



BELLINGHAM PLANNING BOARD

2 MECHANIC STREET
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January 10, 2008 Meeting Minutes

- **Present at the meeting:**

Brian J. Sutherland (BJS) Chair
Glenn C. Wojcik (GCW), Vice Chair
Stephen Bartha (SB) Secretary
David Brown (DB)
Patricia Buckley (PMB)
John Sexton (JS) Associate Member

Other officials: Stacey J. Wetstein, (SJW) Town Planner
Amy Cook, (AC), Commission on Disabilities
Mary Chaves, (MC) Coordinator

BJS opened the meeting at 7:00 PM.

DB: Motion to approve minutes of November 8, 2007
GCW: Second.
Vote: 5-0, Approved.

GCW: Motion to approve vouchers.
Second: DB.
Vote: 5-0, Approved.

Cedar Hill Estates Definitive Subdivision

Scott Mederios, project engineer, updated the Board on their process. They are in the final stages of engineering details and dealing with the engineering peer review. Scott met with Steve Sylvan of Graves Engineering and reviewed the comments are now seem to be in agreement.

They initially wanted to use low impact design principles but the Board voiced concerns about pedestrian safety. As a compromise they have developed a hybrid pedestrian walkway

Bruce Langley of 39 Cedar Hill Road asked about the retaining wall which is part of the plan. He said it blocked access to his property where he parked his motor home Scott said that if they would allow them to grade onto their property, they would not require the retaining wall and they could work together to resolve the issue.

Dave Davies, 116 Grove St., asked about the retention pond and who would be responsible for the maintenance. Scott told her that the developer would set up an annuity to offset the cost to the town based on figures provided by the DPW.

Jackie Chapel, 40 Cedar Hill is concerned about groundwater displacement. She was informed that water would be directed to an area with better soil conditions for drainage

The Board asked when they expected to have their engineering completed and discussed a continuance date.

GCW: Motion to continue Cedar Hill Definitive Subdivision to Feb 14, 2008 at 7:30 PM.

DB: Second.

Vote: 5-0, Approved.

Master Plan-Concept for Mechanic and Maple St

Dan Mills, traffic engineer with MDM, presented a design for the intersection of Mechanic and Maple/South Maple Streets. The plan would require land acquisition on Mechanic, South Maple and Maple Streets. Dan explained that even with proposed projects in the area were developed, the level of service rise from an E to a D. He reminded the Board that this was only a concept plan and was still in draft. This section of roadway is under the jurisdiction of Mass Highway so roadway design must be approved by them.

Calarese Professional Building

Attorney Richard Cornetta, Don Neilson of Guerriere and Halnon, a traffic consultant from VHB appeared for the applicant. Don reviewed the updated plans showing area for easement for turning lane and also showed side walk as they turn south towards Franklin. The entire 15 wide foot easement would not be utilized they the Town was ready for the intersection improvements.

BJS asked that there be a sidewalk connecting to the walkway, enough for a landing by the proposed stop light in the new roadway plans.

They will raise the walkway on their site to control traffic and provide safe passage for pedestrians

Don also stated that although not shown on the plan they intended to have a right in-right out egresses. They will provide both existing conditions and future conditions to get a feel for the intersection after it is engineered.

BJS asked that they follow the 15 foot line and provide a landing spot on their property.

GCW asked about morning analysis and the applicant had responded that this was not relevant because the businesses that may reside there would not be open in the AM. GCW asked the applicant if they would agree to hour restrictions in the decision. Attorney Cornetta responded that they did not wish restrictions in the decision as they were unsure of who would occupy the spaces. After some discussion, MC asked if would not be easier to provided the analysis since they had the traffic counts already.

GCW voiced concern that the level of service will be less once the project is built and that the applicant is doing nothing except offering a 15 foot easement to mitigate their impact. Don Neilson replied that they felt that the easement has great value. SB suggested they look at the timing and see if it would be affordable to adjust that when they open. SJW stated that any changes would have to go through Mass Hwy After some discussion it was agreed that SJW would work on providing an estimated value for the easement and that the applicant would look into the cost of retiming the signal and provide am traffic analysis.

GCW: Motion to continue Calarese Professional Building Development Plan Review to February 14, 2008 at 7:45 PM.

DB: Second.

Vote: 5-0 Approved.

GCW: Motion to continue Calarese Professional Building Special Permit for a Drive Through to Feb 14, 2008 at 7:45 PM.

DB: Second.

Vote: 5-0, Approved.

Planners Report

SJW asked what the Board wanted to address at WS Hearing. The Board decided they would continue with traffic as they told the public they would have their chance to speak about traffic at the next hearing

Thundermist Carwash- Ron Lussier has decided to use town water instead of well water. SJW asked the Board if they felt he needs to come in to discuss the change. BJS stated he did want to see where the tie in is and that they wanted to get an update on the left turn lane on to Arthur St. He asked SJW to arrange Mr. Lussier to come to the next meeting for an update.

SJW advised the Board that it was time to look at the Master Plan and revise it. She had spoken with Denis Fraine and there are no funds available to go outside for a consultant. She gave the Board a copy of the old plan and asked that they review it and decide how to proceed. The Board decided to hold a March 20th meeting to discuss strategic plan for the updating of the master plan.

DB: Motion to adjourn.

GCW: Second.

Vote: 5-1 Approved.

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Minutes Accepted on: _____ (date) _____ (prepared by: Mary Chaves)

Stephen Bartha Brian J. Sutherland

David Brown Glenn Wojcik

Patricia M. Buckley