



BELLINGHAM PLANNING BOARD

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Meeting Minutes February 23, 2012

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

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
Jean Keyes (JK), Planning Board Coordinator

PMB opened the meeting at 7:00 p.m.

Informal Discussion, North Woods II swale with Don DiMartino – present. Mark Anderson was scheduled to appear but he couldn't attend per Mr. DiMartino

Mr. DiMartino had presented the Board with a memo that explained the changes to the swales that have been agreed upon by the Developer and engineer Tom Houston has reworked the changes. The cross section that was originally presented looked good on paper but does not work in the field as the swales are too deep and dangerous. In addition, the Town would have difficulty with snowplowing and grass maintenance as the entire area would have to be cut with a weed whacker which is extremely labor intensive and not cost effective. Mr. DiMartino thinks this new plan will work as it creates a low impact, gradual 5:1 slope and the average homeowner can mow it if they prefer; but the Town will plan to maintain the area. Mr. DiMartino believes that the changes are a good fix and he expressed his appreciation that the developer was very willing to work with him to modify the swale design. There was concern about driveway crossings, but the developer will put in pipes that will take the load. RO asked if the plans could show the water line depth and Mr. DiMartino agreed that it can be done and that, in the future, all Low Impact Developments (LID) should show landscaping plans.

PMB agreed with the changes and asked when the work would begin. PMM asked about the location of the pea gravel and the trash grates on the catch basins. Mr. DiMartino stated that the reshaping has already begun, the pea gravel will be located at the bottom of the swale to intercept the groundwater, which is a better location for pea gravel, and that there will be no trash grate as they cause additional problems that results in clogging.

PMB thanked Mr. DiMartino. SJM will write a letter to the Applicant, Tony Marinella, detailing the agreed upon swale changes.

CVS, 370 and 400 Pulaski Boulevard, Development Plan Review, Drive Thru Special Permit and Stormwater Management Permit, 1st Public Hearing; Decision Deadlines: 3/31/12 and 4/30/12

PMM: Motion to waive reading of public notice

PP: Second.

Vote: Approved 4-0 (PMB, DB, PMM, PP)

Present:

Joseph M. Antonellis, Attorney for the Applicant

Angela Franklin from CVS

John Racine, Architect from RGB Architects

John Pesce, Applicant, Coast Realty Associates

Steve McLaughlin, Applicant, Coast Realty Associates

Steve Garafalo, Principal, Garafalo & Associates

Phil Fusco, Lead Engineer & Designer, Garafalo & Associates

Richard Westgarden

Mitch LaPlante, Owner of the property

PMB explained to all present that GCW is absent and explained voting procedures for future meetings. She asked the Applicant if he has filed the article for Spring 2012 town meeting and Mr. Antonellis replied that the Applicant has filed the article.

PMB explained to all present how a public meeting works. When appropriate, the public will be allowed to ask questions to the Board but they cannot address the Applicant.

Mr. Antonellis explained that they have had several preliminary meetings with the abutters, SJW, and other Town officials. He also explained about the existing easement on the property. Because one entrance to CVS will come over town property, they have talked to Denis Fraine, Town Administrator, and Jay Talerma, Town Counsel about the existing easement. The Applicant has proposed to give back a portion of the existing easement and seek expansion of an easement in a new area that will provide the best access to the property. They also have a portion of open space that will be donated to the town as open space. All will be discussed at Spring 2012 Town Meeting. Mr. Antonellis stated that Jay Talerma was comfortable with this proposal. Mr. Antonellis stated that the Applicant and the Owner believe that this is the best use of this property at a busy intersection. He further explained that a lot of thought has gone into project and they have spent a lot of time to get this right.

PMB explained to Mr. Antonellis that since the Board has not received any peer review results concerning traffic, stormwater, or engineering and so she expects that the next presenter will provide a brief overview of plan.

The next speaker was Mr. Phil Fusco who described the CVS design plans and traffic plans. Mr. Fusco stated that they meet all zoning parameters. They propose to build a 13,225 square foot CVS on the property. The parcel is a 73,000 acre parcel of which 16,900 square feet is impervious surface. They are going to propose an impervious surface of 57,000 square feet which is an increase. They meet all zoning parameters. They are proposing 89 parking spaces as required by zoning but CVS would like less – 79 spaces. PMB asked SJW how many parking spaces does Walgreens have and SJW stated in the 70 range. SJW would also like an additional explanation of the proposed parking and landscaping plan. Mr. Fusco explained that they would like to only have 79 parking spaces instead of 89. The area that would be gained from reducing the parking would be part of the landscaped area if they get the zoning waiver. Utilities will be provided on Pulaski Blvd and Lafayette Street as follows: Water line will be connected from Lafayette; gas from Pulaski Blvd; sewer will be connected on Pulaski as well. Therefore, there will be minimal disturbance on Pulaski Blvd and the construction will not impede traffic whatsoever. The drainage system follows the latest DEP stormwater guidelines. They will be containing all storms up to the 25-year storm and then overflow for the 100-year storm. They performed a traffic study at peak hours and checked traffic patterns and looked for abnormalities. Mr. Fusco explained that they have also contacted the contractor who designed the Crooks Corner intersection to come up with solution that fits the design. He explained that there will be three points of ingress/egress: 1) South entrance on Pulaski Blvd; 2) The existing light at the veterinary clinic. They want to keep the existing entrance here as ingress only;

3) Create a right turn only lane into the site on South Main at the existing traffic light. Mr. Fusco explained they will erect signage to prevent the blockage of entrances to area side streets.

A trip analysis of the light at Crooks Corner was performed at evening rush hour. They have determined that there will be 26 cars egressing at peak hour (vet light) 24 going right on Pulaski Blvd. but the bulk of the traffic is moving south. Mr. Fusco stated that based upon this trip analysis, the CVS will have a minimal impact on the existing traffic patterns at this intersection.

PMB asked what the levels were. Mr. Fusco explained that it was a level C bordering on D based on 5 years down the road, not today. PP wanted further explanation of South Main egress and the light being tripped by each car leaving CVS and questioned if this will increase the wait time. Mr. Fusco explained that the increase is in the frequency at which the light is tripped. Currently, the trip of the vet light represents 10% of the entire hour and they believe the CVS will increase that to 60%. Over the peak hour, the delay is only a few minutes over the entire hour. PP and PMB are very concerned about the added delay and feel that it will impact the traffic severely at this intersection.

PP added that they can't compare it to the current vet traffic and asked what the advantage is to keep the South Main entrance. Mr. Fusco explained that northbound Pulaski Blvd traffic will use this ingress to enter CVS and cars leaving CVS will use this egress which will alleviate stress on light at the current vet intersection. If the South Main Street egress is removed, it will severely impact the vet light egress. They are only increasing the frequency at which the light is tripped at the vet and not the length of the green light. It is a very sophisticated light that adjusts to the number of cars that are in the queue. If there are many cars in the queue, the light will stay green longer to discharge the cars to a maximum value of 40 seconds. If only a couple of cars, the discharge time will be shorter and the remaining time up to the 40 seconds will be reallocated to the where the demand is in the entire intersection.

SJW stated that since the Board does not have the peer review results yet, the Board should hold off continuing with questions as it would be interesting to compare the results of the peer review with Mr. Fusco's results. Mr. Fusco explained that he used to work for the engineer that designed the current intersection so he is very familiar with the design and he used that firms' plans to complete his traffic analysis. PMB and PP are very concerned about the impact on the traffic and asked how much of an increase in wait time will result for all cars if someone triggers the CVS light. Mr. Fusco explained that there will only be a 17 second increase in waiting time for the cars at the other lights in the intersection. PMB stopped this discussion because the Board does not have peer review results and consequently has nothing to compare it with now. This will be discussed at many different meetings in the future.

RO asked about the existing condition plans and believes that they are not current. There are conditions on this site that exist that are not on the plan as he observed when he walked the site today. There is no erosion control drawing. RO questioned the systems on plan page 4.0 and questioned the concrete culverts and the materials that will be used. RO asked if the existing Bank of America ATM will be removed. Mr. Fusco stated that it will not be removed or changed. RO stated that he thinks there should be a dedicated right turn lane on South Main Street just for people entering CVS so it doesn't back up the people turning right to Pulaski Blvd. RO is concerned about Lafayette Street being used as a cut-through but Mr. Fusco explained that there will be no access on Lafayette. After the water has been connected, Lafayette Street will be restored to the way it is now.

PMB addressed the Architect, John Racine. The Board wants to see the South Main Street entrance lined up with Moody Street. Also, the Town wants a unique, New England style design for the building with no brick. SJW also suggested that the Applicant talk to the Historical commission regarding the church rectory as it is over 50 years old. The Fire Department has addressed a couple of issues which they have described in their letter to the Board. SJW will send this to the Applicant and Engineer. PMB asked the Applicant if they understand the concerns of the Fire Department and they stated yes. PMB stated that CVS will have to use traffic calming measures on the abutting streets. In addition, there will be no spillover lighting. SJW was confused about the open space and landscaping note from Mr. Fusco. Mr. Fusco will clarify for SJW and he will add fencing details. PMB stated that the Board will also like to see a bike rack on the property.

John Pesce and Mitch LaPlante commented about the rectory. Mitch LaPlante stated that the Town has been pressuring them to take the building down. SJW explained that contacting the Historical Commission should be done as courtesy as the building is over 50 years old. The Applicant will do this.

PMB explains the rules of the Public Discussion to the audience members:

Barbara Murphy, Prospect Street. Ms. Murphy stated that she is very concerned about the new South Main Street entrance proposed by CVS as the residents now have a difficult time exiting both Moody Street and Westminster Street. Currently, they have to watch 3 lanes of traffic now and this new entrance will add even more traffic to that spot. The engineers have to take school bus stops into consideration too. PMB explained that the peer review will come up with concerns and suggested solutions to these problems. Mr. Fusco stated that he understand her concerns regarding exiting from Moody Street. The study found that the intersection functions adequately and agreed that a vehicle would have to cross 3 lanes. Mr. Fusco also stated that he will wait to see what the peer review says about the plans and they may be eliminating a left turn from the South Main Street egress. PMB stated that this is a concern for the Board as well and the Board may recommend to the Applicant to align the South Main Street exit with Moody Street and to put a light there.

Ed Fraine, 20 Pickering Ave. Mr. Fraine stated that he and his wife are okay with CVS going in, but his biggest concern is the backup of traffic at the light on South Main Street to Pickering Ave. If a storage lane is added for a right-only turn to CVS he did not think it was a bad idea; however, if it is too close to Pickering Ave, they will have even more lanes to cross to go north on South Main. PMM asked how much distance is between the South Main Street entrance and Pickering Ave and if the entrance can be any further north. Mr. Fusco stated that he is not sure but maybe 150-200 feet. Unfortunately, he cannot move it as it will conflict with the Bank of America entrance.

Leo Lacquerre, 51 Pleasant Street. Mr. Lacquerre also expressed his concerned about the buildup of traffic on South Main Street. If that is the case, then Pickering Ave to Pleasant Street will become a cut through and a drag way for speeding cars. He asked how the Board and CVS will ensure that this doesn't happen. At peak or not, once the public learns that they can go around the light by using Pickering Ave and Pleasant Street, they will use it as cut through. SJW agreed that if people think they will get through quicker by using a cut through they will use it even if a new right turning lane for CVS doesn't actually add much wait time to the light cycles.

SJW and PMB asked Mr. Fusco if there would be opportunities for traffic calming measures that are not speed bumps as they are not allowed by the Town. Mr. Fusco stated that will wait and see what the peer review's comments are and they will also provide their solutions. PMB asked Mr. Fusco to return ideas for traffic calming measures to the Board.

Michael Olivo, 61 Pleasant Street. Mr. Olivo stated that cars cut through Pickering Ave and Pleasant Street now. He stated that what is needed to solve this problem is law enforcement and police officers to control the traffic. PMB stated that the Board has no control over the police. She expressed her understanding that the residents are upset about traffic cutting through and reassured Mr. Olivo that the Board will try to do everything it can to protect that neighborhood and prevent it from happening in future.

Discussion closed

PMM: Motion to continue the Public Hearing for the CVS Development Plan Review and Drive Thru Special Permit until April 12, 2012, 7:00 p.m.

DB: Second.

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

PMM: Motion to extend the decision deadline for the CVS Development Plan Review and Drive through Special Permit to April 30, 2012.

DB: Second.

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

Subdivision Rules and Regulations revisions, continued public hearing**General Business:**

PP: Motion to sign the February 9, 2012 Meeting Minutes.

DB: Second.

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

DB: Motion to sign the vouchers and payroll.

PP: Second.

Discussion: SJW explained the vouchers.

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

SJW discussed the Citizens Planning Training Collaborative seminars and told the Board that if anyone wants to attend to let her know. She stated that the seminars are very good and worthwhile.

SJW informed the Board that she sent two items to the Board of Selectmen to be put on the Warrant for the Spring 2012 Town Meeting. The items are the new parking bylaws and the FEMA flood plain maps modification. CVS will be grandfathered under the existing parking bylaws because they submitted their application before the new parking bylaws would go into effect.

New Business (81-P's)

DB: Motion to adjourn.

PMM: Second.

Vote: Approved 3-1. (PMB, PMM, PP) (DB voted no)

Minutes Accepted on: March 8, 2012

(Date)

Jean Keyes
(Prepared by: Jean Keyes)

Patricia M. Buckley

Glenn C. Wojcik (absent)

Peter Pappas

Dave Brown

Peter M. Morelli
Peter M. Morelli