



BELLINGHAM PLANNING BOARD

10 MECHANIC STREET
BELLINGHAM, MASSACHUSETTS 02019
(508) 657-2892 PlanningBoard@bellinghamma.org

Meeting Minutes January 10, 2019

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

Present at the Meeting

William F. O'Connell Jr. (WFO), Chairman
Brian T. Salisbury (BTS), Vice Chairman
Peter C. Pappas (PCP), Secretary
Dennis J. Trebino (DJT), Member
Russell E. Lafond (REL), Member
Philip Devine (PD), Associate

Other Officials:

James S. Kupfer (JSK), Town Planner and Zoning Compliance Officer
Jean Keyes (JK), Planning Board Coordinator

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

Mechanic Street Warehouse Development Plan, Stormwater Management Plan, Major Business Complex Special Permit, Flexible Parking Options Special Permit, and Water Resource District Special Permit, Mechanic Street, Continued Public Hearing.

JSK explained the project to date.

Present: Attorney Eli Leino, Mayer, Antonellis, Jachowicz, Haranas LLP, Conor Nagle and Jeff Black of VHB, John Cappellano of Lincoln Properties, Applicant

Mr. Nagle explained the plan and the location of the property. This will be a 345,000 sq. ft. warehouse development with two entrances – one for truck traffic and one for employee cars. There will be 70 loading docks and extra trailer storage. The stormwater system will meet all local and state requirements. A spill containment system is also proposed. The utilities would be served from Mechanic Street to one or two tenants. The building would comply with noise ordinance. They do need MassDOT approval for the entrances onto Route 126. They have filed with the Conservation Commission (Con Com).

JSK asked if Mr. Nagle could discuss how the prior removal of gravel from the site has created a steep slope on the property. Mr. Nagle explained that they need a large, level floor for the building and consequently, they would be removing a large amount of ledge from one side of the property and then using it to level and flatten out the site. Mr. Cappellano stated that this building will not be seen from Route 140. JSK stated that retaining the existing vegetation is key and the slope would block the building as well.

Public Comments & Question

Mike O'Herron of 14 Roberta Lane and member of the Con Com asked if the access road for trucks would allow unrestricted use once everything is done and will that traffic be included in the study. JSK responded that all has been included in the study. Mr. O'Herron asked if there will be a turn restriction when exiting the site to Route 140. JSK responded that it is too early to discuss this now as the project has just been sent out for peer review. Mr. O'Herron questioned if the town has a lot of input vs the state. WFO responded that the town has a lot of input but will work with the state as well. Mr. O'Herron further stated that he rides his bike a lot and the addition of the Lindenmeyr building has changed the traffic flow

on Route 140. He is very concerned about the location of the entrance to this property as it is almost a blind spot and is worried about traffic accidents. WFO explained that all of this will be discussed in the future and the Board does have significant concerns about that.

Michael Tobin of 13 Rolling Hills Drive stated that he has read traffic study and is not an expert but thought it was poorly done and poorly written. He stated that he is an expert in statistics and sampling and thinks that the Applicant did not do a sample as they collected traffic data on only one day. Mr. Tobin stated that there is worthless information in the report. Mr. Tobin asked when the Board will say enough is enough and put an end to the building of all these projects. WFO responded that this Board was very proactive in trying to manage the Town's future growth concerning rezoning. The Board is looking at smart growth for this town and they will have traffic study peer reviewed. JSK added that tonight is just a gathering of thoughts. The traffic and stormwater will be vetted by a third party engineer (peer reviewer) on behalf of the town and they will give recommendations and best practices. This peer review has been initiated. If it is a viable project, it will require proper mitigation concerning overall impacts.

WFO stated that the traffic will impact this town significantly on Mechanic Street and at the intersection in the center of town. JSK added that he has confidence that the Applicant will do his best to direct truck traffic directly to Route 495 but GPS will direct some from Hartford Ave as well. WFO clarified that in the past, the Board has asked previous projects for significant mitigation and this Applicant should submit their mitigation proposal as well. WFO informed the Applicant that the Board would like to conduct a site walk as soon as possible.

JSK explained that the Board would like to ask the Applicant to agree to follow the Special Permit decision deadline for both the Development Plan and Stormwater Management Plan permit. The reason for this is to not inconvenience the Applicant with multiple decision deadline extension requests throughout the public hearing process. If the Applicant agrees, then all applications will follow the Special Permit decision deadline which is that the Board has to render a decision 90 days from the close of the public hearing. Attorney Meino and Mr. Nagle agreed on behalf of the Applicant to follow the Special Permit decision deadline.

Don Martinis of 334 Maple Street and of the Board of Selectmen asked where the second entrance off Maple Street would be. Mr. Nagle responded that it now has a yellow gate. Mr. Martinis is concerned about the location of this entrance. Mr. Martinis stated that he is concerned about the traffic study not taking into account that the buildings on Maple Street are not yet occupied. Mr. Martinis added that because he lives on Maple Street he sees trucks still coming down from Route 126 and it is virtually impossible to stop all trucks from coming down Maple St. He asked the Board to try and eliminate any additional traffic on Maple Street. WFO responded that the Board's goal is to try to reduce traffic on Maple Street as much as possible. Finally Mr. Martinis asked if Route 140 could be widened and WFO responded that the Board will look into all options.

PCP was concerned about the slope of the truck road and wanted assurance from the Applicant that a truck would be prevented from using the employee road. Mr. Cappellano stated that they do not want trucks going on the employee road. PCP wants the end of the truck driveway designed so that they can only exit onto Route 140 heading east towards Route 495. PCP asked if there is a tenant yet and Mr. Nagle said no but it will be warehouse use and they would like 24/7 hours of operation. PCP added that he does not care about the traffic study because it always favors the Applicant's point of view.

DJT asked if the land bank will be constructed and Mr. Nagle responded that they don't plan on constructing it but have to show it on the plan in case it's needed in the future. DJT also asked what the hours of operation may be. Mr. Nagle stated that they are looking for 24/7 hours of operation.

BTS thanked the Applicant for trying to make this as workable as possible. He too is very concerned about traffic and that the Applicant may have picked the worst spot in town in which to increase truck traffic. It is a very oddly configured spot and putting more truck or car traffic on that road will put a significant burden on that road and other roads off of Mechanic Street – it is a choke point of significant concern. Without a tenant identified, the Board has to assume the worst case scenario and the traffic study has to be done to the worst case scenario. JSK explained that he has told the Applicant that the traffic study must be conducted with the most conservative traffic scenario. JSK stated that the Applicant

did not follow his instructions and so the current traffic study was not done this way. JSK instructed the Applicant to look to add this data now and not wait until after peer review to revise the study. BTS added that the Applicant should look at the ripple effect of the increase in traffic.

REL stated that he echoes the Board's concerns regarding the traffic study and does not believe the conclusions drawn. This project will obviously have a significant impact on the area from a very large building.

PD added that traffic is his number one concern. He questioned the need for tandem trailer parking. Mr. Nagle responded that they will not necessarily be using tandem trailers but warehouses typically accept tandem trailers. PD responded that this is a major safety issue.

WFO added that this project will impact the town significantly but the problems are not insurmountable. However, the Board needs additional significant information and a proper mitigation proposal to mitigate the impacts.

JSK reminded the Applicant of the checklist of outstanding items one of which is the requirement for test pits to be witnessed. Mr. Nagle responded that they will be conducting test pits in accordance with the Town's regulations.

WFO: Motion to continue public hearing for the Mechanic Street Warehouse Development Plan, Stormwater Management Plan, Major Business Complex Special Permit, Flexible Parking Options Special Permit, and Water Resource District Special Permit, Mechanic Street to February 14, 2019 at 7:00 p.m.

BTS: Second.

Discussion: None.

Vote: 5-0 Carried. (WFO, BTS, PCP, DJT, REL)

General Business:

☐ **ANR**

Blackstone Street & North Street – Gerard Cournoyer

Bill Halsing of Land Planning explained the ANR plan and that it will be divided into 4 lots.

BTS: Motion to sign the Blackstone Street & North Street ANR

REL: Second.

Discussion: None.

Vote: 5-0 Carried. (WFO, BTS, PCP, DJT, REL)

☐ **As-Built Certifications**

☐ **12/13/18 Minutes Signing**

PCP: Motion to sign the December 13, 2018 Meeting Minutes.

BTS: Second.

Discussion: None.

Vote: 5-0 Carried. (WFO, BTS, PCP, DJT, REL)

☐ **Voucher Reports – JSK explained the vouchers**

☐ **Master Plan Implementation Committee – Discussion**

DJT: Motion to accept Brian Salisbury, Don Martinis, Peter Pappas, Kelly Grant, and Kelly McGovern as members of the Master Plan Implementation Committee.

BTS: Second.

Discussion: None.

Vote: 5-0 Carried. (WFO, BTS, PCP, DJT, REL)

DJT: Motion to adjourn.

PCP: Second.

Discussion: None.

Vote: 5-0 Carried. (WFO, BTS, PCP, DJT, REL)

Meeting Adjourned at 8:00 p.m.

1/10/19 Public Hearing Documents List

Mechanic Street Warehouse Development Plan, Stormwater Management Plan Permit, and Special Permits Continued Public Hearing

1. Plans – 2nd Submission 1.3.19

Minutes Accepted on: 1/24/19
(Date)

Jean Keyes
(Prepared by: Jean Keyes)

William F. O'Connell Jr.
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Brian T. Salisbury
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