



## BELLINGHAM PLANNING BOARD

10 MECHANIC STREET  
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### **Meeting Minutes** **Thursday, January 27, 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.

#### **PUBLIC HEARING:**

##### **Prospect Hill Estates:**

The Chairman opened the hearing for Prospect Hill Estates.

**On a motion made by Brian Salisbury, seconded by Phil Devine, the Board voted to open the hearing for Prospect Hill Estates.**

#### **Roll Call Vote:**

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

The hearing notice was read into the record.

The applicant and owner, Wall Street Development Corp propose a 19-lot residential subdivision on approximately 72.16+/- acres of land at the corner of Lake Street and Prospect Street (Franklin) in Bellingham, shown on Assessor's Map 65-20, 65-22, and 69-87 zoned Agriculture. The plans were prepared by GLM Engineering Consultants, 19 Exchange Street, Holliston, MA 01746, entitled Definitive Subdivision Plan Prospect Hill Estates Bellingham, Massachusetts, dated December 17, 2021.

The Town Planner explained that this application is for a Definitive Subdivision Plan and also a Stormwater Management Permit. Upon review of the application it was determined that the abutters were not properly notified. It is recommended that the hearing be continued allow the applicant to properly notify the abutters.

The applicant does not have a problem with continuing the hearing but asked if the peer review process could begin.

The Town Planner communicated that the process with peer review runs concurrently with the Conservation Commission and to date there has not been an application filed.

The Board is in agreement that this process needs to run parallel with the Conservation Commission.

A resident Ms. Cross spoke up with a concern about there being clearing. She would like the wetland areas to be delineated. The Board noted that this would be a Conservation Commission matter.

There was a recommendation to continue the hearing to February 24, 2022.

**On a motion made by Brian Salisbury, seconded by Phil Devine, the Board voted to continue the hearing for Prospect Hill Estates to February 24, 2022, at 7:00 pm.**

**Roll Call Vote:**

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

**CONTINUATION PUBLIC HEARING:**

**353 Maple Street:**

The Chairman asked for a motion to open the continued hearing.

**On a motion made by Brian Salisbury, seconded by Phil Devine, the Board voted to open the continued hearing for 353 Maple Street .**

**Roll Call Vote:**

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

The Town Planner provided an overview. The town has engaged in peer review from BSC for both the traffic and stormwater. The sound study has been completed. There was a sound study prepared by Cavanaugh Tocci dated December 13, 2021. There was also a response letter which was dated January 13, 2022, from Tech Environmental prepared by Marc Wallace.

Vice President of Tech Environmental Inc., Marc Wallace provided an overview of his report.

The following comments were noted:

- The methodology is consistent with the sound studies prepared by Tech for the permitting of the original facilities in 2016 and 2017.
- CTA review recommends using short term monitoring data collected in 2016 to adjust assumed existing sound levels at each location.
- There was confirmation that the daytime and nighttime L90 sound levels of 33 dBA and 39 dBA are conservative representatives of the ambient sound conditions at the western property line and residences on High Street.
- There has been clarifying text and additional labels to Figure 2 have been incorporated into the revised sound study.
- The source sound power levels in Table 7 have been added and the locations of the on-site sources and the berm are added in Figure 3.
- There is no need for sound impacts of trailer change-outs since there is no tractor trailer storage areas.
- Some of the data has been revised to include better text and this is indicated in the tables.

The Board discussed that the hours have not been determined at this site. There is a concern that since the tenant is not known it is difficult to determine the sound impacts.

Mr. Dunley commented that it is important to know the hours of the operation. It is also important to know the tenant to determine the effects of the sound.

It is recommended that the hearing be continued to allow for further review responses of the sound study. The town will need to get more fund to perform this review.

The focus of the next hearing will be on review of Traffic and Stormwater. BSC will be providing their review at the February 24, 2022, meeting.

**On a motion made by Brian Salisbury, seconded by Elizabeth Berthelette, the Board voted to continue the hearing for 353 Maple Street to February 24, 2022, at 7:00 pm.**

**Roll Call Vote:**

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

**PUBLIC HEARING:**  
**206 Mechanic Street:**

The Chairman asked for a motion to open the continued hearing for 206 Mechanic Street.

**On a motion made by Brian Salisbury, seconded by Phil Devine, the Board voted to open the hearing for 206 Mechanic Street .**

**Roll Call Vote:**

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

Member Berthelette communicated that she will file a disclosure with the town clerk regarding her company working with the applicant but she has not association.

The applicant representative John Kucich from Bohler Engineering, and the applicant, Howland Development, Wayne Finnegan were present during the zoom call. The application was filed by owner, BAS Realty Trust, Edward and Judith Moore Trustees. This project proposes to construct a 124,200 square foot industrial building with associated improvements at 206 Mechanic Street in Bellingham, MA. This is on approximately 10.53+/- acres of land, shown on Assessor's Map 52-03, zoned Industrial and Business-1. The plans were prepared by Bohler Engineering, 352 Turnpike Road, Southborough, MA 01772. The proposed project received a variance from the Zoning Board of Appeals dated October 12, 2021 to allow the warehouse and distribution use in the Business-1 Zone; allow a building height of 45 ft; and allow a reduction in the separation distance between driveways. There will be a small portion of the building used for office space approximately 4,000 sq.ft. The hours of operation are anticipated to be 24

hours Monday through Sunday. There will be the maximum of 100 employees and there is sufficient parking. In relation to the parking, there will be 117 spaces for the facility. The applicant is looking for a reduction of the parking required for this project. The access is proposed via a new driveway connection to Mechanic and Maple Street of the access drives. The tractor trailers will utilize (30) foot wide travel lane from Mechanic Street to circulate around the building counterclockwise and either exit back to Mechanic Street or use the exit to Maple Street. The trucks will be restricted to right turns only on Maple Street driveway. The turning motions will not be restricted for employees. There will be landscape berm located along the proposed Maple Street frontage. This will be a mix of shrubs and trees. There will be a "Welcome to Bellingham" sign. The stormwater management system will consist of catch basins, manholes, isolator row, and underground infiltration basin. This will be designed to meet the state and local standards. The Board was made aware that the applicant was in front of the Conservation Commission on January 12, 2022. The meeting went well. The applicant next explained that there was a traffic impact assessment done by Vanasse & Associates on June 2, 2021 and updated on July 27, 2021. The assessment has been updated to reflect to use the higher traffic volumes prior to COVID-19. There has also been a revision to the prior trip generation projections to reflect the highest trip rate for warehouse uses as defined by the Institute of Transportation Engineers. There was also an updated analysis to identify the impact of traffic operations of the Maple Street to Route 140 intersection associated with the extension of existing southbound right-turn lane from Maple Street to Route 140 westbound. The analysis identified that the condition would worsen under future no-build conditions. The applicant is willing to mitigate this condition by proposing that the existing right turn lane will extend approximately 170 feet to provide que storage for approximately 9-10 vehicles which will allow right-turning traffic to bypass through traffic in the center lane resulting in improved traffic operations now and in future Bo-Build conditions and will improve traffic operations in the future. The most notable increase was during the weekday morning peak hour and by approximately 65 vph during the weekday peak hour as compared to the initial data. This project will see traffic increase of 108 new vehicle trips (87 entering and 21 exiting) during the weekday morning peak hour and 149 new vehicle trips (58 entering and 91 exiting) during the weekday evening peak hour. Part of the mitigation for the project will be extending the committed right turn lane, which provided approximately 60 feet of vehicle storage, to approximately 230 feet of storage which will allow southbound vehicles to enter this lane.

The hearing was opened to comments. There was a recommendation to get a diagram of lanes and design the driveway, so trucks do not go up north on Main Street. The Board would like the trucks to be forced to take a right-hand turn. The Board wants the least amount of traffic on Maple Street. The Board wants the applicant to provide diagrams of the flow of traffic. There was also a suggestion to have the applicant relook at the Vanasse & Associates Report regarding the enter and exist along with the distribution analysis. The employees could exit and go North on Maple. There would need to be signage.

The following comments were noted:

- There is concern of spillage of trucks.
- There is a concern about the Mechanic Street curb cut and in particular the traffic lanes. It was suggested an entrance in only from Mechanic Street. Get rid of an exit there would prevent entering of the loading zone area.
- There is room for mitigation within the green space if needed. The berm can get smaller if needed for mitigation on Mechanic Street.

- The applicant is willing to put \$250,000 towards mitigation and was there a cost estimate provided for extending the turn lane and improvements to signal. There was a recommendation to get this estimate. There may not be enough money to do all the mitigation.
- A question was asked about the stormwater. This is a massive basin and will recharge and provide infiltration and there will be 100% treatment. A question was asked about the possibility of outdoor fleet storage for the future, and this should be designed to meet those standards. There will be pretreatment with isolator rows. The applicant noted that this can be confirmed. There were preliminary meetings with DOT through the MEPA process. All of the initial conversation were done.
- There should be a practical modeling of how the traffic will look with diagrams of the flow of the traffic. The applicant will talk with Vanasse and will diagram the enter and exit distribution analysis to know that all the trucks will go south.
- The signage at this point will be "Welcome to Bellingham". In regard to the tenant this is not know at this point, but any sign will be in compliance with signage.

The Board opened the hearing up to the public:

Resident, Vice Chairman Board of Selectmen Martinis:

- Needs to improve this intersection since it is not working as intended.
- The town needs to know the tenant.
- Traffic studies need to be looked out 3–4 years.
- Recommends no trucks on Maple Street.

Resident, Mike O'Herron:

- Clarification on the height and width of the building.
- Was there a traffic study Rt 140 (Located on town website)
- Is there a historic marker at corner of site?
- Have the Curtis apartment numbers been included in traffic numbers?

Resident, Jim Dunley:

- There is increase of traffic on High Street from Campanelli (need more signage)
- Need better control on Maple Street.
- Controls need to be put in place for traffic
- Look at the aesthetics of the warehouse.
- Restrictions on outdoor yard activities of the warehouse with reasonable hours.

It was recommended to have the hearing be continued to February 24, 2022, to allow time for peer review. The focus discussion will be traffic/stormwater.

**On a motion made by Brian Salisbury, seconded by Phil Devine, the Board voted by roll call to continue the hearing for 206 Mechanic Street to February 24, 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

**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

**FUTURE MEETING:** February 10, 2022

**Adjourn:**

On a motion made by Brian Salisbury, seconded by Phil Devine, the Board voted to adjourn the meeting at 8:50 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 Sutherland

Recording Secretary