



BELLINGHAM PLANNING BOARD

2 MECHANIC STREET
BELLINGHAM, MASSACHUSETTS 02019
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Meeting Minutes July 11, 2013

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

Present at the Meeting

Patricia M. Murphy (PMM), Chairman - absent
Glenn C. Wojcik (GCW), Vice Chairman
Peter C. Pappas (PCP), Secretary - absent
Andrew T. Greene (ATG), Member
Brian T. Salisbury (BTS), Member
Nikyda Resto (NR), Alternate

Other Officials:

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

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

7:00 p.m.

169-170 Mechanic Street 81P

Present: Joe Small from Hancock Survey Associates for the Applicant
Mr. Small explained that this is a lot line adjustment between the two lots and they are only changing the lot lines. The Applicant is trading an equal area of non-buildable lot parcels and nothing else is changing.

BTS: Motion to approve 169 & 170 Mechanic Street 81P

ATG: Second

Vote: 3-0 Carried. (GCW, ATG, BTS)

7:15 p.m.

**Shores at Silver Lake II Definitive Subdivision Modification, Continued Public Hearing: Decision
Deadline: 7/26/13**

**Shores at Silver Lake III Definitive Subdivision, Continued Public Hearing: Decision Deadline:
7/26/13**

Present: Don Nielsen, Guerriere and Halnon, Mike Weaver, Guerriere and Halnon, Mr. Kim Hazarvartian of TEPP, LLC Transportation Engineering, Town of Bellingham Peer Reviewer, Tom Houston of PSC

Mr. Nielsen explained that the main topics of discussion will be drainage and traffic. Presently, they have updated the plans and have provided them to the Town's peer reviewer, Tom Houston of PSC. As of tomorrow they will have everything done except for the meeting with the tree warden. Mr. Nielsen asked the Board if they have to wait to submit all the plans with the tree warden's comments or wait until his comments are ready. They are proposing trees along the total length of the road on both sides of the road and will try to save trees where necessary. GSW asked if they have scheduled a meeting yet with the Tree Warden and Mr. Nielsen stated that he has not.

Drainage:

Mike Weaver, Guerriere and Halnon presented the updated drainage information

Shores III

The drainage area encompasses about 50 acres. The Stormwater Report has been prepared and they met with Tom Houston to discuss the new calculations. This system meets all stormwater standards and the phosphorous removal actually exceeds the EPA guidelines. The total drainage system far exceeds what is required for the area.

Tom Houston stated that he has reviewed the Stormwater report and the drainage calculations are properly done but he reserves final judgment until when the updated soil testing information comes in. He further stated that many of his comments from his prior written report have been addressed by the engineer. His concerns about the use of ADF pipe were reviewed by DPW Director Don DiMartino who said that pipe is fine. They are looking for a locking gate mechanism on the fencing around the detention basin. Test pits on roadways and lots have been performed and info will be submitted with next submission of drawings and other materials by the Applicant. Mr. Houston stated that he is looking for a Maintenance schedule from the Applicant that shows the cost of maintaining this system. Additionally, the Applicants comments do not reflect the Town's policy that there is a cash contribution that is required from the Applicant that allows the Town to maintain the drainage basins. He is looking for that cost estimate so the Town can calculate the amount to retain from the Applicant that will offset a portion of the maintenance cost.

Mike Weaver stated that the soils testing information is being updated and will be provided to Mr. Houston. They are putting together the cost information for the maintenance and it will also be provided. They are approximately 98% of the way through the peer reviewer's comments and have to meet with the Tree Warden.

ATG asked if there is a catch basin on the other end of the street. Mr. Weaver stated yes. The Town is also planning drainage improvements on Cross Street will be done on future project. ATG asked for a recap of the drainage flow of the runoff from street and driveways. Mr. Weaver clarified.

GCW opened up the public discussion to questions about drainage:

Beth Haines, 53 James Street, asked if the drainage changes when trees are cut down. Mr. Weaver explained that the calculations are based upon industry standards and are based on type of soils, pavement, etc., that are in the project both before and after the tree removal. In addition, the Town's peer reviewer also review's their calculations to ensure everything is done properly.

Dawn Calderwood, 49 Douglas Drive, is concerned that on the Route 126 side that there be sufficient drainage as there have been number of accidents due to water/ice on the road. If the drainage is not sufficient it can cause more problems. Mr. Weaver explained that the new road in the development is sloped in the opposite direction of Route 126 so the water will not drain out of the development. Ms. Calderwood is also concerned that the sewer is using 8" PVC when it is well below 10' in spots. Mr. Weaver stated that Shores III is PVC and it is all set depth wise.

BTS referenced Mr. DiMartino letter and asked if his concerns were addressed. Mr. Weaver stated that they have taken all of his comments into account when updating their drainage information and plans.

Shores II – Mr. Weaver explained that changes to Shores III drastically reduced what is going to storm drains and consequently Shores II will have less discharge. He resized drain pipes and updated the calculations based upon the changes and system redesign and has moved Basin 5. The Applicant will test the new basin prior to Planning Board approval and will verify all information. But again they don't know what the ultimate buildout will be for Shores II and so this drainage system may change in the future.

Tom Houston has the new calculations provided by the Applicant and their prior stormwater comments were applicable to both Shores II and III and the Applicant has substantially addressed those. He will review the new plans. The Applicant has agreed to do testing on the new Basin 5 and believes that, at the

Applicant's risk, it is reasonably safe to let the final testing go to just prior to construction as the soils are very good, the ground water is deep and it is very consistent. Mr. Weaver stated that the Board could even make it a Condition of Approval and they have no problem with that.

BTS asked Mr. Weaver that when the drainage calculations were done, did they make assumptions as to what kind of development will be put into place in the future. Mr. Weaver stated that they did the drainage based on the original approval and not knowing what the development will be exactly in the future. Mr. Weaver updated it based on what is happening now and not on future development.

Don Nielsen explained that the original 1980 project had proposed 450 condos and the drainage systems are oversized for a possible maximum of 70-100 units for both Shores II and Shores III. So the drainage was designed using the old numbers, and until a concept is agreed upon by the town, they are using the original 1980 information to keep everything consistent with that approval for now.

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NK questioned if there was any chance of that land on which Basin 5 is located being sold. Don Nielsen and Mr. Weaver stated no as this is backland now and there is no way to get to that land.

Traffic:

Mr. Kim Hazarvartian explained the traffic impact study for project.

Shores III:

The impact areas of the development are Center Street, Center and Cross Street, South Main and Center Street, South Main and the proposed road, Douglas Drive, Easy Street. The traffic impact areas are Cross Street, Center & Cross, South Main & Center, South Main & proposed road, Douglas Drive intersection, Easy St intersection, and the Blackstone Street signalized intersection. In addition, there are future planned roadway improvements and traffic analysis that are in conjunction with Lakeview Estates (40B) project.

They will be installing a signal at the South Main and Center Street intersection with lanes added on both streets for turning. Douglas Drive and Easy Street will have two lanes added exiting the streets and South Main Street will have turning lanes added at both streets but no signals will be installed. The traffic coming in and out of Douglas and Easy Streets do not meet warrants for signalization.

Mr. Hazarvartian clarified that there analysis was based on the addition of 100 units/houses even though Shores III is proposing about 20 units. This 100 units/houses analysis would cover both Shores II and III. Mr. Hazarvartian explained that the 2011 analysis revealed that adding an additional 100 units/houses would generate over 1000 trips/day in and out with 80 trips in the am peak and 105 trips in the pm peak. Trips are as little as 4 trips added or as much as 60 trips added. They analyzed how well the roads would work and concluded that there would be moderate delays at South Main/Center intersection and the Blackstone Street signal. The currently unsignalized locations would be delayed further but only the Center/South Main intersection met the signal warrants and a signal will be installed there.

BTS questioned why South Main Street and Douglas Street will not have a signal if the busses are already having a tough time getting out. He is concerned about the affect it could have on schools etc. Mr. Hazarvartian stated that the analysis did include the busses and the numbers do not justify adding a signal there as are not allowed to put in signal if not warranted. The traffic situation currently exists and the new development will not make a noticeable difference.

ATG asked if there was any thought given to signalize the new road given future development to Shores II. Mr. Hazarvartian stated that both Shores II and the 40B on Lakeshore Drive were factored into the calculations.

GCW questioned why they have not analyzed the traffic coming out of Cross Street to Lake Street. Mr. Hazarvartian stated that in the morning only 18 cars turned left onto Cross Street which is under 30% and traffic mitigation is not warranted. GCW questioned why there is no mitigation for that increase. Mr. Hazarvartian stated that they analyze actual number of cars and not percentages to determine the traffic impact. GCW is concerned that 30% of cars are going to Lake Street and the analysis/mitigation ignores 30% of the cars. GCW stated that knowing traffic flow in town this development will be making a bad situation worse and the Applicant is doing nothing positive to mitigate this impact. Tom Houston stated

that approximately 30' of land along Cross Street is owned as a right-of-way by the Town and so nothing can be done. Road will be improved when upgraded sewer is done by the Town and the reconstruction will put a new surface but may not widen or straighten the road.

Beth Haines, 53 James Street stated that she is very upset and concerned that nothing is being done to help the residents of Douglas Street. She stated that the light at Center Street will make the traffic worse and the turning lane on South Main to Douglas will also make exiting Douglas more difficult than it is now. Ms. Haines read an old letter from Planning Board (old) to the Town recommending the addition of a signal at Douglas Street for safety measures.

Dawn Calderwood, 49 Douglas Drive stated that she cannot turn left out of Douglas drive in the morning because of all the traffic. She has to take a right even though her work is to the left. She stated that if light is put in at Center Street, it would create gaps, but if a right turn on red is allowed, it will cancel out the gaps. She was also concerned with the additional traffic from going from Cross Street to Lake Street especially with the additional 40B development. At the very least, berms should be improved and a left turn signal should be installed at Blackstone Street signal (heading northbound) as no one can get through even now.

John Haines, 53 James Street, asked if the train schedule was this taken into account and he also stated that the rubber tubing that counted the traffic did not count the busses. Mr. Hazarvarian stated that the bus traffic was manually counted and the train traffic was not taken into account.

Mr. Houston agreed with Mr. Hazarvarian that a signal can only be installed if meets traffic warrants. Even in highest volume peak traffic times, the development is not putting out the amount of traffic that warrants a signal and that streets are way below the threshold. However, the Center Street and South Main Street intersection signal is very appropriate. Turning lanes for Douglas and Easy Street are conditions of Lakeview 40B but the Board should also make them conditions part of the decision for Shores III. Additionally, the Board should set the number of lots for Shores II so that the traffic would be controlled properly. Mr. Houston stated that safety may be improved with the addition of a flashing signal to draw attention intersections at Douglas and Easy Streets.

GCW stated to the public present that he understands their frustration but the Applicant is making the necessary changes. They may consider a flashing beacon at Douglas and Easy to help the residents but the left turn out will still be difficult. The Applicant cannot put in a light because it the volume of traffic does not meet the warrants.

BTS questioned if an as-needed signal could be used. Mr. Houston explained that even this type of signal would have to meet volume warrants.

BTS: Motion to continue the public hearing for the Shores at Silver Lake II Definitive Subdivision Modification until July 25, 2013, 2013 at 7:30 p.m.

ATG: Second.

Discussion: GCW asked Mr. Nielsen if he has talked to the tree warden and Mr. Nielsen replied no. Mr. Weaver questioned if all plans can be submitted on Tuesday without the tree information. GCW agreed but the Applicant must have plans that show which trees are staying and which are going.

Vote: 3-0 Carried. (GCW, ATG, BTS)

BTS: Motion to continue the public hearing for the Shores at Silver Lake III Definitive Subdivision until July 25, 2013, 2013 at 7:30 p.m.

Vote: 3-0 Carried. (GCW, ATG, BTS)

General Business:

Discussion:

Old Business:

ATG: Motion to sign the June 27, 2013 Meeting Minutes

BTS: Second.

Vote: 3-0 Carried. (GCW, ATG, BTS)

BTS: Motion to sign the Vouchers

ATG: Second.

Discussion: JK explained the vouchers.

Vote: 3-0 Carried. (GCW, ATG, BTS)

ATG: Motion to sign the Payroll

BTS: Second.

Discussion: JK explained the payroll.

Vote: 3-0 Carried. (GCW, ATG, BTS)

New Business (81-P)

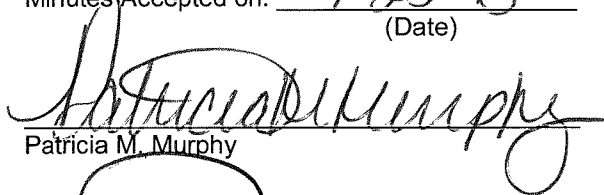
BTS: Motion to adjourn.

ATG: Second.

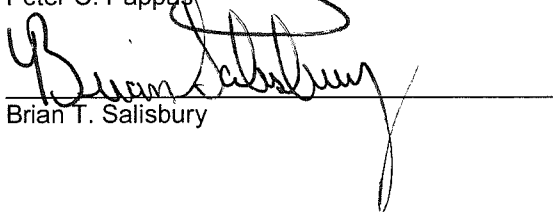
Vote: 3-0 Carried. (GCW, ATG, BTS)

Meeting Adjourned at 9:06 p.m.

Minutes Accepted on: 7-25-13
(Date)


Patricia M. Murphy


Peter C. Pappas


Brian T. Salisbury


(Prepared by: Jean Keyes)


Glenn C. Wojcik


Andrew T. Greene