



# BELLINGHAM PLANNING BOARD

2 MECHANIC STREET  
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## Meeting Minutes March 13, 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. Pine Hollow Estates, off of Countryside Road, Special Residential Use Special Permit and Development Plan Review; Continued Public Hearing; Decision Deadlines: Special Permit 3/14/14 and Development Plan: 3/14/14.**

### **Request for Continuance to March 27, 2014**

Present: Alan Nash, Applicant

PMM asked the Applicant if they will be ready to go on March 27, 2014 and Alan Nash said they will be ready and will submit everything next week.

**GCW: Motion to continue the Public Hearing for Pine Hollow Estates, off of Countryside Road, Special Residential Use Special Permit and Development Plan Review to March 27, 2014 at 7:00 p.m.**

PCP: Second.

Discussion: None.

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

**GCW: Motion to extend the Decision Deadlines for Pine Hollow Estates, off of Countryside Road, Special Residential Use Special Permit and Development Plan Review to May 1, 2014.**

BTS: Second.

Discussion: None.

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

**7:05 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**

**Discussion on Traffic**

Present: Attorney Michael Doherty for the Applicant, Carl Endamo of Pare, Traffic Engineer, and Eric Bazzett of Heritage Design Group, Tom Houston of PSC who is the peer reviewer for the Town.

**Hydrogeological Scope:**

Tom Houston: Explained his concerns with the Hydrogeological Scope that was submitted by the Applicant. Mr. Houston is concerned that the scope is not sufficiently detailed with respect to the level of information the Board is looking for. The proposed scope is a desktop model but this does not sufficiently address the potential changes in groundwater or surface water quality that are not being addressed. The changes in water quality are being gauged by taking readings from the stream entering and exiting the lake and they are only looking at the proposed subdivision. From this model, there is no way to predict what the changes in surface water quality, groundwater, or lake water quality will be. Mr. Houston stated that what is needed is a numeric model that is detailed and, if that is pursued, he is not personally qualified to calibrate the numerical model. He suggested that the Board bring in a qualified consultant.

Mr. Bazzett said that they are willing to expand the scope, but he is not familiar with the numeric mode. SJW suggested that he work with Mr. Houston to revise the scope. Attorney Doherty stated that the Applicant will respond to that this request in detail before the next meeting.

Attorney Doherty suggested a schedule of review for the next meeting as they would like to have the Board make a decision quickly and he will email the schedule to SJW. PMM instructed Attorney Doherty that this public hearing will take many more meetings before a vote can be taken.

**Traffic:**

Mr. Carl Endamo presented his findings concerning traffic and safety impacts in the study area. He has received and reviewed Mr. Houston's comments and will respond to them over next 2-3 weeks.

There are 2 main proposed access points with the main egress on North Street and the second egress on Blackstone Street opposite Maddie way. The traffic analysis included potential additional traffic from Woodbury Ridge, Elmshade, Taft Estates, New England Country Club, and the Shoppes at Bellingham. The capacity analysis revealed that in a future no-build situation capacity was at a rating of "E" in the morning and "F" in the evening peak hours. In a future-build scenario, capacity would be at a rating of "F" in the morning and "F" in the evening peak hours. The other intersessions affected by this proposed development had various degrees of negative impacts that ranged A to F; overall the increase in traffic would have a negative impact.

Tom Houston responded to the traffic analysis and is specifically very concerned with how trips were distributed between new Road A which exits to North Street and the exit to Blackstone Street. Mr. Bazzett had stated that 70% of the traffic will enter and exit using the North Street entrance and that 30% of the traffic will use Blackstone Street. Mr. Houston stated, and the Board strongly agreed, that the percentages are closer to 50-50 for each entrance.

SJW read her comments about the Traffic Analysis:

1. The trip distribution is not done correctly. She stated that the majority of the traffic will want to use the light at Blackstone Street and South Main Street. Consequently, improving Blackstone Street would be necessary.
2. On all the plans, Blackstone Street stops at the subdivision. SJW stated that the Applicant needs to show all the way up to the intersection at Blackstone Street and North Street.
3. She would like to see sight distances at the Blackstone Street and North Street intersection.
4. Table 6 on Page 15 states that "21 single family detached homes" will be built. This number should be 70.
5. Turtle habitat – Natural Heritage wants to close Blackstone Street for 6 months every year. She would like to see an analysis of what happens to the traffic if this street is closed for even 1-2 months.

BTS questioned what changes are envisioned for Blackstone Street. SJW stated that Blackstone Street, from Maddie way to North Street is out of project bounds, but she would like to see the Applicant bring it up to subdivision regulations standards. Mr. Houston agreed with SJW. BTS is concerned about the impact to the neighborhood from the increase in traffic. PMM agreed that that stretch of Blackstone Street is difficult, but there is not much the Applicant can do. However, PMM would like to see changes at the light at Blackstone Street and South Main Street and at the intersection of North Street and South Main Street.

GCW questioned who owns the land they are intending to clear near the new entrance on North Street. Mr. Endamo responded that they are trying to make that determination. GCW very concerned that the level of service at all affected intersections will go down and he stated that he will not vote to approve if the level of service degrades. GCW further stated that the Applicant's proposed development will making all service levels worse, and according to the Town's bylaws, an Applicant cannot negatively affect any level of service at an intersection. Additionally, GCW stated that the Blackstone Street egress is not a full second egress if Natural Heritage will require that it be closed for up to six months a year. He is extremely concerned about this issue.

PMM agreed that if this road is closed for even one month the Applicant must provide a full second egress according to the Town's bylaws. Attorney Doherty disagrees with Natural Heritage's road closing opinion. The Applicant has proposed building culverts for turtle crossings and believes that that it will be found satisfactory. Attorney Doherty agreed that the Applicant does have a problem if Natural Heritage wants to shut this road. GCW clarified his statement: he does not disagree with Natural Heritage's desire to shut the road. Since the Blackstone Street road may be shut for several months a year, he wants to see two full egresses to the development that do not include Blackstone Street.

PCP stated that traffic turning left out of North Street to South Main Street will not benefit from a northbound left turn lane on South Main Street for people entering North Street. Mr. Endamo stated that they are not in favor of it, but was a possible way to alleviate queuing on South Main Street northbound.

ATG stated that this Board does not want to see intersections made worse by any proposed development. He advised the Applicant to get creative and come up with solutions that address the second full egress issue and mitigates the negative traffic impacts.

PCP had several concerns:

1. Traffic – Would like to see more analysis about the impact of traffic on North Street.
2. Models are not reality as the number of cars going and coming during peak hours is not realistic.
3. The impact on Blackstone Street between North Street and South Main Street will be much greater than presented. PCP stated that the reality is that 70% of the traffic will exit out Blackstone Street to the light at South Main Street and 30% will exit out North Street to South Main. Blackstone Street will be the primary egress.
4. Concerned that the study is not focused enough on the impact to abutters.
5. Data suggests that the increase in traffic will make two of the affected intersections significantly worse. PCP does not like this as the role of the Applicant is not to make the traffic worse but at least keep it at the status quo.
6. Natural Heritage wants Blackstone Street closed 6 months of the year. Consequently, the Applicant must have a full second egress.

PMM reiterated that the Applicant can certainly wait for Natural Heritage's decision but the Board will be making a decision based upon the information presented to them. If the Applicant does not have a full second egress the Board cannot approve. They need a viable alternative to the Blackstone Street egress. GCW stated that the Board wants two full egresses that can be used 24 hours a day, 7 days a week, year round.

Questions from the Public:

George Leal of 192 Lakeshore Drive stated that the traffic studies are not adequate because he does not think the Applicant is looking at what types of homes and the number of cars that are going to be there. These homes could have 2- or 3-car garages with teenage kids.

Dan Houston of 319 Blackstone Street was concerned with the bus situation at 3:30 p.m. and 7:30 a.m. Cars cannot proceed down Blackstone Street when the busses drop off as they block the entire street. PMM responded that this is not within the scope of his project but it is within the towns purview to ask for mitigation.

The Board agreed that Stormwater Management would be discussed at the meeting on April 10, 2014 and the traffic discussion would continue at a later date due to the additional analysis that must be provided and the alternate full egress that must be addressed.

**GCW: Motion to continue the public hearing for the Elmshade Definitive Subdivision, Stormwater Management Permit and Major Residential Development Special Permit until April 10, 2014 at 7:15 pm.**

PCP: Second.

Discussion: None.

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

**GCW: Motion to extend the Decision Deadline for the Elmshade Definitive Subdivision, Stormwater Management Permit to May 13, 2014.**

BTS: Second.

Discussion: None.

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

**General Business:**

**Old Business:**

**BTS: Motion to sign the 2/27/14 Meeting Minutes.**

ATG: Second.

Discussion: None.

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

**ATG: Motion to sign the Vouchers/Payroll**

PCP: Second.

Discussion: SJW explained the vouchers and payroll.

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

**Release of funds in account for repaving of Depot Street**

SJW explained that there is \$35,565.00 in the Dunkin Donuts Distribution account that was originally provided for the future repaving of Depot Street. DPW Director Don DiMartino has \$60k worth of paving to do on Depot so he would like this money released so he can improve the road.

**BTS: Motion to authorize the release remaining funds in the Dunkin Donuts account to Don DiMartino to use this for road improvements to Depot Street.**

GCW: Second.

Discussion: None.

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

**GCW: Motion to sign the Hillside Estates Definitive Subdivision Decision.**

ATG: Second.

Discussion: BTS would like additional language added to item #1 of the General Conditions in the Decision for Hillside. The language to be added to the end of the existing language is: "The Applicant shall undertake all reasonable efforts to comply with this condition." The Board agreed to add the language and it was hand-written into the Decision.

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

**GCW: Motion to sign the Woodland Hills Definitive Subdivision Decision.**

ATG: Second.

Discussion: None.

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

**New Business:**

**Street Acceptance Discussion:**

**Northwoods II – Linda Way**

Attorney Michael Doherty was present for the Applicant. The remaining issue was to wait and see if the grass was growing in the swales. Attorney Doherty stated that the areas were hydro seeded and were growing in the fall. SJW reminded the Board that it is still winter and it is impossible to know if the grass has taken. She suggested that the Board not take a vote at this time but wait until the spring growing season. PMM informed Attorney Doherty that he can come back before the Board on April 24, 2014.

**Bellingham Estates**

Present: Attorney Mark Kablack and member of the Bellingham Estates homeowners association: Bill Keaton, Michael Morin, and Patricia Trumm.

Attorney Kablack explained that the roads have been completed, the bonds released, the Conservation Commission has issued a Certificate of Compliance, and the open space has been accepted by the Board of Selectmen. Attorney Kablack has filed for street acceptance on behalf of the homeowners and is now asking for the Board's recommendation.

**GCW: Motion to recommend the street acceptances of streets in Bellingham Estates: Hampton Court, Kensington Court, Leeds Lane, Oxford Court and Whitehall Way.**

ATG: Second.

Discussion: None.

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

**GCW: Motion to adjourn.**

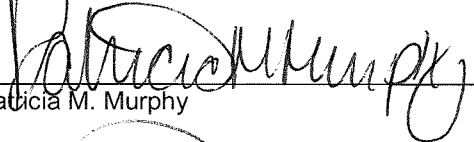
ATG: Second.

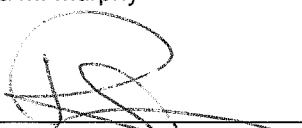
Discussion: None.

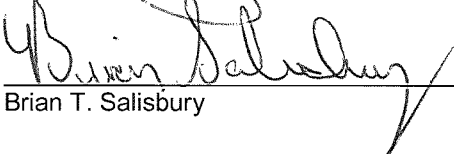
Vote: 4-1. Motion Carried. (PMM, GCW, PCP, ATG – all voted yes) (BTS – no)

Meeting Adjourned at 9:10 p.m.

Minutes Accepted on: 3-27-14  
(Date)

  
Patricia M. Murphy

  
Peter C. Pappas

  
Brian T. Salisbury

  
(Prepared by: Jean Keyes)

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Glenn C. Wojcik

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Andrew T. Greene