



BELLINGHAM PLANNING BOARD

2 MECHANIC STREET
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Meeting Minutes October 25, 2012

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

Present at the Meeting

Patricia M. Murphy (PMM), 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

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

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

Present:

Joe Antonellis, Attorney for the Applicant
Steve McLaughlin and Joe Pesce of Coast Realty Associates, Applicants
Phil Fusco, from Garofolo & Associates, Inc., Engineer for the Applicant
Phil Paradis, from BETA, Traffic and Stormwater peer reviewer for the Town
Jaklyn Centracchio, from BETA, Traffic and Stormwater peer reviewer for the Town

Joe Antonellis gave a brief summary of the project to date and he stated that traffic is the main focus. He informed the Board that CVS has brought in a new traffic consultant – GPI – to work with Phil Fusco to reconfigure the signalization. The Applicant thought that they needed the traffic and the signalization to be looked at by an outside party for an objective point of view. Because of this new consultant, they will present an updated plan for traffic at the next meeting. Phil Fusco will also discuss drainage issues and what the system is like it time allows. They believe the town's consultants have accepted the drainage plan.

Phil Fusco presented an historical overview of traffic entrances and egresses. He has designed the South Main Street egress to be offset from Moody Street and not line up with Moody Street. The reason for this offset is to allow for an easy turning radius for the trash truck to maneuver on the site as it is a non-articulated truck. In addition, he believes that the signalization of the light at this egress should be a second controller from the Crooks Corner controller but one that would work with the other controller.

PMM and PP questioned why the exit cannot be lined up with Moody Street and they would rather see the dumpster moved to accommodate the ability to line-up the South Main exit with Moody Street. PMM asked Phil Paradis and Jaklyn Centracchio of BETA if it is possible to line up the exit with Moody Street. Phil and Jen have not seen a drawing showing the exit lined up with Moody Street as they have only seen the offset but it would be best from a timing standpoint to have the exit and Moody Street line up.

Ms. Centracchio continued that MassDOT is strongly in favor of one controller in this situation. GCW and PP challenged the assertion that the truck needs the entrance that way to maneuver properly and that in the early morning there will be no cars in the parking lot so the truck would have complete access.

PMM reiterated that the South Main Street egress must line up with Moody Street and if they cannot accommodate this request, the Board will close the public hearing. She further stated that the Town and State has spent lot of time, money, and effort to correct this intersection and because BETA agrees with the Moody Street alignment and the single signalization, the Board does not want to do anything to disrupt the traffic in the intersection. PMM continued that the Applicant should have withdrawn without prejudice tonight as and they are still not ready to go and have presented nothing new.

Phil Fusco did not present a current design as it is still in progress. Attorney Antonellis stated that they will incorporate as many concerns of the Board as possible and furthermore, they have to be sure it is the safest possible design for his client and that it meets design standards. His client cannot ask Garofolo to rely solely on BETA's comments.

PP asked if a right turn in only entrance on South Main Street was feasible. PMM stated that the Fire Department wants to keep Vet light entrance to the property. RHO and PP asked if a deceleration lane could be put in on the Town's property where the Bank of America ATM is by gaining an easement.

John Sexton, resident of 340 Pulaski Boulevard, stated that the easement requested by the Applicant at the May 2012 Town Meeting was voted down for this same section of land. SJW and PMM reiterated that the Planning Board should only be reviewing the Applicant's proposed plans to make sure it is in compliance with the Town's regulations and the Board should not be making recommendations that the Applicant should try to get an easement through the Town's property. SJW further reiterated that only RHO and PP suggested the right turn only deceleration lane on South Main and their points of view do not represent the views of the entire Board or of the Town.

Phil Paradis of BETA would like the Applicant to update the landscaping to conform to the code, light height, etc., to meet code as addressed in previous meetings. Phil Fusco stated that the Applicant is waiting to finalize the traffic plans then they will address the other issues.

Attorney Antonellis restated that at the next meeting the Applicant will:

1. Present the final traffic plan and will inform the Board whether or not deceleration lane is viable.
2. Present the final plans for the Moody Street light based upon the comments of the Board and CVS's new traffic consultant.

William Gagne, resident of 385 Pulaski Boulevard, stated that he lives and works near Moody Street. He complimented the board for protecting the interests of the residents and of preserving the quality of the traffic patterns at Crooks Corner now. He expressed reservations concerning traffic exiting left from CVS to Pulaski and crossing 3 and 4 lanes of traffic near Moody Street. He is concerned that given the proximity of the signal, he is not sure if having a light at Moody Street would alleviate any traffic situations and it could cause a major backup at Crooks Corner. He suggested that there should be a right turn only exit on Pulaski from CVS and any traffic heading in a different direction should go back to the Vet light. Mr. Gagne additionally stated that it is up to the developer to conform to the rules of the town and not vice versa. He urged the Board to please reconsider the additional light that applicant is proposing. Phil Paradis expressed his concern about the differing points of view from the Applicant and BETA.

GCW: Motion to Continue the CVS, 370 and 400 Pulaski Boulevard, Development Plan Review and Drive Thru Special Permit and Stormwater Management Permit, Continued Public Hearing until December 13, 2012 at 7:00 P.M

RHO: Second.

PMM stated that the new information now about deceleration lane may not be ready for that meeting and RHO agreed.

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

GCW: Motion to extend the all decision deadlines for the CVS, 370 and 400 Pulaski Boulevard, Development Plan Review, Drive Thru Special Permit and Stormwater Management Permit, until April 1, 2013.

RHO: Second.

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

New Business (81-P's)

Planner's Report – SJW presented the following items:

1. **Master Plan Implementation Committee** asked if SJW would post an advertisement on Town News for new members and does the Board agree. The Board agreed to post on Town News.
2. **Crystal Springs:** Update on water remaining in detention basin. In a memo from Mark Allen, engineer for the Applicant, it was stated that during construction, the firm was funneling stormwater into the basin while the road was under construction. This caused silting and, once they clean out the silt, the basin will hold water but drain within 72 hours. Mr. Allen has submitted a report to SJW and the Board describing this situation. Since the stormwater will be maintained privately, the Board does not need an outside engineer to inspect it. SJW further stated that the Con Com is very satisfied with the reports and very satisfied with the construction. RHO walked the site today and agreed with the report. PMM would like to see report when the basin is cleaned out. The Board agreed that re-inspection is not needed.
3. **Northwoods II update on bond reduction request:** SJW explained that the original bond was not the full amount that could have been taken. Concessions were made at that time to reduce the bond amount but to not release certain lots until they reached certain completion points. Additionally, there are numerous items now that have either not been completed by the developer or have been done incorrectly such as the placement of the bounds. The Form J does not list all of the items that are incomplete or wrong and the site does not meet the conditions of the Planning Board's original Decision.

RHO would like a list of everything that is incomplete or incorrect now and then an updated list for the November 8th meeting at which the Applicant will be present requesting a bond reduction. The Board agreed that post-decision items must be watched much more closely in the future regarding construction observations and outside peer reviews.
4. **DEP Stormwater Management Presentation:** Don DiMartino, DPW Director, offered to have a presentation for new members and as a refresher for other members. Board agreed to have a presentation.
5. **Water Resource Committee:** Don DiMartino, DPW Director, needs a Planning Board member on this committee. PP and ATG volunteered.
6. **SNETT Grant:** SJW explained that the National Park Service awarded the NPS Consultation Assistance grant to SJW, JK and towns of Franklin and Blackstone.

GCW: Motion to sign the October 11, 2012 Meeting Minutes.

ASG: Second.

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

GCW: Motion to sign the vouchers and payroll.

RHO: Second.

Discussion: SJW explained the vouchers and payroll.

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

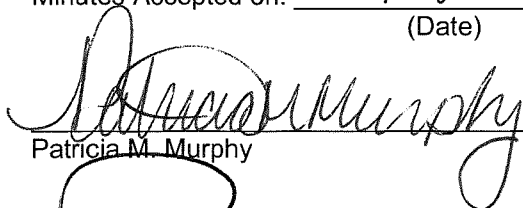
RHO: Motion to adjourn.

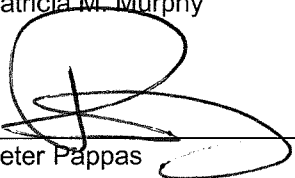
GCW: Second.

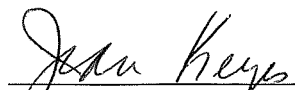
Vote: Carried 5-0. (PMM, GCW, ASG, RHO, PP)

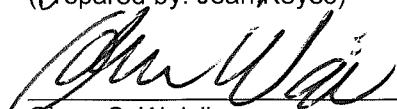
Meeting Adjourned at 9:15 p.m.

Minutes Accepted on: 11-8-12
(Date)

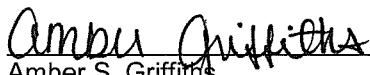

Patricia M. Murphy


Peter Pappas


(Prepared by: Jean Keyes)


Glenn C. Wojcik


Roger H. Oakley


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