



BELLINGHAM PLANNING BOARD

2 MECHANIC STREET
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(508) 657-2892; FAX (508) 966-2317
PlanningBoard@bellinghamma.org

Meeting Minutes September 27, 2012

MEETING LOCATION: ARCAD MEETING ROOM – MUNICIPAL CENTER

Present at the Meeting

Patricia M. Buckley (PMB), Chairman
Glenn C. Wojcik (GCW), Vice Chairman
Amber S. Griffiths (ASG)
Roger H. Oakley (RHO)
Peter Pappas (PP), Secretary
Andrew T. Greene (ATG), Alternate

Other Officials:

Stacey J. Wetstein (SJW), Town Planner
Jean Keyes (JK), Planning Board Coordinator

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

New Business (81-P's) 347-351 Hartford Avenue 81P

Present were Paul DeSimone, Land Surveyor and Attorney Paul Kenney on behalf of the Applicant Neil F. Coakley. Attorney Kenney described the property and the two dwellings and gave an explanation of the Subdivision Control Law. Under this law, the two residences on the land can be separated into two lots. SJW further explained subdivision control law and that the Applicant can use the 81 P process because he is grandfathered in because the houses on the property were built before the law was enacted in 1957. The residences were built in 1955 and 1870. GCW asked if the land owners had plans for the properties and Attorney Kenney said no.

RHO: Motion to approve the 81P for 347-351 Hartford Avenue.

GCW: Second.

Vote: Carried 5-0. (PMB, GCW, ASG, RHO, PP)

North Woods Bond Release Request and Open Space Deed

Present was Mark Anderson (MA) of Heritage Design Group on behalf of the Applicant. Mr. Anderson requested a bond reduction to \$186,000. PMB asked for clarification of the tree planting issue. MA stated that the original plan called for 84 trees but only 55 were planted and the shortfall is covered in the reduced bond amount. MA assured the Board that they are going to be planting a different species of trees due to the homeowner's allergies and they will definitely be planted before the winter.

PMB explained that the Conservation Commission (Con Com) has to review the Open Space Deeds, walk the property, and then approve the deeds. The Con Com is not comfortable with the reduction at this time and they have requested that the Planning Board not approve the bond reduction at this meeting. The Con Com is not happy with the language but MA stated that they were approved by JT. PMB reiterated that because it is the Con Com who has to approve the deeds, they have to approve the language. PP expressed concern that the walkthrough may be delayed. PMB stated that the walkthrough may happen fairly soon but the language of the deeds has to be finalized and this may take time.

MA would like to move this process along but PMB again stated that it is the Con Com who has to complete their procedure. SJW will keep MA apprised of the status.

GCW would like to let the public present speak. Present in the audience was homeowner Nikyda Resto of 15 Linda Way. She has allergies and had requested that either no trees be planted or a different species of trees and that is the reason for the total number of trees not being planted at this time. She had called the Town Hall to ask for different types of trees and was directed to the Planning Board office and said she left a message. SJW stated that the office did not receive the message and PMB apologized for the miscommunication. MA stated that he is working with Ms. Resto to accommodate her request.

Informal Discussion for Marinella II on Blackstone Street

PMB explained that this will be a brief informal overview and it is not a public hearing. When and if plans are filed in the future, there will be a public hearing and questions can be asked at that time.

Present was Mark Anderson (MA) of Heritage Design Group and he described the property that is off of Blackstone Street and North Street. There are three different owners: Linda Varney, Kimball Sand, and DMJ Concrete which is Boston Sand. The parcel is about 200 acres and the yield plan has yielded about 69 lots. Wetlands are delineated and they are in the process of filing with Con Com to determine if the delineations are accurate. There are three issues with this property:

1. Blackstone Street is questionable as it was abandoned by the Town in 2001 and they are looking at how that affects the project
2. Wetlands
3. Habitat – Eastern box turtle which is an endangered species

MA explained that Tom Houston of PSC, peer reviewer, has agreed that the 69 lots do work. MA has also looked a cluster development, with smaller lots, and approximately 120 acres of open space. MA stated that they can develop a good open space plan but they are in the early stages and still to be completed is the habitat study.

PMB asked when they will be filing a Preliminary Subdivision Application. MA is not certain due to the known issues that have to be addressed but maybe within the next month.

PMB explained that when the official plan comes before the Board, all abutters will be notified, a public hearing will be opened, and the public will be allowed to ask questions. A resident of 19 Maddie Way asked if abutters would get notice. SJW explained that abutters to abutters within 300 feet to the project boundary will get notice. GCW further explained that you don't have to be an abutter to come to the meeting and ask questions.

CVS, 370 and 400 Pulaski Boulevard, Development Plan Review, Drive Thru Special Permit and Stormwater Management Permit, Continued Public Hearing; Decision Deadlines: 10/31/12 and 10/31/12

PMB explained that this is an informational presentation only for the benefit of the two new Board members. She further explained that the attendees will hear an overview of the project from the beginning until now, but no questions will be allowed from the Board or the public. CVS will be coming back to the Board and questions will be taken then.

Present was Joe Antonellis, Attorney for the Applicant welcomed the new Board members and explained that a memorandum was submitted today to the Board with the summary he will be presenting. The Applicant, Steve McLaughlin, from Coast Realty Associates was also present.

Attorney Antonellis presented the following information and assured the Board that all items will have been addressed when they come before the Board in October:

1. An easement was requested of the Town to build the plan as originally submitted. The original plan could not be built unless this easement was secured. The easement was not granted at town meeting in May 2012 so a new plan was necessary.
2. Exterior building design was presented by the CVS architect. Ultimately, the Board was happy with the most recent exterior design with a smaller scope.
3. A landscaping plan was presented and the general consensus was that the landscape had approached compliance.
4. The major focus for the Board is the ingress/egress issues. The plan presented previously will not be presented again. There have been significant design changes to the entrance and exit for the South Main/Pulaski Boulevard entrance. The Applicant is waiting for the comments from peer reviewer Beta as they want to incorporate Beta's comments into the plan.
5. The Moody Street traffic situation. The southernmost exit that is across from Moody Street will be adjusted and an additional traffic signal will be installed at this intersection and adjustments to the entrance/exit for the development will be made. They have worked closely with Beta (peer reviewer) and are waiting for Beta's most recent comments concerning these issues. When the plan comes back before the Board, these issues will have been addressed (traffic light) and adjustments to the southernmost egress will have been made. In addition, they have redesigned the site and have incorporated traffic calming measures.
6. Environmental issues concerning sound, light and drainage: 1) The sound from equipment on the roof will be conforming to the environment bylaws and they won't be seeking relief from them. 2) The drainage issues raised by RHO at the last meeting will be addressed; however, they have not received negative comments from peer reviewer but they are looking into the issue. They are confident that they can address the Board's concern with respect to direct runoff. 3) They are confident that they will also be conforming to the lighting bylaw requirements.
7. The development uses town water and will have a septic system and there are no wetlands issues.

ATG questioned if the traffic studies are being updated and is winter traffic being included. Attorney Antonellis explained they are designing to the traffic study that board members currently have and that the traffic studies are not seasonal.

ASG questioned how the development will impact the side streets. Attorney Antonellis explained that it will be part of their discussion on traffic and the traffic calming aspects for the side street issues. PMB stated that the Board is very concerned about the neighbors and the impact this development will have on them.

The Board questioned the status of the following issues:

1. Unsignaled entrance to the Vet business that currently exists. PP further explained the traffic issues to the new Board members.
2. Dumpster placement issue. Steve McLaughlin, the Applicant stated that they are talking with the neighbors to resolve the dumpster placement issue.
3. Turning radius with the drive through and the emergency vehicles access.
4. Historical Commission contact about the existing rectory building on the site.

Attorney Antonellis stated that all issues listed above will be addressed in redesigned plan that will be presented at the October 25, 2012 meeting.

PMB informed the new Board members that the Planning Board process may not be completed in one meeting. GCW was satisfied with Attorney Antonellis' summary as it appears that the Applicant is making serious efforts to improve and address all issues.

GCW: Motion to Continue the CVS, 370 and 400 Pulaski Boulevard, Development Plan Review, Drive Thru Special Permit and Stormwater Management Permit, Continued Public Hearing TO October 25, 2012 at 7:00 p.m.; Decision Deadlines: 10/31/12 and 10/31/12

ASG: Second.

Discussion: PP asked why not the decision deadlines extend now. GCW explained that the Board should evaluate what is presented at the October 25, 2012 meeting and make a decision then.

Vote: Carried 5-0. (PMB, GCW, ASG, RHO, PP)

GCW: Motion to sign the September 13, 2012 Meeting Minutes

RHO: Second.

Vote: Carried 5-0. (PMB, GCW, ASG, RHO, PP)

GCW: Motion to sign the vouchers and/or payroll

RHO: Second.

Discussion: SJW explained the voucher and the payroll.

Vote: Carried 5-0. (PMB, GCW, ASG, RHO, PP)

Miscellaneous Discussion:

Planning Board Intern:

Present was intern Vincent Hayes. He addressed the Board and explained his internship with the Planning Office. He is studying Town and Regional Planning at Framingham State University and is currently a sophomore. He had spoken with Denis Fraine looking for internship and was referred to the Planning Office. Vincent is currently working on an existing conditions study of sidewalks in Bellingham and will then enter the information into the GIS program for the Town. SJW provided additional information about the internship and that it is unpaid but he will receive college credit. PMB welcomed and thanked Vincent and invited him to make a presentation to the Board if he so desired. Vincent thanked the Board for this opportunity.

Board of Selectmen - All Boards Meeting:

PP and SJW gave a synopsis of the All Boards meeting on Monday.

GCW: Motion to adjourn.

PP: Second.

Vote: Carried 5-0. (PMB, GCW, ASG, RHO, PP)

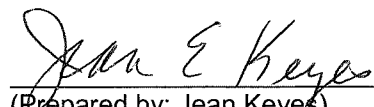
Meeting adjourned at 8:15 p.m.

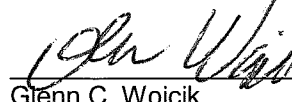
Minutes Accepted on: 10/11/12
(Date)

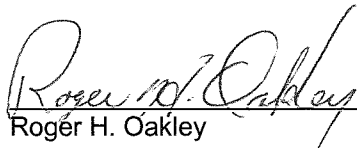
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(Prepared by: Jean Keyes)


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