



# BELLINGHAM PLANNING BOARD

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

## Meeting Minutes March 12, 2015

MEETING LOCATION: ARCAND 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  
Nikyda Resto (NR), Alternate

### **Other Officials:**

Stacey J. Wetstein (SJW), Town Planner  
Jean Keyes (JK), Planning Board Coordinator – absent  
Jay Talerman, (JT), Town Counsel

PMM opened the meeting at 7:05 p.m.

### **7:05 p.m. Hillside Estates, Novus Homes LLC, Inclusionary Housing Special Permit, Continued Public Hearing; Decision Deadline: 5/1/15**

Mounir Tayara, applicant, stated that he needed some more time.

### **WFO: Motion to continue the Public Hearing for Hillside Estates, Novus Homes LLC, Inclusionary Housing Special Permit to May 14, 2015 at 7:00 p.m.**

GCW: Second.

Discussion: None.

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

### **WFO: Motion to extend the Decision Deadline for the Hillside Estates, Novus Homes LLC, Inclusionary Housing Special Permit to May 29, 2015.**

GCW: Second.

Discussion: None.

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

### **7:10 p.m. Cumberland Farms Development Plan Review, 297 Pulaski Boulevard, Continued Public Hearing; Decision Deadline: 3/16/15**

Phil Lombardo, Attorney for the Applicant, Luke DiStefano, Project Engineer from Bohler Engineering, Tracy Roll of T.M. Crowley & Associates, Erin Fredette of McMahon Associates, and Ruth Ann McCarthy, Cumberland Farms Senior Area Sales Manager.

Phil Paradis and Jaklyn Centracchio of BETA, Inc., the Town's peer reviewer.

Mr. DiStefano stated that the biggest modification was to the curb cuts on Pulaski Boulevard. They removed the curb cut closest to Winter Street and made a single in/out on Pulaski Boulevard. The truck

circulation is the same and still stays off Winter Street. Some modifications to the storm drainage system were made and more landscaping was added for adequate screening.

Phil Paradis discussed unresolved comments from memo dated March 11, 2015:

- E1: Cumberland Farms needs to show compliance with noise standards; the Board stated this could be included as a decision condition if necessary.
- E2: There is spillover from lighting on the northeast side of the property; Cumberland Farms agreed to shield those lights to reduce spillover.
- E6: Parking access aisle along Winter Street is within 20' of the property line; BETA stated that although there is no specific definition of "parking area" in the bylaw, the definition of "parking space" includes means of access, which can be interpreted to mean to include the parking access aisles. Cumberland Farms argued that this is open to interpretation and that their plan meets the intent of the bylaw. The Board asked Jay Talerma for his opinion. JT stated that the BETA's and the Board's interpretation that all parking and parking aisles should be out of the 20' way is reasonable and not uncommon in other towns. The Board asked Cumberland Farms to review and redesign to meet this requirement.
- E7: Cumberland Farms did not include sidewalks along Winter Street; Cumberland Farms stated that they reviewed the request and decided that sidewalks were not in the best interest of Cumberland Farms. The Board members stated that sidewalks were needed for safety reasons, as the Cumberland Farms would be creating a destination where there was not one before and that there are people, especially children, which will want to make purchases at the convenience store. The Board reiterated their request to include sidewalks along the full length of Winter Street.

#### Questions from the Public:

Eva Gamache, 20 South Park Street, wanted to know if there was going to be fencing along the northeast side of the property. Cumberland Farms stated that there was fencing only to where the flood plain started and after that there is landscaping. The Board stated a preference for fencing to go to Central Street and requested that the applicant talk to the Conservation Commission about extending the length of the fencing.

Ronald Lussier, Thundermist Car Wash owner, wanted to state that he was in favor of landscaping instead of fencing.

Peter Gillespie, 12 Summer Street, wanted additional clarification on the landscaping.

Phil Paradis stated that the applicant needs to include bike racks as per the parking bylaw.

Phil Lombardo stated that Ruth Ann McCarthy from Cumberland Farms wanted to speak to the hours of operation. They are requesting 5:00 a.m. to 11:00 p.m., which is consistent with the nearby properties including Hilltop, Bob's Beer & Wine. The Board members stated that although that may be true, they have been consistently allowing 10:00 p.m. with all newer development. PMM wanted to know how late the Stop & Shop gas pumps were open.

**WFO: Motion to continue the Cumberland Farms Development Plan Review, 297 Pulaski Boulevard to April 9, 2015 at 7:00 p.m.**

BTS: Second.

Discussion: None.

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

**WFO: Motion to extend the Decision Deadline for the Cumberland Farms Development Plan Review, 297 Pulaski Boulevard to May 29, 2015.**

BTS: Second.

Discussion: None.

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

**7:15 p.m. EMC Solar Array Development Plan Review and Large-Scale Ground-Mounted Photovoltaic Installation Permit, Farm Street, 1<sup>st</sup> Public Hearing; Decision Deadline: 4/13/15**

**WFC: Motion to waive the reading of the Public Notice for the EMC Solar Array Development Plan Review and Large-Scale Ground-Mounted Photovoltaic Installation Permit, Farm Street.**

BTS: Second.

Discussion: None.

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

Greg Andrews, EMC Facilities Manager, Jeffery Plante of EMC, Dan Feeney of Beals and Thomas, Jared Connell, Director of Project Development for New England Borrego Solar Systems, Inc.

Tom Houston from PSC, the Town's peer reviewer.

Dan Feeney described the project as a 1.95 megawatt solar project on approximately 154 acres in an Industrial zone. The property will be accessed by an easement through Milford. The total cleared area will be about 9 acres with no impervious surface. There are wetlands on the site and when the snow has melted they will be meeting with the Conservation Commission to locate the wetlands. The only sound will be during the day from three mechanical panels. There will be a few security lights on the site and there will be only 2-3 scheduled site visits per year.

BTS asked if there would be any glare from the panels. Mr. Connell stated that the panels are made to absorb the sunlight, so there would be no glare.

John Hartman, 60 Valley View Road wanted clarification on how far the poles would be from his property. Mr. Feeney stated that there would be about 150-200 feet to the closest pole with vegetation in between.

The Board members asked about the above-ground poles that connect to Farm Street. The applicant stated that due to state regulations, they have to connect to the utility company that operates in Bellingham, which means connecting to Farm Street even though connecting through Milford would be easier and more cost effective because Milford has a different provider. The poles themselves will be about 40' tall, wood with a span of about 100' between poles. The ground underneath will be cleared about 30' from the centerline. It is too costly to put the wires underground.

SJW asked the applicant what they were going to do about motorized vehicles. The Board members asked the applicant to consider different ways to curb the use of off-road vehicles.

Tom Houston mentioned that the poles cross a substantial wetland and the Con Com may have issues with it.

**WFO: Motion to continue the Public Hearing for the EMC Solar Array Development Plan Review and Large-Scale Ground-Mounted Photovoltaic Installation Permit, Farm Street to April 9, 2015 at 7:05 p.m.**

BTS: Second.

Discussion: None.

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

**General Business:****Old Business:****WFC: Motion to sign the February 26, 2015 Meeting Minutes**

BTS: Second.

Discussion: None.

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

**BTS: Motion to sign the Vouchers**

WFC: Second.

Discussion: SJW explained the vouchers.

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

**WFC: Motion to go into a closed Executive Session and not to go back into open session for the purpose of discussing a legal matter.**

BTS: Second.

SJW polled the Board members to see if they agreed to enter Executive Session and the results were:

Member	Yes	No	Abstain
Patricia M. Murphy	X		
Brian T. Salisbury	X		
Glenn C. Wojcik	X		
Peter C. Pappas	X		
William F. O'Connell Jr.	X		

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

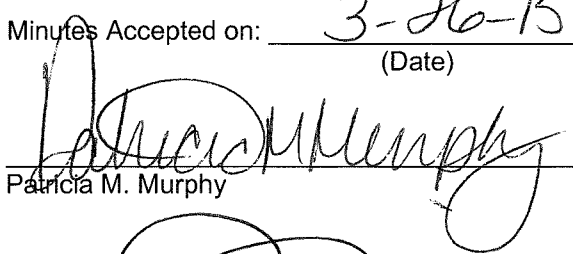
The Board voted 5-0 to enter Executive Session and the Executive Session began at 8:30 p.m.

**BTS: Motion to adjourn Executive Session.**

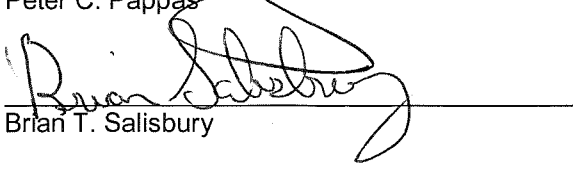
GCW: Second.

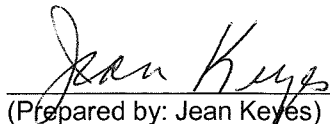
Discussion: None.

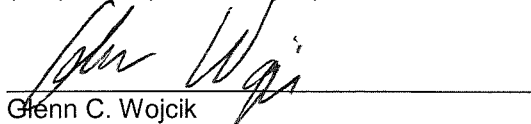
Vote: 5-0. Motion Carried. (PMM, BTS, GCW, PCP, WFO)

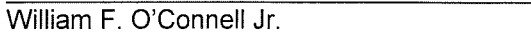
Minutes Accepted on: 3-26-15  
(Date)
  
 Patricia M. Murphy

  
 Peter C. Pappas

  
 Brian T. Salisbury

  
 (Prepared by: Jean Keyes)

  
 Glenn C. Wojcik

  
 William F. O'Connell Jr.