



BELLINGHAM PLANNING BOARD

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

Meeting Minutes February 26, 2015

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
Jay Talerman (JT), Town Counsel - absent

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

7:00 p.m. Hillside Estates, Novus Homes LLC, Inclusionary Housing Special Permit, Continued Public Hearing; Decision Deadline: 3/1/15

Request for Continuance to March 12, 2015 and Decision Deadline Extension to May 1, 2015

WFO: Motion to continue the Public Hearing until March 12, 2015 at 7:00 p.m. and extend the Decision Deadline to May 1, 2015 for Hillside Estates, Novus Homes LLC, Inclusionary Housing Special Permit.

PCP: Second.

Discussion: None.

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

7:00 p.m. Bellingham Shores, South Main/Center/Cross Streets, Preliminary Subdivision, Discussion; Decision Deadline: 3/19/15

Sean Malone of Oak Consulting Group was present on behalf of the Applicant and explained the project. This lot has a 100-year flood plain, water district boundary, wetlands, and a perennial stream. The Applicant began flagging the wetlands in December of 2014 but was halted due to snow. Consequently, the existing conditions plan is approximate but will be revised once the official flagging is completed in the spring and it will be submitted to the Conservation Commission (Con Com).

The Yield Plan details 96 lots meeting the zoning bylaw and there are three different zones for this entire lot. The Yield plan respected each zone and the requirements of each. There are two wetlands crossings and, once the wetlands are confirmed then the lots would have to be reconfirmed.

The Applicant is proposing a cluster plan in the western portion of the site and is proposing that the eastern portion of the site be preserved in a natural state. The preserved area represents 60% of the entire lot. Stormwater management basins were chosen because they are the low points of the

subdivision. Based upon comments from the DPW, they are revising the water system so that it would be looped and they will eliminate dead end water mains. Per DPW the water system would be capacity to serve this subdivision. The Traffic Study they have submitted is from 2011 and is for a 100-lot subdivision. This plan proposes 104 lots with density bonus due to 60% open space and the cluster development will have less impact than a conventional subdivision.

Mr. Malone explained that the Applicant is requesting a waiver from the test pit on each lot requirements. Due to the cluster design, this would be a very dense area of test pitting and they would like to test where the stormwater basins would be and then have 1 test pit for every 5' of roadway. Mr. Malone explained that he received the comments from the Town's peer reviewer, PSC but has not had time to completely review the comments. WFO asked for clarification of the waiver request. Mr. Houston suggested that the Board start with an agreed upon number of test pits when the Definitive plan is submitted. The Board should then look at the consistency of soils and the groundwater data and then make a decision if more tests pits are needed. This really depends on where the ground water is. If all soil and data is consistent then it's maybe not unreasonable to cut back. Mr. Malone stated that he would be conducting tests before the Definitive design is submitted so he would need the Board's input before that process starts. He will be initially testing where the detention basins will be and then every 500'. If more are warranted, the Applicant can dig more test pits. Mr. Houston agreed that this is an acceptable starting point.

SJW explained to Mr. Malone that the drainage basins must be removed from lots on yield plan as they are not allowed on lot per subdivision regulations.

BTS invited Mr. Tom Houston of PSC to explain his comments about the project:

Concerning the Yield Plan –

1. Wetland delineations. The stream is a perennial stream and takes a 400' corridor through the site that limits development. The wetland delineations are preliminary and when they are completed, they will have a significant effect on the yield plan and basic maximum number of lots.
2. Lot 95 and 96 – According to the bylaws, the land has to be contiguous and in common ownership. Since there lots are across Candlelight Lane, they are not contiguous. The Applicant wants leave this land as open space if they can have these lots included in the yield plan so they can obtain the density bonus. Mr. Houston expressed his strong desire to see this land left as open space as it is right on the water. He strongly suggests that the Board allow this to be included in the lot count so that the open space can be preserved. GCW agreed that these lots should be kept as open space.
3. Dead end streets – The number of lots on dead end streets cannot exceed 12 and the proposal is a system of dead end streets with the number of house substantially exceeding 12. This must be redesigned and two means of egress/access must be provided.
4. Wetlands Crossings – There are two wetland crossings in middle of development and, in addition, the wetlands have not been delineated and crossings have not been designed. The amount of wetland crossing is somewhere in the range of 20,000 sq. ft. and the Con Com will not condition a project that involves more than 5,000 sq. ft. of wetlands. An ultimate approvable yield plan would have only one wetlands crossing and would be a limited project.

Concerning the MRD Plan –

1. The location of open space is appropriate, but according to the bylaw, the percentage of wetlands in the open space cannot exceed the percentage of wetlands in the project as a whole.
2. MRD – Affordable housing parameters have to be refigured as there is a mismatch of numbers that must be worked out.
3. Traffic Study - The trip generation is minimally different from 100 units previous studied and the 104 proposed. Traffic study guidelines have changed since 2011 and a study of more than two years old is generally not accepted according to industry standard practices. The Board has the authority to require new traffic study and at the least could request certain sections be updated and re-studied. He suggests that one of the areas that should be updated is the site entrances at Center and Cross Streets and Center and South Main Streets. BTS agreed that Center Street and South Main Street are busy roads and enough has changed in the past four years to warrant an updated traffic study.

Public questions:

Beth Haines of 53 James Street asked for an explanation of the difference between a Major Residential Development and a Yield Plan. SJW explained the difference. Ms. Haines suggested that the Board request a new traffic study because the Town has changed the traffic pattern near the middle school and this has had a major impact. Ms. Haines also wanted the Board to remember the traffic improvement conditions in the Shores at Silver Lake II and III Decisions. SJW explained that those projects are completely separate from this project.

Dawn Calderwood of 49 Douglas Drive asked the Board to explain where the utilities are located on the plans. SJW explained that these details are not usually discussed in a Preliminary discussion. Mr. Malone stated that the Applicant's intent is to tie into Town sewer. Ms. Calderwood asked if copies of the Plans are available and SJW explained that they can be viewed in the Planning office. Also, SJW instructed JK to post the plans on the Planning Board webpage.

Paul Brunetti of 65 Douglas explained that Cross St. does not have Town sewer and asked what is to stop the Applicant from getting this plan approved and building it. SJW explained that the applicant can submit a request for a new plan and it should not be compared with any previous plans. The Board will ask for an updated traffic plan. Mr. Brunetti asked if a guarantee can be provided that no building will ever occur on the open space. PCP explained that if plan is approved with open space, then it is not ever buildable. Mr. Brunetti questioned if the affordable housing aspect of this development and mentioned that this Developer has not built the affordable housing that is required for another development in town. SJW clarified that affordable housing will be required for this new proposed subdivision and that the other development that Mr. Brunetti mentioned is a 40B project that is handled by the Zoning Board and not the Planning Board.

NR explained the purpose of the preliminary discussion.

Melissa Vaillancourt of 99 Silver Lake Road asked how the Applicant could build a house on Lot 95 and 95. SJW explained that these lots are just shown for the yield plan and not the cluster plan and that a yield plan is about the lots meeting zoning and not how you could get a house on a particular lot.

GCW: Motion to continue the Discussion for Bellingham Shores, South Main/Center/Cross Streets, Preliminary Subdivision to May 14, 2015 at 7:00 p.m.

WFO: Second.

Discussion: None.

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

GCW: Motion to extend the decision deadline for the Discussion for Bellingham Shores, South Main/Center/Cross Streets, Preliminary Subdivision to May 29, 2015.

WFO: Second.

Discussion: None.

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

General Business:

Old Business:

PCP: Motion to sign the February 12, 2015 Meeting Minutes.

WFO: Second.

Discussion: None.

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

PCP: Motion to sign the Vouchers.

WFO: Second.

Discussion: SJW explained the vouchers and payroll.

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

8:00 p.m. Executive Session – CANCELLED because Jay Talerman was absent from the meeting.

GCW: Motion to adjourn.

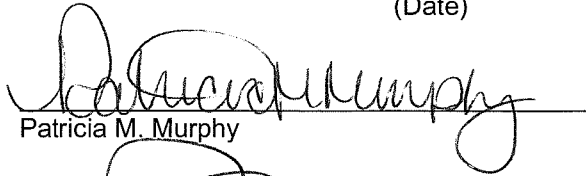
WFO: Second.

Discussion: None.

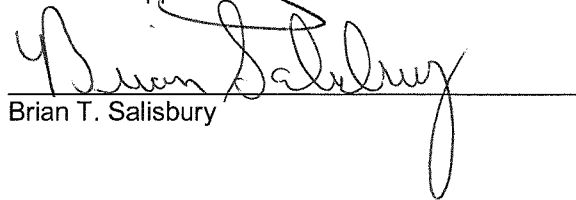
Vote: 4-0. Motion Carried. (BTS, GCW, PCP, WFO)

Meeting Adjourned at 8:30 p.m.

Minutes Accepted on: 3-12-15
(Date)


Patricia M. Murphy


Peter C. Pappas


Brian T. Salisbury

(Prepared by: Jean Keyes)


Glenn C. Wojcik


William F. O'Connell Jr.