



BELLINGHAM PLANNING BOARD

2 MECHANIC STREET
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PlanningBoard@bellinghamma.org

Meeting Minutes January 9, 2014

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

Present at the Meeting

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

Other Officials:

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

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

7:00 p.m. Hillside Estates 6-Lot Definitive Subdivision, Hixon Street, Continued Public Hearing; Decision Deadline: 3/31/14.

PMM explained the reasons for the continuance and instructed all present that the Board would like the Applicant to have sufficient time to address both the Conservation Commission's concerns and the peer reviewer's comments.

GCW: Motion to continue Hillside Estates 6-Lot Definitive Subdivision, Hixon Street, to February 13, 2014 at 7:00 p.m.

BTS: Second.

Discussion: None.

Vote: 5-0. Motion Carried. (PMM, GCW, BTS, PCP, ATG)

7:15 p.m. Woodland Hills 12-Lot Definitive Subdivision, Farm Street, 1st Public Hearing; Decision Deadline: 3/16/14

GCW: Motion to waive the Reading of the Public Notice for Woodland Hills 12-Lot Definitive Subdivision, Farm Street.

ATH: Second.

Discussion: None.

Vote: 5-0. Motion Carried. (PMM, GCW, BTS, PCP, ATG)

Present on behalf of the Applicant was Mark Allen of Allen Engineering.

Mr. Allen explained that his client has taken into account all input from the Board during the Preliminary Subdivision Review as well as from SJW and Don DiMartino, DPW Director, and have created a subdivision plan with all suggestions incorporated. Mr. Allen described the subdivision's features:

- New road is serpentine in shape
- Grassy swales for drainage and the swales will route stormwater to drainage basin to the southeast.
- Cul-de-sac will have a grass interior and it has been changed to bell-shaped but certain turning radii need to be evaluated. The Applicant has used this type and size of cul-de-sac in the past and fire apparatus can get around fine. Mr. Allen will discuss this with the fire chief. Additionally the grassy area does not have the topography to install a wet basin system within it.
- Noise attenuation for abutters – Mr. Allen explained that they hired Land-Tec to do a noise evaluation with the vegetation removed and the report stated that the existing trees don't offer much of an audible buffer. The report further stated that with the trees removed, the noise will increase less than 1 decibel. PMM questioned if the tree removal will cause any negative noise impact to Cedar Hill. Mr. Allen stated that there is a good tree buffer to that development. To further mitigate any noise issued, they have reduced the amount of clearing that will be done between the drainage basin and highway and they have added more buffer to that space.
- The development is now aesthetically pleasing with the serpentine road design.
- Inclusionary housing will consist of 2 units and the Applicant still would like to pursue the outside component proposal. If that doesn't work, the units will be in this subdivision.
- School Bus stop area will be built on Farm and they will provide an easement to provide a turnoff for that bus stop
- Mailbox area will be near the bus stop and PMM instructed Mr. Allen to check with the Post office for the exact location.

The Town's peer reviewer, Mark Beaudry of Meridian Associates presented his comments regarding the subdivision and stormwater management. They can be found in his memo to the Board received on January 9, 2014.

BTS questioned if there will be a fence separating the subdivision from Route 495. Mr. Allen affirmed that there will be a chain link fence. BTS also questioned who will maintain the center of the cul-de-sac. Mr. Allen stated that the town will maintain both the center of the cul-de-sac and the grassy swales once the subdivision has been turned over to the town.

AG asked Mr. Beaudry to elaborate on tree buffer near Schultz property. Mr. Beaudry showed how the area could be changed. AG then asked how much the detention basin can be shrunk if they used house roof drainage. Mr. Allen said that the bigger impact to buffering is to shrink side slopes of basin and not remove as many trees.

NR questions if all homes be the same size. Mr. Allen stated that there will be three different designs that are generally in 3-4 bedroom range. He further explained that the stormwater plan is based upon the largest possible house design.

PCP focused the attention on Lots 10 & 11 and the runoff coming down into the back yards of those lots. He wants to know how the Applicant will ensure those houses will not be flooded. Mr. Allen explained that each lot has its own design and stormwater plan. The lot will be graded properly so water runs around the foundation.

ATG questioned the Board to see if they agreed on the changing of the slopes of the detention basin. All Board members agreed with a 3 degree outside slope and 2 degree inside slope.

SJW stated that tree line on the plans should be clearer and the limit of cut should be clearly stated.

Public Present:

Jim Matthews an abutter from Cedar Hill Road stated that he is concerned about tree removal and increased noise from Route 495. Mr. Allen explained that they removed trees to do centerline testing. PMM explained that the noise issue has not been minimized. The Applicant has had a noise study done and the findings showed that the removal of the trees would not have a significant impact on the noise level. PMM instructed Mr. Matthews to contact the Planning office to obtain a copy of the noise testing report.

Rebecca Garrett of Farm Street asked if sidewalks would be added to Farm Street in front of the development. PMM stated that the sidewalk would extend to the bus stop on Farm Street but the full length has not been decided yet.

GCW: Motion to continue Woodland Hills 12-Lot Definitive Subdivision, Farm Street, to February 13, 2014 at 7:15 p.m.

BTS: Second.

Discussion: None.

Vote: 5-0. Motion Carried. (PMM, GCW, BTS, PCP, ATG)

7:30 p.m. Town of Bellingham Police Station, Blackstone Street, Development Plan Review, 1st Public Hearing; Decision Deadline: 2/14/14.

GCW: Motion to waive the Reading of the Public Notice for the Town of Bellingham Police Station Development Plan Review, Blackstone Street.

ATG: Second.

Discussion: None.

Vote: 5-0. Motion Carried. (PMM, GCW, BTS, PCP, ATG)

David McKinley of Kaestle Boos Associates and Don Nielsen of Guerriere & Halnon

Mr. McKinley gave a description of property and explained the extension of sewer line. The sewer line will connect the senior center, police station, and fire station to a new sewer line per Don DiMartino. There is 6' fencing around detention pond and a gate. There is a retaining wall between the Senior Center and new police station. There will be handicap parking and antenna will be located on the site that is enclosed with fencing and a concrete pillar surround. This site is part of 90-acre the school site and has not been separated out.

Mr. Nielsen explained the stormwater plan. In addition, the infrastructure for the sewer line up to the DPW, Fire Station and Senior Center will be installed but will be connected at the Town's expense at a later date. The same infrastructure will connect to the new police station but the funds allotted for the original septic for the Police Station will instead pay for the sewer line to be constructed and connected to the police station.

The Board was concerned about traffic should both the police and fire department have to respond to calls at the same time. Mr. Nielsen explained that the police respond from cars that are already on patrol and so there should not be any conflict. BS questioned the sited distance as it is a busy road. Mr. McKinley explained that he site distance is very good. Police Lieutenant Russell stated that clearing out trees and will improve the site distance. In addition, having the police station in that location will stop the speeding on that street.

Jerry Mayhew of the Board of Selectmen stated that this is a very important town project that will be accomplished without a Proposition 2 override.

SJW questioned the speed of police cars on the road since the street dominated by schools, the senior center, and the library. Chief Daigle stated that the officers are trained to be cautious and that most police officers respond while already patrolling in the town. Roger Oakley stated that the police station will only have 4-5 exits on a shift while all other buildings on Blackstone Street have many more exits and entrances.

PMM questioned where the snow will be located for snow removal. Mr. McKinley explained that they have created a shelf in the back to accommodate the snow and it has a swale to handle the snowmelt.

Public Present:

Richard Alley of Blackstone Street does not like the location for the police station. He stated that it should be in a central location like on the Town Common, where Pat's garage used to be, where Stearns used to be or next to Post Office. PMM, Jerry Mayhew, and Police Chief Daigle all stated that the land was chosen because it was owned by the town and additional expense was not required to purchase land.

Nathan Keller of Blackstone Street questioned if there will be shielded overhead lighting for parking lot. Mr. McKinley stated that the light will be shielded as required by the law and there will be no trespass of light.

Tom Donnelly of Blackstone Street asked if the sewer will be extended to Senior Center and connected. Mr. McKinley said that the infrastructure for the sewer will be installed with this project but it will be connected at a later date and the Town will pay for that separately.

GCW: Motion to close Public Hearing for the Town of Bellingham Police Station Development Plan Review, Blackstone Street.

BTS: Second.

Discussion: None.

Vote: 5-0. Motion Carried. (PMM, GCW, BTS, PCP, ATG)

GCW: Motion to draft a favorable decision for the Town of Bellingham Police Station Development Plan Review, Blackstone Street.

ATG: Second.

Discussion: None.

Vote: 5-0. Motion Carried. (PMM, GCW, BTS, PCP, ATG)

General Business:

Jerry Mayhew explained to PMM that the Board of Selectmen executed a quitclaim deed for Bellingham Estates Monday, January 6, 2014.

SJW provided an update on Elmshade. The application was submitted today but she had to send it back because they did not provide all required information and documentation that is described in the Subdivision Rules and Regulations.

Old Business:

GCW: Motion to sign the December 12, 2013 Meeting Minutes

ATG: Second.

Discussion: None.

Vote: 5-0. Motion Carried. (PMM, GCW, BTS, PCP, ATG)

GCW: Motion to sign the Vouchers/Payroll

BTS: Second.

Discussion: SJW explained the vouchers and payroll.

Vote: 5-0. Motion Carried. (PMM, GCW, BTS, PCP, ATG)

New Business (81-P)

BTS explained that he has not received the stipend survey and has not received any emails about it. SJW stated that she filled it out with approximated hours. Selectmen formed committee to evaluate stipends. SJW asked BTS to please clarify with Mike Sotor of the Board of Selectmen that he will represent the Planning Board.

GCW: Motion to adjourn.

BTS: Second.

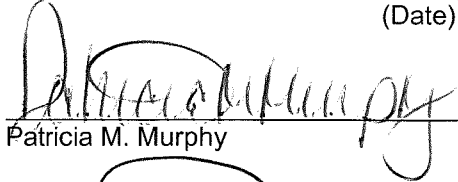
Discussion: None.

Vote: 5-0. Motion Carried. (PMM, GCW, BTS, PCP, ATG)

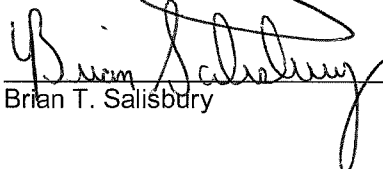
Meeting Adjourned at 9:15 p.m.


Minutes Accepted on: 1-23-14

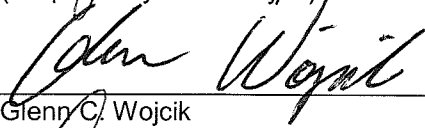
(Date)


Patricia M. Murphy


Peter C. Pappas


Brian T. Salisbury


(Prepared by: Jean Keyes)


Glenn C. Wojcik


Andrew T. Greene