



BELLINGHAM PLANNING BOARD

2 MECHANIC STREET
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Meeting Minutes February 27, 2014

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
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

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

7:00 p.m. 306 Maple Street 81P – D. Burke

Dusty Burke, the Applicant, was present and explained project.

PCP: Motion to approve the 81P for 306 Maple Street

BTS: Second.

Discussion: None.

Vote: 4-0. Motion Carried. (GCW, BTS, PCP, ATG)

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

Present: Rob Truax, Rob Borelli Applicant

Mr. Truax explained to the Board that he met with the Conservation Commission (Con Com) and he agreed to make changes to drainage basin. The outlet pipe will thread all along the back of the basin and will be 200' long. The pipe will have holes in it to spread the water out during a large storm and the water will trickle out rather than flow and cause erosion. SJW spoke with Anne Matthews of the Con Com and Anne confirmed that the Con Com is all set with this plan.

Mr. Truax then discussed the various waivers and comments that peer reviewer Tom Houston of PSC brought to his and the Board's attention.

Tom Houston stated that his comments in his memo dated 2/11/14 states that most items have been resolved and the remaining are not critical in nature.

GCW stated that since the new subdivision road is a very short road, no curved in the road is needed.

SJW questioned if hydrant flow testing has been performed and Mr. Truax replied that they will be conducting the testing in the spring. In addition, SJW reiterated that the fill around the detention basin must be good fill and it will be inspected. The Board would like the houses to be built in a staggered fashion and not in a straight line if possible. Mr. Truax stated that he would try but a lot depends on where the septic is located.

The Board had a great deal of discussion regarding a buffer of trees that they would like to see at the back of each lot. Three of five Board members present agreed that a permanent easement of 20' (which equals the setback) at the back of each lot would provide an adequate buffer. This would be a condition of the Decision. Mr. Truax voiced his opposition to a permanent easement as it makes the house harder to sell. In addition, Mr. Borelli stated that there is no restriction on the abutters' property and so there should not be any on this property. Ultimately Mr. Borelli agreed with the Board to put a 20' permanent easement on the back of each lot. SJW objected to the permanent easement as it would set a precedent and it is arbitrary. GCW feels strongly that there should be a buffer as his concern is drainage. If all trees are cut down it would change the drainage of the properties and the natural runoff.

Public Present:

Frank Gauvain of 4 Beaver Pond road stated that he agrees with a permanent easement for future drainage purposes. He also pointed out that there is an historical stone wall on Hixon Street on the left side heading towards Hartford Ave. Mr. Borelli stated that they have no plans to disturb this wall.

Barbara Conroy of 8 Walter Morse Road stated that her property abuts the detention pond and asked who will maintain the area. SJW explained that the town will maintain the area.

BTS: Motion to close the Public Hearing for Hillside Estates 6-lot Definitive Subdivision, Hixon Street.

PCP: Second.

Discussion: None.

Vote: 4-0. Motion Carried. (GCW, BTS, PCP, ATG)

Waivers

1. Exceeding 7% centerline grade
2. Basin Fill has to be good fill and will require inspection

Conditions:

1. Fire Flow testing
2. Stagger houses
3. Stormwater maintenance annuity – 10 years at 3%
4. 20' no disturb permanent easement
5. Inclusionary housing – 1 house
6. Adhere to the clearing limits at drawn on the plan
7. Construction observation will be Tom Houston and the DPW inspector for construction observation
8. Trees will be discussed with the tree warden as to what trees can be kept.

ATS: Motion to write a favorable Decision for the Hillside Estates 6-lot Definitive Subdivision, Hixon Street with said conditions and waivers.

PCP: Second.

Discussion: None.

Vote: 4-0. Motion Carried. (GCW, BTS, PCP, ATG)

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

Present were Mark Allen of Allen Engineering and Applicant and Owner Kevin Lobisser.

Mark Allen gave an overview and stated that they incorporated all changes and suggestions that the Board wanted. He informed the Board that he had a botanist check for wetlands and there are none within a 100' of boundary of the property.

Waivers were discussed and changes to the cul-de-sac radius were discussed. In addition a berm will be added around the grass island in the center of the cul-de-sac. The Applicant will be submitting an application for an Inclusionary Housing Special Permit in the near future.

ATG: Motion to close the Public Hearing for Woodland Hills 12-lot Definitive Subdivision, Farm Street.

PCP: Second.

Discussion: None.

Vote: 4-0. Motion Carried. (GCW, BTS, PCP, ATG)

BTS: Motion to write a favorable decision for the Woodland Hills 12-lot Definitive Subdivision, Farm Street subject to the conditions and waivers.

ATG: Second.

Discussion: None.

Vote: 4-0. Motion Carried. (GCW, BTS, PCP, ATG)

7:30 p.m. Elmshade Definitive Subdivision, Stormwater Management Permit and Major Residential Development Special Permit off of Blackstone and North Streets; Definitive Subdivision/Stormwater Management Permit Decision Deadline: 3/20/14; Major Residential Development Special Permit Decision Deadline: 5/13/14**BTS: Motion to waive the reading of the public notice for the Elmshade Definitive Subdivision, Stormwater Management Permit and Major Residential Development Special Permit off of Blackstone and North Streets.**

PCP: Second.

Discussion: None.

Vote: 4-0. Motion Carried. (GCW, BTS, PCP, ATG)

Present were:

Michael Doherty, Attorney for the Applicant

Eric Bazzett of Heritage Design Group

Carl Endamo – from Pare Corporation to discuss the traffic report

Attorney Doherty suggested that they create a schedule of presentation for each meeting going forward so that we can address different topics at different meetings. The Board agreed and stated that traffic would be presented at the March 13, 2014 meeting.

Eric Bazzett explained that the project contains two gas easements and one AT&T easement as well as 30 acres of wetlands which they have submitted to Con Com to confirm. The Con Com has confirmed this and has also confirmed that the stream on the property is intermittent and not perennial. There are 8 vernal pools on the property that they will confirm in spring and species of special concern habitat (Eastern Box Turtle) which is indicated on the plan as all area to left of curved line. The development would be a cluster and would allow for reduced lot sizes so as to provide more open space for the town. Two-thirds of the land would be open space. Seventy (70) single-family house lots with 2 roads are proposed with Road A as the main road and Road B as the connector road. There would be municipal water and gas but each lot would have its own septic. The Stormwater Management Plan design would

be Low Impact Development (LID) but where the slope exceeds 5% they have to build conventional drainage. Road A has two wetlands crossings and they will be filing a Notice of Intent with the Con Com. To protect the Eastern Box Turtle, the road will have short retaining walls to block road crossing and culverts to allow access under road. They will be soil testing soon and classifying the soils and will be filing an Environmental Impact Report and Environmental Notification Form.

SJW made the following comments:

- Reminded the Applicant to contact Mike Catalano in the Board of Health to witness the soil testing.
- Asked if Tom Houston of PSC has reviewed the traffic yet; he replied no
- Asked Eric Bazzett if the list of items omitted from the plans was corrected. Mr. Bazzett thought all was addressed but suggested that she confirm with Cheryl Peterson.
- After speaking with Natural Heritage concerning the redirecting Blackstone Street (curve), she learned that Natural Heritage prefers gated, unpaved, gravel, limited access road. SJW told Natural Heritage that a subdivision of this size need full secondary paved access with no limitations. Natural Heritage stated that they will have to come to some consensus with the Town and the Applicant but they will not provide a letter.
- Need documentation from AT&T that they are abandoning the easement.
- Asked the Applicant to consider using roof drains into the ground.

GCW was concerned about the impact of increased traffic and increased school-age children. Traffic will be discussed at the next meeting and SJW explained that school enrollment is actually decreasing and they will have excess capacity. A study with this information is online at the school website.

BTS has a major concern about the runoff from the land and the water that feeds Lake Hiawatha. The Board agreed that they want a water runoff (watershed) report and how the disturbance of the land will affect the lake. They also reminded Attorney Doherty that this report was requested during the Preliminary Subdivision review.

Mr. Bazzett argued that the graphic he provided shows that the potential impact to Lake Hiawatha is very low. PCP replied that the water impact the Board is discussing goes beyond the stormwater management and deals with disturbing the watershed and what the impact of that will be on the lake. SJW stated that the Board has learned from past projects that construction changes the way the ground water and water system flows. The Board would like understand how it will be affected. SJW requested that the Applicant submit a scope of what the study will look like to Tom Houston of PSC.

BTS reminded the Applicant that the boundaries between each lot and open space should be clearly delineated on the plans, in the deeds, and on the ground with markers and bounds. SJW stated that the Con Com may ask for fences between the lots and the open space.

ATG is very concerned about the effect this development would have on the Eastern Box Turtle. He does not think the under the road passage for turtles is a good solution. There is a big swath of special concern species habitat that is being affected by this development but SJW stated that Natural Heritage will not have a meeting with the Town. Natural Heritage says that this project fits within their project guidelines. Tom Houston stated that he has had negative experiences with Natural Heritage and that paving a street meant increase in vehicle speed and vehicle strikes. SJW further stated that turtles are not the Board's responsibility as the state protects them. The Board has to just state that the road must be full access not gated etc. and then Natural Heritage will work with developer to figure out an alternative. Tom Houston explained that Natural Heritage will only deal with one approved plan and the Applicant cannot present multiple alternatives. The Applicant has to go through the planning process and come to a Decision. If it is approved, then the developer takes the plan to Natural Heritage.

Carl Endamo of Pare Corporation explained that he will be ready to present the traffic analysis at the next meeting.

Public present:

Dan Houston 319 Blackstone Street is concerned about the wedge of property that leaves it open in future for Blackstone and Bellingham to connect. PCP stated that the Town of Blackstone said in the past that they will never allow this road to connect. Mr. Houston would like to see a house there or to have the land include it in one or two lots. The number of homes is not the issue for Mr. Houston, it is the impact of the homes in which he is concerned. The Board wants 2 egresses where Maddie Way and Blackstone Street meet but it is much too narrow. In fact the Planning Board had stated in the past that they would not like to see the road widened as it cannot support the traffic. There are 6 intersections that will be impacted by this traffic.

Mercedes Nunez of 287 Lakeshore Drive is very concerns about the number of homes and the proximity to Lake Hiawatha and the overall environmental impact. She does not want to stop anyone from completing their projects, but would like to see if there is any sustainable architecture that can be utilized. She stated that the Board should look at how the future will be impacted from things like runoff, fertilizer, impervious surfaces, septic, size of homes, water usage, and water impact. SJW stated that some of these issues will be address by the Con Com and explained that developer is using LID techniques.

George Leal of 192 Lakeshore Drive is concerned because he abuts the new property and has a well. He does not want anything running into his well. Mr. Leal asked the Board if they can provide a buffer to the existing neighborhood. He is very concerned about the impact on the existing neighborhood and the adverse effect on lake, his well, and the turtles.

PCP: Motion to Continue the Elmshade Definitive Subdivision, Stormwater Management Permit and Major Residential Development Special Permit to March 13, 2014 at 7:05 p.m.

ATG: Second.

Discussion:

Vote: 4-0. Motion Carried. (GCW, BTS, PCP, ATG)

General Business:

Old Business:

PCP: Motion to sign the January 23, 2014 Meeting Minutes

ATG: Second.

Discussion: None.

Vote: 4-0. Motion Carried. (GCW, BTS, PCP, ATG)

BTS: Motion to sign the Vouchers/Payroll

ATG: Second.

Discussion: SJW explained the vouchers and payroll.

Vote: 4-0. Motion Carried. (GCW, BTS, PCP, ATG)

New Business: Release of remaining peer review funds for closed projects

BTS: Motion to release the funds in Engineering Account 658-52468 in the amount of \$2,930.45 to the Applicant, Jeffrey H. Pierce.

ATG: Second.

Discussion: SJW explained the memo written by Jean Keyes explaining the situation.

Vote: 4-0. Motion Carried. (GCW, BTS, PCP, ATG)

BTS: Motion to adjourn.

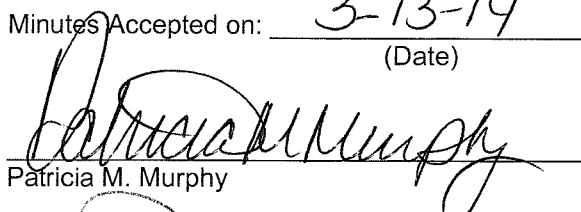
PCP: Second.

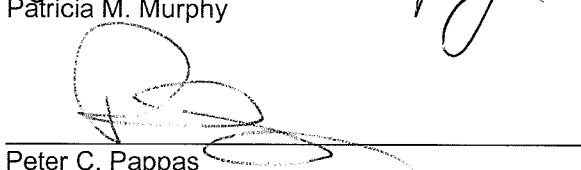
Discussion: None.

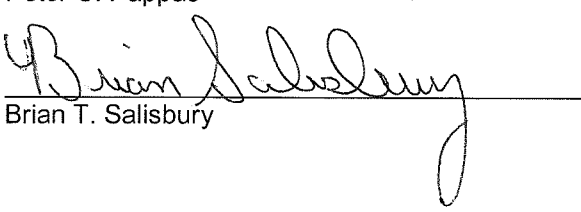
Vote: 4-0. Motion Carried. (GCW, BTS, PCP, ATG)

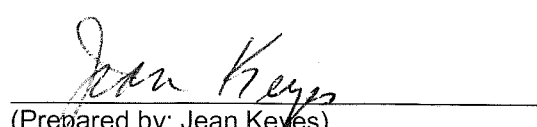
Meeting Adjourned at 9:30 p.m.

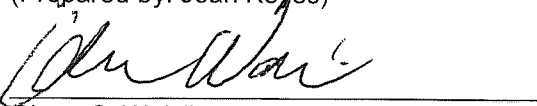
Minutes Accepted on: 3-13-14
(Date)

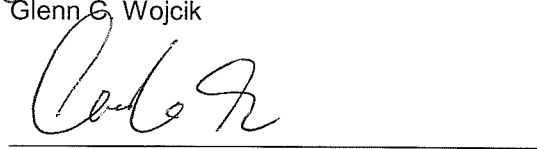

Patricia M. Murphy


Peter C. Pappas


Brian T. Salisbury


(Prepared by: Jean Keyes)


Glenn G. Wojcik


Andrew T. Greene