



BELLINGHAM PLANNING BOARD

2 MECHANIC STREET
BELLINGHAM, MASSACHUSETTS 02019
(508) 657-2892; FAX (508) 966-2317
PlanningBoard@bellinghamma.org

Meeting Minutes April 10, 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. 306 Maple Street Development Plan Review, 1st Public Hearing: Decision Deadline; 5/10/14

ATG: Motion to waive the reading of the public notice.

BTS: Second.

Discussion: None.

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

GCW arrived at 7:10 p.m. which was after the Motions to: waive the reading of the Maple Street Public Notice; approve the 3/27/14 Meeting Minutes; approve the Vouchers and Payroll.

Present were the Applicant, Joshua Harris and Bill Halsing of Land Planning, Inc.

Mr. Halsing explained the project to the Board. The Applicant would like to turn the site into contractor's yard with a 50' x 100' garage, a driveway, 10 paved parking spaces, and the new building will be tied into the existing septic and has Town water. The new building shields the residents to the south from the yard area. Drainage goes easterly to the detention basin and infiltration system. This is a seasonal business and they anticipate up to 8 employees with no retail sales at the site. On the plan, they have added white pines to provide screening and a rain garden to catch stormwater.

PMM questioned what size trucks will be utilizing the yard and if they will be storing mulch and stone. Mr. Harris stated that the truck will be mainly 10-wheelers and smaller F350 trucks. SJW also questioned if they will be using outdoor storage bins. Mr. Harris stated that yes they will be storing small amounts of mulch outside in bins. SJW explained to the Board and to Mr. Harris and Mr. Halsing that during the pre-planning meeting, she specifically asked him if there was going to be bulk storage and Mr. Harris said no repeatedly. SJW explained that because the Applicant has outdoor storage, he will need to apply for Special Permit for Bulk Storage and this will result in additional advertising costs and abutter notice mailing costs. Mr. Harris replied that there will be no retail sales and the bulk storage is only for their use to bring to the job sites.

SJW further explained that outdoor storage may need sprinkler system as the Fire Department may require it. Since the Bulk Storage bylaw was enacted, outdoor bulk storage needs a Special Permit and some type of watering plan for the mulch. PMM reiterated SJW's information and explained to Mr. Harris that he is required to go through this process and abide by the Town's bylaws.

PMM questioned if the site is really wet and have they filed with the Conservation Commission (Con Com). Mr. Harris explained that the site near the business is not that wet, there is no standing water, and they have filed with the Con Com. Mr. Halsing stated that the Con Com told them that if they move the retention basin then they will be outside the buffer zone and they can withdraw from the Con Com. SJW replied that if the detention pond will be moved, the Planning Board will need to see the change on the plans and the Peer Reviewer will have to review it again. Mr. Halsing stated that the lateral moving of the basin is a minor change.

Public Questions:

Steven Kohler of 26 Stonehenge Road stated that overall he is generally pleased with the concept. He was concerned that the plans state "All wells are notified w/in 300 feet" but his well not shown on plan. In addition, his primary concern is the noise and would like to know what they can expect. Mr. Halsing stated that they will be open from approximately 7am to 5pm weekdays and 8am to 2pm or 3 pm on Saturday. The main vehicles operating on site will be bobcats and they will not be grinding or screening. Mr. Kohler expressed further concerns of dyed products leaching from the mulch. Mr. Harris explained that they use only non-dyed organic mulch. Mr. Halsing clarified that the stormwater drainage plan directs the runoff away from the abutters' property.

Robert Stearns of 22 Stonehenge Road is concerned that the contractor yard is very close to lot line and his well. Mr. Halsing explained that the new building is 30' off lot line. Mr. Stearns is also concerned about his well at it is 30' from his lot line. SJW stated that Mr. Halsing must show all wells on the plan. Mr. Stearns was concerned that this will lower the value of his property. SJW explained that this land has been zoned industrial for probably 20 years and is developable land. PMM advised him to talk to the assessor's office. Mr. Stearns also informed the Board that the lot is extremely wet. PMM assured Mr. Stearns that the Town's peer reviewer will be looking at that issue and we will have answers at the next meeting.

Cindy Prescott of 314 Maple Street stated that the lot is very wet and there is 18" of groundwater. PMM explained that the Town's peer reviewer will be looking at that.

BTS voiced his concern that this property abuts two different zoning areas (industrial and residential) and he would like to see as much screening as possible. He stated that he thought a row of trees would not be adequate screening. SJW and PMM explained that fencing does a good job and that the Planning Board usually requests that a fence be installed in situations like this. PMM further explained that the Applicant's project should not negatively impact abutters.

SJW explained that the existing house that is on the lot will be used as an office. However, if the Applicant is going to use it as a residence, he must go to the Zoning Board for a special permit.

BTS: Motion to continue the Public Hearing for 306 Maple Street Development Plan Review to May 8, 2014 at 7:15 pm.

GCW: Second.

Discussion: None.

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

7:15 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: 5/13/14; Major Residential Development Special Permit Decision Deadline: 5/13/14

Stormwater Management Discussion

Present: Attorney Michael Doherty for the Applicant, Eric Bazzett of Heritage Design Group on behalf of the Applicant.

Attorney Doherty asked if the Geosphere Hydrogeologic scope approved and SJW explained that it was.

Mr. Bazzett explained the Stormwater Management design for the project and that there are 70 lots, 9400' of road and sidewalk and consequently, 16 acres of impervious surface. The main goals of stormwater management are:

1. Control peak rate of runoff
2. Recharging infiltration
3. Removing suspended solids from runoff

The post-development analysis stated that there will be 13 basins, slow peak rates, will recharge the stormwater, and will remove 8% of total suspended solids that will be in compliance with state standards. In addition, 80% of the roadway will comply with the Town's LID (Low Impact Design) standards where the runoff will go into swales. The use of LID to preserve the existing vegetation is the Applicant's main goal. The only change from pre- to post-development runoff is that there is a minor increase in the runoff at Analysis Point 6. Currently there are no test pits so they made some assumptions when composing the analysis. It seems that soil is very good for stormwater design and he is making revisions to the design based upon comments from Tom Houston of PSC.

PCP questioned how confident Mr. Bazzett is that system will prevent any runoff to neighbors. Mr. Bazzett explained that there will be some runoff but it will not be a significant increase from pre-development conditions and in fact, the stormwater management system is over designed.

ATG questioned if there is available room in other basins to prevent all stormwater from leaving the property. Mr. Bazzett stated that Basin 2 could be deeper due to lower ground water than expected and more runoff could be diverted there.

GCW's main concern is protecting Lake Hiawatha. He would like assurance that the water runoff is consistent with current conditions as he does not want to interrupt the source of water for the lake. Mr. Bazzett explained that the soil is very sandy and all the water will flow to the lake. PCP reiterated that the Applicant's project should not negatively impact the lake environment.

Public questions:

Mercedez Nunez of 287 Lakeshore Drive stated that the stormwater discussion is very important. She further expressed her desire to have the Conservation Commission come to some Planning Board meetings to participate in the discussion. This development is big because of the number of homes and what is located on this site. She said that Analysis point #1 is running very clean now but a lot of people are concerned that streams will be diverted that feed the lake. Currently the property is comprised of forest, with some sand, some mined areas, and some animal habitats. The runoff is clean now but she is very concerned about what will happen when there are 70 homes and 60 acres of impervious area. She is also very concerned with lawn treatment and fertilizer and where that runoff will go. She clarified that she is not interested in stopping anyone from developing and making money; she is only concerned with what will happen on that site. PMM assured Ms. Nunez that the Planning Board wants to protect the lake as well.

Attorney Doherty clarified that they will not be diverting streams. Mr. Bazzett also stated that they will be expanding the stream that is there. PCP stated that the hydrogeologic study will show how the new runoff will change from the natural direction. PCP questioned whether Attorney Doherty's client

considered any restricted covenants for the residents to restrict them to using only organic materials and fertilizers in their yards. Attorney Doherty stated that he has not discussed this with Applicant but he will.

Ms. Nunez explained that the Town and Conservation Commission were very strict with her when she was building her home and she has to abide by strong restrictions. PCP further emphasized the lots will all have individual septic systems and it will make its way to lake. BTS agreed that the Board has to wait for hydrogeological study.

SJW posed the questions below and expressed the following concerns to the Applicant:

1. Will there be any roof runoff capture or rain gardens? Mr. Bazzett explained that the detention basins will capture roof runoff but want to keep roof drains out of septic and away from the foundations.
2. She would like to see limit of cut on each lot on the plans. The exact limit of disturbance must be shown on the plans on each lot. Mr. Bazzett replied that he has shown it but it is pretty tight with septic systems. In addition, they tried to keep existing vegetation between houses in most cases.
3. Will the Applicant be requesting waivers for 5 specific items and if not, the Applicant must fix the issued so they are in compliance or submit an updated waiver list.
4. Maintenance plan changes must be reflected on updated plans.
5. The Applicant must create and easement for detention Basin 6.
6. Was the Board of Health Agent, Mike Catalano, out to the site? Mr. Bazzett stated yes.
7. Would like to discuss streets at the next meeting. The discussion should include LID design, roadway widths, collector streets or minor streets, and connections to North and Blackstone streets. The Plans should show Maddie way and street angles. In addition, DPW Director Don DiMartino has told her that LID needs slopes that are not greater than 2.5% for snow removal.
8. Addressing Ms. Nunez, SJW assured her that the Planning Board is working very closely with the Conservation Commission on this issue and are in contact frequently.

GCW: Motion to continue the public hearing for Elmshade Definitive Subdivision, Stormwater Management Permit and Major Residential Development Special Permit off of Blackstone and North Streets; Definitive Subdivision/Stormwater Management Permit to May 22, 2014 at 7 p.m.

BTS: Second.

Discussion: None.

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

PCP: Motion to extend the decision deadlines for Elmshade Definitive Subdivision, Stormwater Management Permit and Major Residential Development Special Permit off of Blackstone and North Streets; Definitive Subdivision/Stormwater Management Permit to June 27, 2014.

BTS: Second.

Discussion: None.

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

Attorney Doherty questioned the affordable component and if rentals were possible. SJW explained that the Applicant cannot get a waiver for this as it is a Town bylaw. SJW will talk to Jay Taleran, Town Counsel to see if rentals are possible. GCW felt very strongly that the intent of the bylaw was to help buyers not renters. Attorney Doherty stated that a client had an affordable rental house in Franklin and that is why he mentioned it to the Board. He will send a memo to the Board with the Franklin information. SJW reminded the Board that the Applicant has not yet filed an Inclusionary Housing application.

General Business:

Old Business:

PCP: Motion to sign the 3/27/14 Meeting Minutes.

BTS: Second.

Discussion: None.

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

BTS: Motion to sign the Vouchers/Payroll.

PCP: Second.

Discussion: SJW explained the vouchers and payroll.

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

New Business:**SJW provided the following update:**

1. Master Plan Implementation Committee (MPIC) held a Pulaski Boulevard Corridor Revitalization Community Engagement Forum on April 8, 2014 in the Municipal Center and 3 business owners were in attendance. Even though there was very low attendance, the session went extremely well and was very positive. The main idea that emerged was that the businesses would like people to stop in instead of driving past. They would also like to see the Town to take first steps to beautify the area, add street lights, etc. to get the improvement process started. At night, the area is very dark and street lights would definitely help.
2. Vincent Haynes is the new MPIC chair.
3. SJW may be increasing her hours to become the Town's grant writer. She has already taken on additional work as the Public Education Outreach Coordinator for the DPW. The grant writing position has to be approved at Town Meeting on May 28th and it would add an additional 10-12 hours per week. Most likely SJW would work 9-2 p.m. five days per week but assured the Board that they will not lose any of her time.

ATG and PMM informed the Board that they will not be present at the April 24th meeting. The Board agreed to cancel the April 24th meeting since there is nothing on the Agenda.

ATG informed the Board that he is not running for reelection in May. PCP informed the Board that because they are canceling the April 24th Planning Meeting, this is ATG's last meeting. The Board wished him well and thanked him for his service.

ATG: Motion to adjourn.

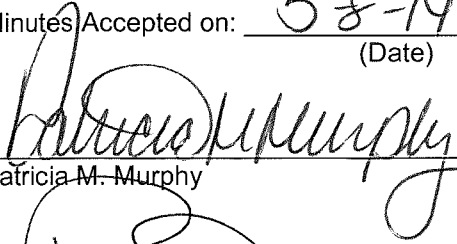
GCW: Second.

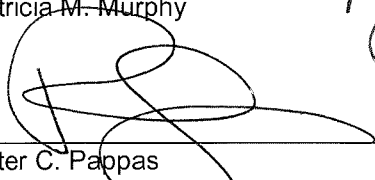
Discussion: None.

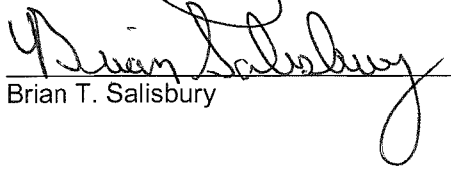
Vote: 5-0. Motion Carried. (PMM, GCW, BTS, PCP, ATG)

Meeting Adjourned at 8:40 p.m.

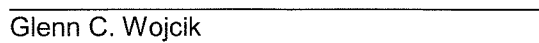
Minutes Accepted on: 5-8-14
(Date)


Patricia M. Murphy


Peter C. Pappas


Brian T. Salisbury


(Prepared by: Jean Keyes)


Glenn C. Wojcik