



BELLINGHAM PLANNING BOARD

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

Meeting Minutes February 12, 2015

MEETING LOCATION: ARCAD MEETING ROOM – MUNICIPAL CENTER

Present at the Meeting

Patricia M. Murphy (PMM), Chairman
Brian T. Salisbury (BTS), Vice Chairman
Peter C. Pappas (PCP), Secretary
William F. O'Connell Jr. (WFO), Member
Glenn C. Wojcik (GCW), Member - absent
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. Cumberland Farms Development Plan Review, 297 Pulaski Boulevard, 1st Public Hearing; Decision Deadline: 3/16/15

WFO: Motion to waive the reading of the Public Notice for the Cumberland Farms Development Plan Review, 297 Pulaski Boulevard.

PCP: Second.

Discussion: None.

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

Present:

Phil Lombardo, Attorney for the Applicant, Luke DiStefano, Project Engineer from Bohler Engineering, Tracy Roll of T.M. Crowley & Associates and Erin Fredette of McMahon Associates, Phil Paradis and Jaklyn Centracchio of BETA, Inc., the Town's peer reviewer.

Attorney Lombardo explained the project to the Board and stated that the Applicant has received approval from the Board of Selectmen (BOS) and had a favorable meeting with the Conservation Commission (Con Com) who deferred their decision until the Planning Board completes its review.

Mr. DiStefano gave specifics of the development that are as follows:

- A new convenience store and gas station is proposed. The store will be in the center of property with a canopy that houses 6 gas pumps.
- The plans show ability for 12 vehicles to fuel at any one time. There are two, 20,000 gallon underground fuel storage tanks and 31 parking.
- There are four curb cuts with two on Winter St. being full movement cuts and two on Pulaski Blvd. There will be one full movement cut on the east Pulaski Blvd entrance and an entrance only cut on Pulaski Blvd closest to Winter Street. The changes made to this cut were based upon additional conversations with town staff.
- A natural gas line will come into the site from Pulaski Blvd but the other utilities will come in off of Winter St.

- Mr. DiStefano explained that they worked hard to provide adequate landscaping, which is actually an extreme amount, that will buffer four sides of the property and that meet bylaw requirements.
- The proposed stormwater management for the site is to collect and treat all stormwater from paved areas and direct it into an infiltration basin at the rear of property. The post-development condition is to ensure that all runoff on the site will be clean run-off.
- Lighting for the site is state of the art, shoebox, full cut-off down-style lighting. They have eliminated light trespass to abutting properties. They are very aware of the neighbors and have mitigated the light to eliminate light trespass.
- They have received comments from BETA, the Town's peer reviewer, and believe they can accommodate all of the changes BETA has requested.

Ms. Erin Fredette explained the Traffic Impact Study and stated that observations were conducted during peak am and pm weekday times. They are expecting 36 additional vehicles in the am peak and 42 in the pm peak weekday. Overall Pulaski and Westminster will have no impact; however, Winter St will have some delay and exiting to Pulaski will have some delay. Ms. Fredette felt certain that there are enough significant gaps in the traffic to handle the additional traffic exiting from the site. There are great sight lines in both directions.

Police Safety Officer Sargent Rolls stated that there have been 2 accidents in two years at the intersection of Pulaski Blvd and Winter St. Regarding the four curb cuts, he is concerned with truck traffic turning on to Winter St. as there is no widening proposed for Winter St. His concern was that the fuel tankers for Cumberland Farms or the tractor trailers going to Rocky's Ace Hardware will take up both lanes on Winter Street and with the addition of extra cars going to Cumberland Farms, there will be problems. Sargent Rolls requested that Winter Street be widened to comply with state width recommendations to accommodate cars and trucks. Currently, Winter St is not even as wide as state minimum. In addition, traffic is backed up from Crooks Corner to the Woonsocket line on a nightly basis. Concerning peak traffic analysis, Sargent Rolls stated that the traffic on Pulaski Blvd all day on Saturday is peak in both directions and a Saturday traffic study is very important.

There was lengthy discussion between the Board and the Applicant concerning the four curbs cuts onto the site and the problems posed by too many cuts. Mr. DiStefano stated that this layout is the best one according to their calculations and that the design will eliminate the need for fuel delivery trucks to use Winter St. The only trucks that may use Winter St. will be the smaller delivery trucks such as Pepsi or Coke because they deliver to the rear of the store. Board members suggested that the Applicant look at redesigning the site to widen Winter St, eliminate the rear Winter St. entrance and one other entrance on Pulaski Blvd. PMM asked if the underground tanks could be moved to the left side of the property but Mr. DiStefano responded that moving the tanks to left side of property would create havoc. The curb cuts on Winter St. provide options for people using the facility. Ms. Fredette stated that multiple curb cuts gives the patrons options and reduces queuing to exit. Jaklyn Centracchio of BETA agreed with the Board that the curb cuts should be reduced from four to two and they would like a gap study to be done as well on Saturday peak. She suggested that the Applicant consolidate Winter Street to one entrance and then have one full access on Pulaski.

SJW stated that she had previously mentioned to the Applicant about one-way in and one-way out and she had discussed a single entrance on Pulaski to reduce the cross movements. PMM summarized that the Board and Sargent Rolls are not happy with this plan as it is our job is to protect our town.

PMM questioned where the drainage easement was on the site and Mr. DiStefano pointed this out on the plan. SJW asked if the drain line in the easement can be moved. Mr. DiStefano stated that this would be an expensive option and the fuel trucks will still make the same movements whether they comes in the first or second exit from Pulaski. The Board asked if the site could be rotated so the gas pumps are on the Winter Street side and Mr. DiStefano responded that they will not rotate the canopy or the site.

PMM also questioned Mr. DiStefano if any thought was given to installing a sidewalk on Winter Street. Mr. DiStefano stated that they had not considered this option. Sargent Rolls agreed with PMM that a sidewalk is important as there are children in the neighborhood behind the site that would be walking to the convenience store. SJW stated that she talked with the Con Com and they are not opposed to a sidewalk on Winter Street.

SJW asked about Board of Health (BOH) concerns about the levels of metals on the site and possible mitigation. Attorney Lombardo confirmed that he spoke BOH agent Mike Catalano about the situation and he explained that they have commissioned an environmental study to measure the hot spots that slightly exceed reportable quantities. This will be mitigated during construction. They will remove the soil and test it and then, if high levels are found, they will isolate the soil and treat it as disposable hazardous waste. He is not alarmed at the levels but he wants to gather more information and devise a plan to deal with any issues should high levels be found in the soil.

BTS questioned when fuel would be delivered and Mr. DiStefano stated that it would be during off peak daytime hours generally from 7-9 am or 4-6 pm. PCP questioned the hours of operation and Attorney Lombardo stated that they are planning to be open from 5:00 am to midnight. PMM responded that they have required both CVS and Walgreens to close at 10 pm. Attorney Lombardo responded that they will consider closing at 10:00 pm.

Questions from the Public:

Shelia Gemme of 20 Orchard Street asked if the trucks could be prevented from going down Winter St. and up Arthur St. Attorney Lombardo stated that Cumberland controls their own fuel trucks and can restrict them but they cannot control vendors' truck movement. Sargent Rolls suggested signs that are consistent with residential area. Attorney Lombardo agreed to put up calming signs.

Melanie Berchtold of 20 Central Street stated that she is very concerned with the increase in traffic and even foot traffic is a concern. She loves the sidewalk idea.

Ron Lussier is an abutter who owns business on Pulaski Blvd. Provided clarification that Arthur Street on corner of property is 40' wide but town only paved 20'. Winter St. may actually be 40' wide but may be widened to full capacity. He suggests that the Applicant looks at the actual width of the road and not just the paved area. Mr. Lussier commented that in the past there was a field with a brook on the back of this property but they were paved over. He is excited about this project because it reverses some of the negative transformation. He asked if the Applicant can do identical landscaping on both sides of Winter Street. PMM asked Attorney Lombardo to think about this.

Attorney Lombardo responded to all the comments by saying that they will consider all of the input and get back to the Board.

WFO: Motion to continue the Public Hearing for the Cumberland Farms Development Plan Review, 297 Pulaski Boulevard to March 12, 2015 at 7:05 p.m.

BTS: Second.

Discussion: None.

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

General Business:

Old Business:

BTS: Motion to sign the January 22, 2015 Meeting Minutes.

WFT: Second.

Discussion: None.

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

PCP: Motion to sign the January 22, 2015 Executive Meeting Minutes.

BTS: Second.

Discussion: None.

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

WFO: Motion to sign the Vouchers.

BTS: Second.

Discussion: SJW explained the vouchers and payroll.

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

SJW gave update on Pulaski Blvd Visioning Session which was held to obtain ideas from the residents and business owners as to what they would like to see Pulaski Blvd become. Now that they have ideas, SJW and the MPIC must translate their vision into policy options. BTS, PCP and WFO were at the session and agreed that it was very positive and productive. SJW stressed that business owners and other Boards in Town have to take ownership of moving this vision forward as the Planning Board cannot do this alone.

WFO: Motion to adjourn.

BTS: Second.

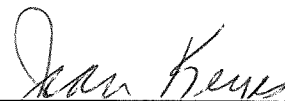
Discussion: None.

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

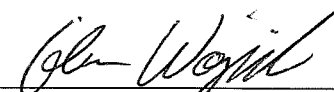
Meeting Adjourned at 8:30 p.m.

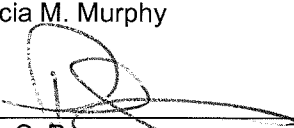
Minutes Accepted on: _____

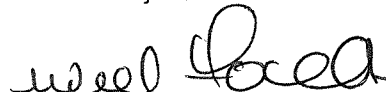
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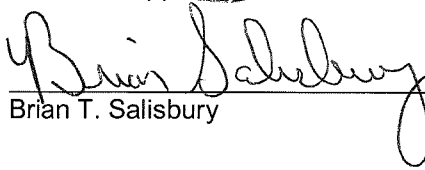

(Prepared by: Jean Keyes)

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