can.

PMM asked Mr. Lobisser who would install the posts, Mr. Lobisser advised that their electrician is licensed and would do the install.

RO made a statement that he likes the plan and commented that they have been helpful and receptive to all the Boards comments and suggestions, however, he does not like basins and that would be the only thing on the plan that he would change. The culvert system is what he would like to see because you don't have to worry about fences, etc.

PMM asked about detail sheet #8, and sheet #5 compared them and asked for it to be spelled out on sheet #5. PMM commented on the bottom elevation of 272ft in basin #4, PMM asked if building #'s 1, 2 and 3 and which catch basins will the runoff go into. Mr. Allen advised that those 3 units will discharge into a basin and the others will runoff and discharge pointed out.

PMM asked about building #7, and the rear of the property and with the gutters on the street. Mr. Allen advised that the Con Com has reviewed this and they are ok with it. PMM asked on sheets #4 and #5 showing an existing light fixture and asked why it has not been deleted as it had been requested by the Board a while ago. Mr. Allen agreed and said he would remove that from the drawing. SJW asked why the island on the drawing is so small, Mr. Allen advised due to space issues.

PMB asked if two units will be designated towards low income housing. Mr. Lobisser asked whom he would work with in Town to determine who they these units to. Mr. Lobisser needs help with formal pricing and the strategy of who the Town will want it offered to.

GCW advised he would like to see it and has seen it offered before to Town employees or a teacher. PMM would like to see it offered 1<sup>st</sup> to public employees. RO thinks it should be offered to teachers, public employees, etc. PP asked why the focus is on teachers. PMB gave a personal example. Mr. Lobisser advised that traditionally they have seen teachers living in low income housing.

PMB asked about a phasing plan and if it has been considered. Mr. Lobisser advised that there will be constant construction going on and will be selling them as fast as they can sell them. Mr. Lobisser knows that the Fire Dept does not want them to leave a half built units for safety sake. SJW reminded Mr. Lobisser of both permits expiration timelines, Mr. Lobisser explained he wants it to look like a community and ideally would like to start construction by early fall.

PMB advised that the Board always looks for some sort of mitigation with a special permit and asked for the developer to provide some money towards the future need for sidewalks along Rt 140. PMB gave an example of another project/developer who planted trees at the baseball fields to provide much needed shade donated by a special permit.

A verbal agreement was made (that will be added as a condition to the decision) between PMB and Mr. Lobisser that stated Mr. Lobisser will donate \$5,000 as mitigation to the Town to be added to an account used for the building of sidewalks along Rt 140.

Steve Mendall is delighted in the way that the Board has handled themselves during this project and commended them.

RO: Motion to close the public hearing for the Special Permit for Crystal Springs Phase III, Mechanic Street and Crystal Way.

PMM: Second.

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

GCW: Motion to close the public hearing for the Development Plan Review Modification for Crystal Springs Phase III, Mechanic Street and Crystal Way.

PMM: Second.

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

GCW: Motion to draft a favorable decision for the Crystal Springs Phase III, Mechanic Street and Crystal Way Special Permit Modification.

PMM: Second.

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

PMM would like to see the changes he mentioned before happen to the plan before it is approved. GCW advised that the decision should have a condition.

GCW: Motion to draft a favorable decision for the Crystal Springs Phase III, Mechanic Street and Crystal Way Development Plan Review Modification.

PMM: Second.

RO asked if all the items being discussed will be in the decision. SJW advised it will be if not covered in the Zoning Bylaw.

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

PMB suggested that they come back on May 26<sup>th</sup> to do the signing. SJW advised the applicant how the decision process works.

PMM commended the Mendall's and Mr. Lobisser on how they came together and worked their issues out, he thinks they did a great job. Mr. Mendall commented again how wonderful the Board was to work with.

### **General Business**

DB: Motion to sign the April 28, 2011 meeting minutes.

GCW: Second.

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

GCW: Motion to sign the vouchers.

DB: Second.

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

### **Master Plan Implementation Committee – Mary Chaves forms**

PMB advised that there needs to be a motion to appoint the members to the Master Plan Committee. SJW explained what the Master Plan and to work through the focus group on the Master Plan items. PMB added that it is a volunteer position and we need people to help implement the items from the Master Plan and thanked them. SJW advised that a meeting has been scheduled for May 19<sup>th</sup> at the Planning Office.

PMM: Motion to appoint Mary Chaves and Larry Sposato to the Master Plan Committee. RO advised the new members to not get discouraged in a committee such as this one because it can take time to implement changes for the Town.

GCW: Second.

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

PMM advised that he and DB had a meeting on Fri April 29<sup>th</sup>. They met with Toll Bros at the Morse property, they were strictly there to observe and did not give sides or give an opinion on anything. Representatives from Toll Bros were there and addressed the question if any water issues were caused by the blasting. PMM advised that the Morse's requested that no one step foot on their property.

PMB advised that we don't have jurisdiction and this is between the Morse's and Toll Bro. PMM advised that the drainage swale that was removed and on Sept 24<sup>th</sup> where they have noticed drainage problems due to that. PMM advised that they saw ponding and flooding. PMM advised that they recommended going back to the Con Com because it is their issue. PP asked why the Con Com issues caused the drainage problem. The Board had further discussion on the swale. PP asked why the Morse's requested not to have anyone one their property. PMM explained that the only ones permitted on their lot where Town officials but they did not go on the lot.

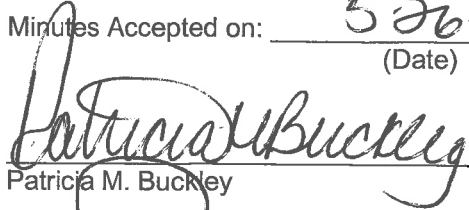
PMB advised that a formal discussion on specific projects should not be held without the applicant, engineer, or lawyer, etc before the Board. PP asked when they are before the Con Com again, PMM was unsure. PP liked that PMM put in his letter to keep the Planning Board in the loop of what is going on with this property. PMM overall was happy at the tone of the meeting and the result of them going before the Con Com.


DB: Motion to adjourn.

GCW: Second.

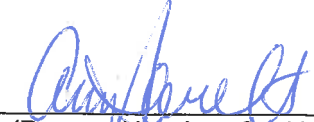
Vote: 5-0 Approved (PMB, GCW, DB, PMM and PP).

Minutes Accepted on: 5-26-11  
(Date)

  
Patricia M. Buckley

  
Peter Pappas

  
Peter M. Morelli

  
(Prepared by: Amy Sault)

  
Glenn C. Wojcik

  
Dave Brown