



BELLINGHAM PLANNING BOARD

2 MECHANIC STREET
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Meeting Minutes June 12, 2014

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

Present at the Meeting

Patricia M. Murphy (PMM), Chairman - absent
Brian T. Salisbury (BTS), Vice Chairman
Peter C. Pappas (PCP), Secretary
William F. O'Connell Jr. (WFO), Member
Glenn C. Wojcik (GCW), Member
Nikyda Resto (NR), Alternate

Other Officials:

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

BTS 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 9/1/14 and Development Plan: 9/1/14.

Project Summary and Traffic Discussion

GCW: Motion to waive the reading of the Public Notice for Pine Hollow Estates, off of Countryside Road, Special Residential Use Special Permit and Development Plan Review.

WCO: Second.

Discussion:

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

Present Alan Nash, Applicant, William Sack, Attorney for the Applicant, Bob Poxon of Guerriere and Halnon, Engineer for the Applicant, Kien Ho of BETA, Inc., Peer Reviewer for the Town.

Mr. Poxon provided an overview of the project for new Board member WCO. Attorney Sack suggested that the second access through Brookside/Thayer Streets could either be gated or be a full access road that is not gated but that has traffic mitigation measures.

Ron Mueller, Traffic engineer for the Applicant explained that the new traffic study shows no impacts from the new development and there will be no change to the level of service. The sensitivity analysis requested by the for the impact on the Thayer Street neighborhood should all traffic would use new Brookside connector, showed that the level of service would not change at all.

Kien Ho of BETA Group, peer reviewer for the Town, stated that the traffic analysis results with the new development would be at levels of service of B and C which are acceptable for both the Thayer and Bellwood entrance. In addition, there would be no negative impact at either the Bellwood or Mendon Street/North Main Street intersections.

Mr. Ho stated that BETA would like to see the connection at Brookside have traffic calming measures to discourage traffic and to travel through the Thayer neighborhood slowly. Mr. Ho also suggested that the Applicant cut back the vegetation near the Bellwood entrance at least once a year and to make roadway improvements on Brookside to fix cracks and existing road degradation issues.

Attorney Sack asked Mr. Ho if he could foresee any safety issues by making Brookside an emergency access only road and Mr. Ho stated that he had no issues.

WCO questioned if sidewalks were proposed and Mr. Poxon stated that there is no Town requirement for this type of development and so there are none proposed. SJW clarified to WCO that the Board holds developments to the subdivision standards so the Board can request sidewalks if it is desired.

There was much discussion by the Board as to the feasibility and safety of making Brookside a gated road and the determination was made that it was the best solution for now. SJW stipulated that because the roads are private, the Developer and condo association would have to commit to plowing and maintaining the roads on a yearly basis so as to provide adequate emergency access for Town emergency services. SJW further explained that the Applicant must be fully aware that the snow must be removed from in front of the gate and not just pushed up to the gate so as to allow the emergency access.

GCW was concerned that the traffic issues are being overlooked. PCP stated that both the Applicant and BETA agree that the new traffic will have no significant impact on the Thayer Road neighborhood and the light at or Mendon Street/North Main Street intersections. PCP explained that since traffic is no longer a problem, the most important issue is to have emergency access.

Public Comments:

Jerry Mayhew of the Board of Selectmen (BOS) questioned if the applicant's intent is that these roads be private. Attorney Sack stated yes. Mr. Mayhew stated that on behalf of the BOS, he would like the Applicant to know that the town will not be responsible for plowing the road if there are speed bumps. SJW explained that if the road is gated, then no speed bumps will be required. PCP further added that the grade of the loop road must satisfy the Fire Department's slope requirements for safety reasons.

Brian Sutherland of 57 Yvonne Rd stated that it was the police and fire department that would not allow Pine Hollows to access through Brook Estates as the roads are too narrow. In addition, the access to Brook Street was the concern of the Con Com not Brook Estates residents. Mr. Sutherland further stated that the salamander habitat is a bargaining chip that can be used by the Developer to renegotiate. Finally, Mr. Sutherland stated that a secondary access that would serve Brooks Street would be far more beneficial than putting traffic through the Thayer Street neighborhood. This proposed secondary access does not address the safety issues of Brook Estates.

Bruce Lord of 23 Bellwood Circle stated that this proposed development severely impacts where he lives as he is now on dead-end street but will not be if this development is approved. Mr. Lord stated that there are no sidewalks in any of the existing condo areas and there is a need for sidewalks. He is very concerned about additional traffic and is not happy with access to Brookside from proposed development. The traffic is backed up beyond Thayer Street every morning and it will shift if Brookside is open both ways. Traffic needs to be examined more closely any impact is greater because of the nature of the large intersection at Mendon Street and North Main Street. The impact on center of Town traffic is extreme and the Town should not put it off but should look at it now.

BTS explained that the Board can offer a straw poll on proposal of egress to Brookside. Mr. Poxon agreed that this would be helpful for engineering purposes.

Straw poll question: Was each Board member ready to move forward to allow the Applicant to do engineering work based on the road's conceptual design? SJW clarified that this poll does not indicate that the project will be approved or not approved.

Poll Results:

PCP: Yes

WCO: Yes

GCW: Does not think it serves the secondary access bylaw but the Applicant can move forward.

BTS: Yes will move forward.

SJW suggested and the Applicant agreed that the topics of discussion for the next meeting will be: design, layout, buildings, landscaping, lighting and stormwater. SJW also informed the Applicant that a new peer review will be needed for review of this work.

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 July 24, 2014 at 7:15 p.m.

PCP: Second.

Discussion: None.

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

7:15 p.m. Elmshade Definitive Subdivision, Stormwater Management Permit and Major Residential Development Special Permit off of Blackstone and North Streets, Continued Public Hearings; Definitive Subdivision/Stormwater Management Permit Decision Deadline: 8/17/14; Major Residential Development Special Permit Decision Deadline: 7/23/14

GCW: Motion to waive the reading of the Public Notice for Elmshade Definitive Subdivision, Stormwater Management Permit and Major Residential Development Special Permit off of Blackstone and North Streets.

WCO: Second.

Discussion: None.

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

GCW: Motion to continue the Elmshade Definitive Subdivision, Stormwater Management Permit and Major Residential Development Special Permit off of Blackstone and North Streets to July 24, 2014 at 7:00 p.m.

WCO: Second.

Discussion: BTS questioned Attorney Doherty why the Applicant wanted a Continuance. Attorney Doherty stated that the engineer on the project has been having health problems and it has set them back.

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

General Business:

Old Business:

WCO: Motion to sign the Northwoods II Bond Release Request

GCW: Second.

Discussion: SJW explained the request.

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

GCW: Motion to sign the May 22, 2014 Meeting Minutes

PCP: Second.

Discussion: None.

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

WCO: Motion to sign the Vouchers/Payroll

GCW: Second.

Discussion: SJW explained the vouchers.

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

WCO: Motion to sign the Planning Coordinator and Town Planner Contracts

GCW: Second.

Discussion: SJW explained the contracts.

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

WCO: Motion to sign the Plans for Lahousse, 15 Bonelli Street, Woonsocket, RI

PCP: Second.

Discussion: SJW explained reason for the plan signing and that the property was one-half in Bellingham and one-half in Woonsocket, RI and for both towns to acknowledge the sale of the property, the buyers need to obtain signed plans of the property from both towns.

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

New Business (81-P)

WCO asked what the status of piles of dirt and rocks are at the old Bellingham Drive-in site on Pulaski Boulevard. SJW explained who owns the parcel and that it is being developed under a 40B permit from the Zoning Board of Appeals.

WCO: Motion to adjourn.

GCW: Second.

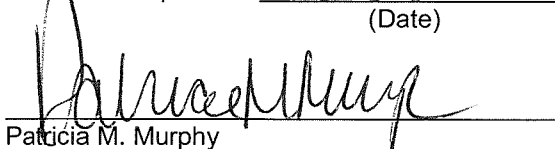
Discussion: None.


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

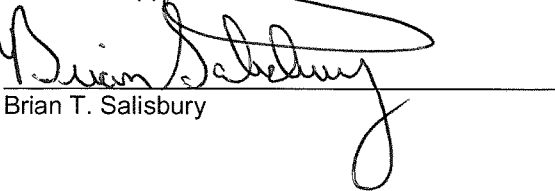
Meeting Adjourned at 8:33 p.m.

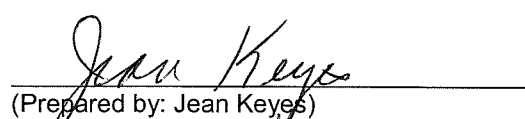
Minutes Accepted on: 6-20-14


(Date)

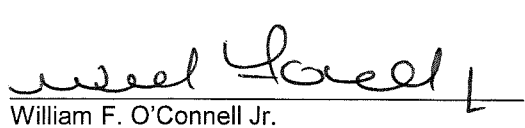

Patricia M. Murphy


Peter C. Pappas


Brian T. Salisbury


(Prepared by: Jean Keyes)


Glenn C. Wojcik


William F. O'Connell Jr.