



BELLINGHAM PLANNING BOARD

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

Meeting Minutes **Thursday, February 10, 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.
Amy Sutherland was also present.

Chairman O'Connell opened the meeting at 7:00

30 Locust Street:

The Chairman opened the continued hearing for 30 Locust Street.

The Town Planner provided an update. A revised set of plans is in front of the Board as well as BSC's response. Some minor issues are still before Conservation but there is a full revised plan set. Draft of conditions has been requested, but with further changes it may not be prudent to go through those conditions now. The public meeting will remain open until issues with Conservation are complete.

Applicant Steven Venacasa told the Board the issues with Conservation were minor. Jim Almonte from Land Design Collaborative reviewed those concerns including an increased pipe size in three pipes from 12 to 15 inches. Should only affect 1 or 2 sheets if that's required when calculations run. It was recommended that instead of a new plan set just reissue those sheets.

Conservation also asked for more detail in O&M plan which will be provided to the town prior to their next meeting on the 23rd, hoping to finalize the order and move forward.

The Engineer told the Board most of the issues with Conservation were stormwater related, and Conservation requested soils testing now as opposed to prior to construction. Five out of six basins were all sand, which was no surprise. They went 4 feet below the bottom of basin and the material was what was expected. No impermeable barrier.

Applicant has an agreement with Conservation to put in underground filtration systems for the front half of the buildings which the revised plan reflects. On an abutter's request, the applicant agreed to move the sewer easement further away from their property which is reflected on the plan set. Abutters were pleased with the revised plan. Conservation does not want fencing but requested certain signage which will be blended in and not be overly egregious.

Frank DiPietro of BSC reviewed the peer review letter, which was consistent with what was already said regarding testing in five out of six infiltration basins being consistent with earlier borings. Recommends the last infiltration basin be tested prior to construction when the site is being disturbed. There were no impervious barriers, but in case one is encountered, soil should be removed. Regarding the roof drains, the Commission came to an agreement to infiltrate the front roofs and the rear will go into the basins. The basins were sized for the entire roof. Design was for a 10-year storm but they're larger – could possibly handle a 25-year storm.

Three sections of pipe could go from 12 inch to 15 or 18 to reduce the headwater upstream, and the applicant agreed to do those. The pipe's location won't change, just label on the plan. The Board will need action on a number of pending waivers requested by applicant. Regarding Conservation, applicant will look at upgrading those three storm drains, modifications to the O&M Plan. Conservation would prefer no fencing, signage instead. A new snow storage area was added as part of maintenance. If storage gets full, a provision will be added to move excess snow off site.

There was a question about the waivers, the Town Planner responded the waivers will be present and the Board will vote on them at that time. There was a question if the applicant will respond to the 2/8 peer review, but outstanding items were minor and applicant has agreed to undertake those minor edits noted in peer review. The Chairman would like to see that in writing and the applicant agreed to do that.

The hearing was opened to the public.

Resident, Shawn Wade, 17 Reservoir Drive:

Mr. Wade requested a revised easement plan for the cemetery and the applicant shared their screen. The Board will require the applicant to replace and pave Reservoir Drive after project, including berms. In lieu of sidewalks, the applicant will be giving the town a sum of money. Mr. Wade asked that the neighborhoods being impacted benefit from those funds. The Board agreed that language will be added that neighborhoods impacted by this project be given careful consideration for access to those moneys. Since the existing berms will not be affected, the applicant asked if all berms have to be replaced. The Board would like to see a unified berm from curb to curb.

The applicant presented sewer map and the changes near Reservoir Drive were reviewed by the Board. The easement was moved farther from the abutters, which was appreciated by the Board. The Board would like the applicant to remove the existing berm add new berm to make things consistent. The financial impact is unknown right now. Mr. Wade was happy with changes.

Resident Brian Rhodes, abutter.

After meeting with the applicant, residents concerned that the privacy tree line should not be put up right away because it might not survive. Mr. Rhodes would like to see a construction fence until privacy line is built to cut down on sound and dust. The Board agreed to put it on the plan either added as a condition or under a construction decision, as long as the applicant is comfortable with that. The next step is to draft conditions based on tonight's meeting, and look for a potential decision to be drafted. Discussion about timing that meeting before March 10.

Sequence of construction and timing of building permit was discussed. Applicant would like to begin building a model and renovating the clubhouse before infrastructure is in. The Town Planner responded that no work can be started before the appeal period is complete, but before that is over a construction meeting could be held with all appropriate parties. Applicant will be working with Building Inspector regarding model home but no model or renovations before appeal period ends. Once the appeal period expires, or toward the end of that period if it looks favorable for applicant, the Departments involved in the preconstruction meeting include the Town Planner, Conservation, Police, Fire, Building, Board of Health who will go through each department's conditions and orders.

The applicant offered to install all new berm on Reservoir drive to benefit the residents. The Board agreed to have a one-item agenda meeting on March 3 at 6 pm. The appeal period would be 30 days because of development plan and stormwater permit, the local site plan regulation. The applicant asked who to contact about the affordable housing component, and that is the Town Planner. The Town Planner will incorporate a condition regarding the snow removal into the emergency access road, as discussed in a previous meeting.

On a motion made by Brian Salisbury, seconded by Dennis Trebino, the Board voted to draft the conditions and a favorable decision for March 3.

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 reviewed the updated plan set. The project has gone through a number of progressions. Board is in receipt of an updated plan set from applicant, and the response from sound peer review engineer, as well as a stormwater peer review engineer. A lot of improvements have been made to the plan.

The Board adjusted the order of discussion to allow the representative from the Bellingham Police Dept to speak on concerns expressed by neighbors regarding trucks parking on the side of the road. Officer Chris Padula responded that nine no parking signs have been installed. They’ve conducted additional building checks to move people along, and he believes warnings and tickets have been issued. Drivers are aware of the increased police presence, but they will continue to monitor. Discussion of trucks staging at Walmart, but it’s hard to identify which trucks are staging there. The Board appreciates the continued monitoring.

Applicant John Kucich with Bohler Engineering reviewed comments from last hearing from BSC, and addressed the minor changes in the set presented to the Board. Everything has been complied into a full set addressing all the peer review and Board comments. A second development abutting Box Pond was eliminated based on concerns from neighbors, and focus was on the north parcel. Mr. Kucich shared his screen to show traffic originally was counterclockwise into the lot, loading behind the building. It was requested to avoid trucks in the front area and to increase buffer in front. The second plan fully changed circulation pattern, so trucks come in and stay in the back of the building. This allowed increased the buffer in the front. They will not be blocking the entrance & there will be no stacking on Depot St. Site will be fully self-contained on the property. Applicant added sound walls into the plan, added buffering of impacts on the back of the building. Landscape buffer added past sound wall,

consisting of evergreen trees that will provide year-round buffering on top of wooded areas that will remain. They are committed to mitigation in the form of a signal at Depot and Hartford, or a contribution up to \$250,000 if the town wants to do more work at that intersection.

Peer reviewer Frank DiPietro of BSC reviewed the stormwater peer review. As the total building area is slightly smaller, slight reduction in impervious area on site and the front area parking has twenty less spaces. All comments from their January letter have been addressed. A couple items of note, one waiver was requested regarding drainage to not require all catch basins have an inlet behind them because some are in the middle of driveways. Because there was water ponding in detention infiltration basins, concerns with water backing up in drainage system. Applicant provided hydraulic calculations of the water going through the drainage system and water doesn't pop out of catch basins. They still function, there are no issues with that.

Applicant provided information to ensure the material they're using for pipes would be able to take a truck driving on it. Manufacturer's information was provided on that. Comments reviewed related to where driveway used to go outside into the aquifer district, those concerns are gone because that area is gone. The new site development layout has been reviewed, and don't see any issues. All concerns addressed.

The Board asked if anything has been put in place for leakage of gasoline for a parked truck. Catch basins proposed have a device to address that. Structures they're using have water quality units. Before discharge into underground detention area, all runoff goes through a water quality unit which would be a secondary barrier to pick up any leakage of oil or gas. The Board would like applicant to respond in writing. One question was asked about earlier plan about gas easement running through the building, and the response was that the easement has been extinguished. The applicant will provide that information to the Board. Several items suggested as conditions of approval were agreed to by applicant. There is nothing else to get from them other than the Board's decision on waivers, the condition that requires them to provide information on the easement, and conditions requiring them to implement certain items they referenced in their letter.

Sound Consultant Greg Tocci reviewed the sound analysis letter dated 11/23/2021 regarding basic descriptors used to quantify sound levels, noise regulations applicable as MASSDEP noise policy, and Bellingham noise bylaw. Discussed their modeling done to estimate sound levels to the nearest receptors. Conclusions summarized in table 6, presenting existing and future sound levels. All conform to applicable limits. Computations done without presence of the 12-foot sound barrier, so levels at Depot St residences will be slightly lower than reported. Only comments are looking for technical information they have provided in a subsequent letter dated January 3 showing the facility on a Google Earth image and provided sound levels used in computations that were reasonable estimates. The plan for trucks to enter on the opposite side

will be an improvement as well. Work is favorable in terms of guarding against excessive sound at nearest receptors.

The Board questioned if the low area draining into the drainage system will not inundate pipes or underground infiltration system, and that is not anticipated. In case it doesn't self-drain, will stay on site rather than going on to town's roadway. The Board asked what capacity was on the water quality units. Sized for larger storm events. The Board discussed the truck spin table allowing trucks to turn for loading and enter counterclockwise. Described as a cul-de-sac, shouldn't affect sound level. Sound engineer Greg Tocci called the plan acceptable. Not concerned with trucks in that corner. The Board appreciate the effects made to minimize effects to abutters. Asked to review calculation and verify sound wall is the proper height, width, and location. Peer reviewer will review the applicant's computer model.

The Board was concerned with meeting the parking ratios with reduction in spots. Project is in line with industry standards (between half a parking spot per 1000 square feet to 1 spot. Project is at .9) They have requested a special permit as Bellingham requires 2 spots. The Board was concerned with trucks queuing up to get into bays. Based on the layout the applicant doesn't expect any queuing or issues. Wide open with no fence at the front, and long roadway to get onto and into the site. The Board asked about fire access. The fire department will have full access. The Board asked about noise from air conditioning units, and the roof units won't pose issues. The Board would like the loading docks to have curtains to reduce noise, the applicant will look into that. The Board would like to reduce noise from the hours of 10 until 5, and to make sure the drivers meet the requirements for the idling lot, and that the doors will be closed when the loading docks are not being used and work is done inside.

The hearing was opened to the public:

Resident, Stephen Goyette, 58 Box Pond Road:

Mr. Goyette put together a list of concerns as a whole. Concerned that the first proposal was an 8-5 pm operation and now is 24/7. Would like permanent enforcement with parking on street. The Board suggested documenting each episode and calling BPD. Mr. Goyette is concerned with community character, home values, noise, traffic, and the proposed traffic light. He has a three hundred plus petition against warehouse. The Board will keep these comments in mind when making a decision.

Resident, Bill Hebert:

Mr. Hebert would like to see BPD start fining backed up trucks on Depot St. Discussion of shut down of 148 Depot warehouse because residents were concerned it abutted Box Pond. The applicant decided not to pursue that site as a sign of good faith but has a right to pursue this site.

Resident, Jeff Muldoon, 230 Depot Street:

Mr. Muldoon commented that other warehouses have their doors open at all times, would like a condition of doors being closed. The Board agreed that will be a condition of approval. Mr. Muldoon would like to involve MassDot regarding traffic and proposed warehouses outside of town. The Town Planner replied the town is looking at the whole Hartford Ave corridor. Process started a few years ago but takes time. Discussion about planting new evergreen trees which remain green year-round, but current trees will stay.

Resident Sherry Barry, 49 Box Pond Drive:

Ms. Barry is concerned about noise with new 24/7 hours, would like sound barriers if approved.

Resident Casey Petipas-Haggerty, 226 Depot Street:

Regarding stormwater, Ms. Petipas-Haggerty told the Board there are situations when soil will not drain as yard did not drain last weekend. The Board requested peer reviewer rework the calculations based on the information presented by the closest abutter. Applicant confident with the oversizing of drainage system with overflow onto site in case it didn't drain. Frank DiPietro noted frozen ground conditions are not part of a hydraulic review.

On a motion made by Brian Salisbury, seconded by Elizabeth Berthelette, the Board voted to continue the hearing for 152 Depot Street until March 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

Minutes:

January 27, 2022:

On a motion made by Brian Salisbury, seconded by Phil Devine, the Board voted by roll call vote to approve the minutes from January 27, 2022 as amended.

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 Dennis Trebino, the Board voted to adjourn the meeting at 9:11 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 Bartelloni
Recording Secretary
Approved 2.24.22