



BELLINGHAM PLANNING BOARD

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

Meeting Minutes **Thursday, January 13, 2022** **7:00 pm** **ZOOM MEETING**

Present at the Meeting:

William F. O'Connell Jr. (WFO), Chairman
Brian T. Salisbury (BTS), Vice Chairman
Dennis J. Trebino (DJT), Member
Philip M. Devine (PD), Member
Elizabeth Berthelette (EB), Member
Robert Lussier (RL), Associate Member

Other Officials:

James S. Kupfer was also present.

Chairman O'Connell opened the meeting at 7:00 pm.

ANR Plan 59 Susan Lane:

The Board is in receipt of an ANR Plan submitted by Roberto Franco for property located at 59 Susan Lane. This plan was reviewed but not acted upon at the last meeting.

The Building Inspector reviewed the plan and recommended that the Board sign and endorse the plan.

On a motion made by Phil Devine, seconded by Elizabeth Berthelette, the Board voted by roll call to sign and endorse the ANR plan for 59 Susan Lane.

Roll Call Vote:

Bill O'Connell	aye
Brian T. Salisbury	aye
Dennis J. Trebino	aye
Philip M. Devine	aye

30 Locust Street:

The Chairman opened the continued hearing for 30 Locust Street.

The applicant was present and provided an update. There was a productive meeting with the abutters on November 30, 2021. There will be additional landscape screening along the parking lot area and behind the club house. There were also concerns about the force main along Reservoir Street. The Board was also informed that the applicant met with the DPW. The peer review comments were received regarding stormwater. Most of those comments to date were addressed. The applicant was in front of the Conservation Commission last night to wrap up the remaining items. The Board is in receipt of a one-page narrative from DPW Director Don DiMartino about hooking up. This is an option but not a requirement for those residents.

The hearing was opened to the abutters:

Abutter, Mr. Jolicoeur, 80 Lake Street:

Mr. Jolicoeur expressed a concern that the sewer line will be taking an abrupt right-hand turn; he would like to see a straight line.

The applicant noted that the location of the sewer was at the request of the diocese for future planning.

Abutter, Mrs. Jolicoeur, 80 Lake Street:

Mrs. Jolicoeur was concerned that right turn in the sewer line. She does not want people overlooking into her yard. She prefers a straight line. She is also concerned that the ATV use will continue and would like a gate.

The applicant representative will look into the location and provide a response.

Consultant DiPietro commented that most of the comments have been addressed from the December 27, 2021 meeting. The calculations for drainage have been provided. There was a request for waivers for fencing around basins.

The Board would like the Town Planner to begin creating the conditions for the project. This will be presented to the Board at the next meeting.

On a motion made by Brian Salisbury, seconded by Phil Devine, the Board voted by roll call to have the Town Planner draft conditions for 30 Locust Street which will be available for the February 10, 2022 meeting.

Roll Call Vote:

Bill O'Connell	aye
Brian T. Salisbury	aye
Dennis J. Trebino	aye
Philip M. Devine	aye
Elizabeth Berthelette	aye

152 Depot Street:

The Chairman opened the hearing for 152 Depot Street.

The Town Planner provided an update. There have been three different peer review requested which includes a sound study, stormwater, and traffic review. There were no updated plans provided the revisions will need to be incorporated.

John Kucich from Bohler Engineering provided an overview of what has been updated to date. The applicant is in receipt of the review comments from BSC. The applicant provided a share screen of some of the recent revisions. The comments in the report seem relatively minor and can be incorporated into a clean set of plans. The sound study comments will be reviewed further. Some of the comments from the consultant will need additional clarification. A response letter will be provided. There were also comments on traffic received from MDM. Some of those comments can be addressed or will be clarified. There will be options for mitigation. The Board was informed that the applicant will provide the full submittal with revisions. The applicant did inform the Board that there has been a change to the traffic pattern with the loading being behind the building. The natural buffer will remain. The applicant was asked at the last meeting to provide additional traffic numbers which would include higher generation not anticipated for the site. This information was provided to the Board in a power point presentation from Vanasse & Associates, Inc. The numbers presented indicated that North Main Street could accommodate the traffic with the Northbound left turn lane. The Board reviewed the screen entitled "High-Cube Fulfillment Center Trip Generation Summary". The was a recommendation for the applicant to consider the viability of eliminating truck traffic from 10:00 pm until 4:00 am . This would help the neighbors along with eliminating any parking on Depot Street. The applicant communicated that they have no intention of having trucks parking on Depot Street. The applicant communicated that there is not a lot of truck traffic during the evening hours. The applicant was asked to provide a graph of the traffic hour by hour.

Tech Environmental Mark Wallace presented the appendix of the sound study. This was shown on the share screen. The site plan was shown with sound sources. There was acoustic modeling of the sound sources. The receptors were noted on the screen share as part of modeling analysis. The measurements were taken over seven days to capture the ambient levels and also did short term measurements off site to calibrate the lowest conditions at site. The lowest sound was 34 decibels. The facility design goal for properties are based on MA DEP noise policy. It was communicated that the applicant is in compliance with the MA DEP noise policy and the Bellingham Bylaw. There will be clarification to some of the items regarding the various pieces of equipment.

There was a question about relocating the roof top equipment. The applicant noted that there are other options for the roof top equipment. Those are not the dominating sound sources so relocation would not be recommended. This is not an issue. The back up alarms and truck traffic have a higher noise level. A question was asked what can be done to mitigate those sounds. The applicant communicated that the relocation of the truck traffic behind the building help with the shielding of the building. The applicant explained that the chart noted does include the whole ambient sound which included the Dunkin doughnuts activities around the facility. The Chairman noted that there should be swish alarms when backing up. This could be a condition. The applicant should also conform with the MA idling laws.

BSC Consultant Frank DiPietro was present. He explained that the comments in the report are relatively minor. Some of the infiltration basins appear to back up a little into the drainage system. This should be relooked at further. There is a low point into the driveway area to the left at the north easterly side where water cold puddle from the permeable area. The applicant does not think this will be an issue and can address the comments provided.

The hearing was opened to the public.

Resident, Stephen Goyette, 58 Box Pond Road:

Mr. Goyette explained that he has read the mission statement of the roles and responsibilities of the Planning Board. He asks that the Board look at the character of the project and how this helps the Town of Bellingham. He would like to see the Board deny the Warehouse project.

Resident, Mr. Hebert, 60 Box Pond Road:

Mr. Hebert is concerned with the truck trips and the amount of bays on this site. He does not believe the road can handle this much traffic. He was wondering about the bays and the number of truck and car trips. The road is already congested and cannot handle the truck traffic.

The applicant reclarified the truck traffic entering and leaving the site.

Resident, Jeff Muldoon, 230 Depot Street:

Resident Muldoon was questioning the numbers presented at the peak hours. He also communicated that the mitigation is being put in place since the applicant knows this will increase the traffic and that the roads cannot handle it.

Resident Casey Petipas- Haggerty, 226 Depot Street:

Ms. Petipas- Haggerty informed that Board that the Consultant did review how the numbers were created. Both her and the applicants numbers were correct based on her formula. She communicated that there will be substantial increase on Hartford Ave.

Resident, 24 Hartford Ave:

This resident was asking if the numbers included the train which runs in this area.

The Consultant responded that since the train only runs once a week. This is not a big impact on traffic.

It was recommended to continue the hearing to February 10, 2022 at 7:00 pm.

On a motion made by Brian Salisbury, seconded by Elizabeth Berthelette, the Board voted to continue the hearing for 152 Depot Street until February 10, 2022 at 7:00 pm.

Roll Call Vote:

Bill O'Connell	aye
Brian T. Salisbury	aye
Dennis J. Trebino	aye
Philip M. Devine	aye
Elizabeth Berthelette	aye

164 Mechanic Street Site Plan Review:

The Board is in receipt of the site plan for 164 Mechanic Street.

Mr. John Kauker was present representing Bellingham Nursery, Inc. for the proposed landscape nursery and garden center.

The plan was shown on the screen share.

It was explained that Bellingham Nursery currently operates a landscape nursery and garden center in the south end of Bellingham at 745 South Main Street. The owner wants to continue operations but at 164 Mechanic Street. The project will include 2.07 acres. There will be the placement of four (150 ft) prefabricated shed, 1,600 sq.ft. of paved parking area, retail storage yard, and storage bins for bulk storage of landscape materials. There will be landscape screening

, associated utilities, and stormwater management. There will also be nine parking spaces. The retail landscape nursery and garden shop will be open from Monday through Sunday from 8:00 am to 5:00 pm. There will be no impact to the utilities of town. There will also be no notable traffic impacts to the town. The area will be fenced where aggregate bins will not be with also for security. It was suggested screening the aggregate piles of material or place where not visible to shield from the public. There will be a limit to the height of the mulch bins only 6 ft. tall. The fence in the edge of the slope should be added. It is recommended to have a 4 ft black chain link fence. There is no lighting on site.

The Chairman suggested that a letter be drafted with favorable approval and conditions.

On a motion made by Brian Salisbury, seconded by Phil Devine, the Board voted by roll call to have a letter drafted with a favorable decision with the noted conditions.

Roll Call Vote:

Bill O'Connell	aye
Brian T. Salisbury	aye
Dennis J. Trebino	aye
Philip M. Devine	aye
Elizabeth Berthelette	aye

Release of Covenant:

The Board is in receipt of a Form G Certificate of Release for Beechwood Road. The submittal was reviewed by the Town Planner and Building Inspector. It is recommended that the Planning Board sign and release the covenant as presented.

On a motion made by Brian Salisbury, seconded by Elizabeth Berthelette, the Board voted by roll call to sign Form G and release the Covenant for Beechwood Road.

Roll Call Vote:

Bill O'Connell	aye
Brian T. Salisbury	aye
Dennis J. Trebino	aye
Philip M. Devine	aye
Elizabeth Berthelette	aye

Minutes:

January 13, 2022:

On a motion made by Brian Salisbury, seconded by Elizabeth Berthelette, the Board voted by roll call vote to approve the minutes from January 13, 2022 with revisions.

Roll Call Vote:

Bill O'Connell	aye
Brian T. Salisbury	aye
Dennis J. Trebino	aye
Philip M. Devine	aye
Elizabeth Berthelette	aye

Adjourn:

On a motion made by Brian Salisbury, seconded by Phil Devine, the Board voted to adjourn the meeting at 9:30 pm.

Roll Call Vote:

Bill O'Connell	aye
Brian T. Salisbury	aye
Dennis J. Trebino	aye
Philip M. Devine	aye
Elizabeth Berthelette	aye

Respectfully Submitted,


Amy Sutcliffe

Recording Secretary

AP provided 1.27.22