



BELLINGHAM PLANNING BOARD

2 MECHANIC STREET
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March 13, 2008 Meeting Minutes

- **Present at the meeting:**

Brian J. Sutherland (BJS) Chair
Glenn C. Wojcik (GCW), Vice Chair
Stephen Bartha (SB) Secretary (absent)
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
Amy Sault, (AS) Coordinator

GCW: Motion to sign the vouchers.

DB: Second.

Vote: 4-0 Approved.

81P- Mendon Street / Rose Ave Extension for Charles Willey

GCW: Motion to accept the 81P for Mendon St / Rose Ave Extension, dated Feb 28, 2008.

DB: Second.

Vote: 4-0 Approved.

High Ridge Estates Update

Tim Jones is the developer representing the project. Determining what to do with the retention pond is decided by the engineers. The pond must be dried up which is usually in August to be able to do the retention. BJS asked if the home owners were contacted regarding the tree planting. Mr. Jones advised he would be done by the end of May 2008. Also advised that so far about 20 of the 90 homeowners do not want trees planted.

BJS asked that Mr. Jones go door to door and ask people as he goes if they want the trees planted. PMB asked if Mr. Jones had the Doyon plans prepared. Advised would bring those plans to SJW by the end of May. PMB wanted to know when to expect to resume the tree planting. Mr. Jones advised toward the end of April. BJS asked how many houses trees have been planted. Mr. Jones adv 20 houses or so usually does 6 houses per day. PMB asked when it should be completed, Mr. Jones advised by the end of summer. BJS asked of could be completed by June 1st, Mr. Jones advised that

could happen depending on how wet this spring is. The ponds, trees and water lines should be resolved by end of spring.

PMB: Motion to extend deadline of High Ridge Estates until September 1, 2008 with a meeting on June 12, 2008 to get an update.

DB: Second.

Vote: 3-1 Approved.

Calarese Professional Building, 2 South Main Street, Continued Public Hearing, Development Plan Review, Drive Thru Special Permit

GCW: Motion to continue public hearing of Calarese Building Development Plan Review and Drive Thru Special Permit to March 27, 2008 7:40 PM.

DB: Second.

Vote: 4-0 Approved.

The Shoppes at Bellingham, Continued Public Hearing, Development Plan Review, Water Resource District Special Permit, Major Business Complex Special Permit

Bob Frasier representing the Shoppes at Bellingham asked for a continuance because one Planning Board member was missing.

GCW: Motion to continue public hearing for The Shoppes at Bellingham, Development Plan Review, Water Resource District Special Permit, and Major Business Complex Special Permit to April 24, 2008 at 7:15 PM.

DB: Second.

Vote: 4-0 Approved.

GCW: Motion to extend the decision deadline for The Shoppes at Bellingham, Development Plan Review, Water Resource District Special Permit, and Major Business Complex Special Permit to July 1, 2008.

DB: Second.

Vote: 4-0 Approved.

Dave Prendergast, 2 Deerfield Lane. asked what the continuance meant. BJS advised Mr. Prendergast that a full board must be present for a special permit hearing, but that one Board member could be absent and still vote however a second absence he would not be able to vote in the final decision. Everything but traffic, including a Draft Environmental Impact Report, proposal for tentative site layout will be covered at April 24th meeting. Nothing regarding these issues has been presented yet.

Mr. Morrelli, wanted to know if the Planning Board would get an addendum to the DEIR, advised by Bob Frasier.

Lee Katz, 904 Village Lane. Wanted to know if traffic has been discussed. BJS advised has been discussed but next meeting will be dedicated to other aspects of project. Mr. Katz wanted to know what traffic impact to Village Lane would be addressed advised is a driveway to 48 to potentially 66 housing units.

Planners Report

GCW: Signed the memorandum motion to hire Amy Sault as coordinator for March 1, 2008– June 30, 2008 as amended.

DB: Second.

Vote: 4-0 approved.

SJW advised that Lee Ambler, Town Council, discussed the Crystal Springs in which the Court agreed with the Board that the decision had expired regarding the special permit. The applicant cannot refile for 2 years or would need to start a new one.

SJW advised that second opinion from Koppelman and Page was received regarding the Zoning Board decision for Advance Auto Parts and that the Planning Board needed to make a decision now for a Zoning By-Law amendment. An appeal of the Zoning Board decision was not possible as the appeal period had expired. PMB advised that the Board should not have to discuss this each time this issue appears in a project. . SJW advised that the Zoning Board is only issuing the special permits with regard to lot area and not approving the project itself, that the Planning Board is the project approval authority. DB does not see where the Planning Board is gaining anything by changing the By-law since these types of issues would still be handled by the Zoning Board before coming back to the Planning Board for a project permit. The Board decided not to pursue any zoning changes at this time.

Advance Auto Parts, Pulaski Boulevard near Salisbury Street, Development Plan Review, 1st Public Hearing

GWC: Made a motion to waive the reading of the public notice.

DB: Second.

Vote: 4-0 Approved.

Joe Lasorsa, attorney, Gary Jolicoeur, Scott Holman, Developer, Randy Miron, Bohler Engineering, stated that the egress of the site is located on Pulaski Boulevard. The project will be an Advanced Auto of about 6-7,000 square feet, and they are asking for the approval of 25-30 parking spaces, although about 46 are needed. Mr. Holman advised that the building has less than 6,000 square feet of retail and the rest is storage. They are looking for a waiver to reduce the number of parking spaces. Advanced Auto requests that the parking spaces could remain as the 20 ft long spaces, Meridian request they be reduced to 18ft. BJS asked if the lot can accommodate for practical snow storage space.

BJS was concerned with the traffic flow of the tractor trailers. Mr. Holman advised the plans have a signalized entrance and exit. Mr. Holman advised they would put some signage to show what traffic movements are allowed. Deliveries are once per week

early in the morning via tractor trailer. BJS concerned that tractor will cut across flow of traffic. Mr. Holman advised he will bring a model to show flow of traffic. PMB questioned hours to the store, Mr. Holman advised they are 7am-9m and that the deliveries occur early maybe around 9am. Mr. Holman asked if he could give the truck turn info to Meridian rather than start a new review with MDM. The Planning Board agreed to have Meridian review the on-site truck movements rather than start a new peer review with MDM.

Mr. Miron advised that the lighting will comply with the Town's By-Law. The side light locations will be updated to match the photo metrics plan. SJW advised to hold off giving them the photo metrics plan to the Board until they are updated. They are also providing landscaping around the site that will buffer from residential properties. Advanced Auto is requesting changes to the landscape by replacing Cedars with Colorado spruces. Mr. Holman also commented that they will comply with Meridian's suggestion to provide a chain link fence above the proposed retaining wall for additional security.

Mr. Miron advised the proposed project will comply with noise levels and decibel limits as proposed in the By-Law.

Mr. Miron advised that Stormwater management is proposing a catch basin and an oil/water separator before it gets into the street. Mr. Miron advised the method for drainage calculations does not comply with the method required in the regulations, but it was a common method used by many engineers. SJW questioned why they didn't follow the regulations and Mr. Miron replied that this is the method chosen by the Bohler engineers. The Board asked that Meridian consider whether or not the calculation method is appropriate or not. Meridian is also recommending the Planning Board grant require a design engineer on site to monitor the installation of the system. Bohler agreed to this condition.

Mr. Miron advised that currently the drainage pipe is in the rear. Both DPW's from Bellingham and Woonsocket do not have info on this sewer pipe; Meridian wants proof from towns to see where exactly the sewer lines are. Both towns will get contractors out to determine where the sewer lines are. Bohler will also amend the Stormwater Management Plan to include an inspection of the drainage pipes during the winter, something the applicant says is handled by the store manager.

Ronald Lussier asked if the building styling can be made to look and fit into the look and feel of Bellingham. Mr. Lussier brought in a picture of another Advanced Auto Parts building in NH. Mr. Lussier stated that this pictured building could easily be converted into another use if the Advanced Auto Parts business was ever sold. Mr. Holman advised that this not a building that he had designed and that it may be an older building. Mr. Lussier advised the building is in Rochester, NH and is less than a year old. The Board agreed this building was much more attractive. GCW advised there are two Advanced Auto's in the area that look like the prototype, it would better serve Bellingham if it looked nicer. Mr. Holman advised that it financially cannot be done because the pictured building is all brick and that the proposed design is what the area

will support. PMB felt that Bellingham deserved to have the most attractive looking building possible and asked what it would cost to improve the look of the building; Mr. Holman advised the Board he would go back and refigure the numbers. BJS advised that the Board is not asking for anything different than what has been asked of other developers. SJW reminded Mr. Holman that all four sides of building are not visible from a public way, so may only need to approve the appearance of two sides.

GCW: Motion to continue the public hearing to April 10, 2008 meeting at 7:30 PM.

DB: Second.

Vote: 4-0, Approved.

GCW: Motion to adjourn.

DB: Second.

Vote: 4-0, Approved.

Minutes Accepted on: _____
(date) (prepared by: Amy Sault)

Stephen Bartha Brian J. Sutherland

David Brown Glenn Wojcik

Patricia M. Buckley