



# BELLINGHAM PLANNING BOARD

10 MECHANIC STREET  
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## Meeting Minutes March 22, 2018

**MEETING LOCATION:** ARCAND MEETING ROOM – MUNICIPAL CENTER

### **Present at the Meeting**

Brian T. Salisbury (BTS), Chairman  
William F. O'Connell Jr. (WFO), Vice Chairman  
Peter C. Pappas (PCP), Secretary  
Dennis J. Trebino (DJT), Member  
Bruce W. Lord (BWL), Member  
Philip Devine (PD), Associate

### **Other Officials:**

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

BTS opened the meeting at 7:00 p.m. WFO was not present at the opening of the meeting.

### **Discussion: Urban Air Security Agreement**

JSK explained the agreement and the reason for the security agreement. The amount of the security collected is \$79,980.00 and being held as security for the site to be completed.

### **PCP: Motion to approve and sign the Security Agreement for Performance for the Urban Air Trampoline and Adventure Park, 189 Mechanic Street.**

BWL: Second.

Discussion: None.

Vote: 4-0 Carried. (BTS, PCP, DJT, BWL)

### **Nerina Estates Definitive Subdivision, Stormwater Management Plan Permit, Scenic Road Permit, and Backlot Division Special Permit, 799-801 Pulaski Boulevard, Continued Public Hearing.**

**Decision Date: 4/13/18**

JSK explained the status of the project and PD recused himself as he is a direct abutter.

Present: Stephen O'Connell, Andrews Survey & Engineering

Mr. O'Connell stated that the Assent Agreement is recorded and, as a result of Board's comments from the last meeting and the comments received from peer review, he is significantly revising the plan and removing one house. The earth removal has been reduced because the road will slope to allow for the stormwater system. He has moved the stormwater basin so that it will collect all runoff and water from the road and the site. The basin will be larger and will completely infiltrate. These are very positive items and he will be submitting revised plans within the next day or two.

BWL stated that he would like to Board to stop this process as it is an incomplete submission. He would like to see a full set of items included. BTS responded that in the Applicant's defense, the applicant is here to ask for a continuance. JSK reminded the Board that all documentation has been provided to the

Board in their meeting packets for each meeting. PCP added that the Applicant will submit the final plan revisions and comments for peer review and then everything will be done.

DJT asked if they plan to add a third home in the future and Mr. O'Connell responded that there are no plans at this time to do so. There are two homes proposed.

WFO arrived at 7:10 p.m.

**BTS: Motion to continue the Nerina Estates Definitive Subdivision, Stormwater Management Plan Permit, Scenic Road Permit, and Backlot Division Special Permit, 799-801 Pulaski Boulevard Public Hearing to April 26, 2018 at 7:00 p.m.**

DJT: Second.

Discussion: None.

Vote: 4-0 Carried. (BTS, PCP, DJT, BWL)

**300 Hartford Ave Development Plan Modification, Development Plan, Stormwater Management Plan Permit, and Flexible Parking Special Permit 300 Hartford Ave, 1<sup>st</sup> Public Hearing. Decision Date: 4/27/18**

JSK read the Public Hearing Notice and listed the documentation that was submitted for these applications.

**BTS: Motion to open the public hearing for the 300 Hartford Ave Development Plan Modification, Development Plan, Stormwater Management Plan Permit, and Flexible Parking Special Permit 300 Hartford Ave.**

WFO: Second.

Discussion: None.

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

Present: Travis Brown, Andrews Survey & Engineering and Ross Smith, Applicant

BTS referenced the possible application for a car wash for the front of the site next to the Irving Gas Station, which is on the same parcel, and asked if both owners could work together due to the impacts on traffic that both will have. BTS stated that he does not like the idea of looking at these projects in isolation and feels that this is a bit of a waste of time if the Board has to proceed not knowing what the car wash proposal will be. BTS and the Board strongly suggested that the Applicant coordinate with the Irving Gas Station owner concerning the car wash.

Mr. Brown explained the project and the proposed plan and the access from the existing site. He had discussed this with the Fire Chief who was concerned about a second access point. As a result of that conversation, they will be providing that access and revising the plan. To access the self-storage facilities, clients will have to go through the gas station for both access points. The new stormwater system will use the existing stormwater basin and they will create a new infiltration area on the self-storage site. This is an allowed use and is in a Water Resource District. Mr. Brown further explained that they are requesting a reduction in the required parking with their application for a Flexible Parking Special Permit since the site will only need 7 spaces for the 1-2 office employees per shift. The site will be connected to town water and a fire suppression line will be installed for the sprinklers for the larger building. A fire hydrant will be installed on site as instructed by the Fire Chief. Additionally the Applicant has run the auto-turn program to determine if there emergency apparatus can maneuver around the site as requested by the Fire Department.

BWL is concerned about cars parking at each bay and will cars be able to get around and access the buildings. Clients will come with a truck and may block the traffic. PCP explained how the self-storage buildings are positioned and stated that traffic is not an issue on self-storage sites. Mr. Brown added that that there is 25' between buildings and 30' around the large building. There are interior units that can be accessed from hallways inside the larger building.

WFO asked about storage requirements and Mr. Ross explained that the unit rental agreement has restrictions to not store batteries, flammable materials, or cars with fuel in them. Mr. Ross stated that he has built and owned many of these complexes and they have very restricted the uses. Any building over 7,500 square feet is required to have sprinklers in each unit and in the inside hallways. WFO asked if the storage of ammunition and guns and propane is allowed. Mr. Ross explained that there is no way to prevent the storage of ammunition and guns but propane storage is prohibited. Additionally Mr. Ross explained that there are camera systems throughout the entire facility including the hallways, entries, driveways, and at the gate that are connected to monitors in the office. The office hours are 8:30 am to 5:00 p.m. Monday – Saturday with no office hours on Sunday. The facility shuts off customer access at 9:00 p.m. daily and the site cannot be accessed after that time.

BTS expressed the following concerns:

- Hartford Ave is very busy road and it is difficult to get out of the Irving Gas Station site.
- The Irving Gas Station has a lot of activity on that site and he is concerned that inexperienced truck drivers will increase activity on the site. He would like to know that there is some consideration to traffic entering and exiting and the traffic flow on the site is not made worse.
- Residential homes about the property and he wants to make sure that the impacts are reduced. Planting trees is not enough maybe fencing is an option. Mr. Ross responded that he met with one neighbor who does support the site. Mr. Ross offered to install fabric along with the fence.

BWL added that this may be a reasonably quiet use and would prefer to see a second access. Mr. Ross explained that they have addressed the access issue and will be revising the plans.

Concerning the merging of the self-storage project with the car wash future proposal, Mr. Ross explained that he has discussed this with the owner of the Irving Gas Station. However, Mr. Ross stated that they did not want to be delayed by the car wash future proposal as they have not been on the same timeline. From a business standpoint, he is concerned that he and the other Applicants have worked on this self-storage proposal for 8 months and do not want to be slowed down by the car wash project. In addition, he does not want a potential denial of the car wash to affect self-storage permitting.

Mr. Michael Frisbee, from owner HDC Five LLC, stated that he originally developed the gas station and sold the gas station as a commercial condo. Unit one of the condos is the gas station. Unit two will be development of the self-storage site. He wants to work cooperatively with the car wash Applicant, but they are ahead of them in the process. When he received the car wash plan it was only one week from this meeting and has not had time to adapt. BWL suggested that he design the project with the car wash and the exit in mind.

Mr. Leo Vercollone and Mr. Paul Vercollone explained that they bought the Irving Gas Station a couple of months ago and they are not opposed to the self-storage building. This is complex site as it is a condo for commercial property. Leo Vercollone explained that the zoning allows for an additional use on the site and they could construct the car wash without going to the Planning Board. He also explained that JSK told him about the two projects and they should work together. He is concerned about their legal rights concerning the condo situation. Leo Vercollone stated that they are not opposed to working together but feel that they have a right to do this without coming before Planning Board.

JSK further clarified that this is one lot with two condos and two owners. The Applicant for the Self-Storage facility has applied to modify the existing permit. The car wash proposal can either join this application or can wait until this is closed and then they apply after it has been completed. JSK recommended that both Applicants work together. In addition, the current peer reviewer cannot look at the car wash due to the MGL restrictions and who payment conflicts.

BWL would like to see condo lots indicated on the plan and common areas.

Mr. Frisbee asked the Board for suggestions about the car wash and its impacts and then they could incorporate it and work together with the car wash applicant.

Mr. Leo Vercollone explained that the car wash would be similar to Rapid Refill on Mechanic Street with one bay which would go on the right side of the drive-up lane. They need to get approval from Algonquin Gas Company to use the easement. JSK clarified that the controlling document is the existing Development Plan Decision and if the location of the car wash takes up parking spaces, they would have to modify that decision. If both projects were submitted together, the Decision could be modified for both at the same time.

Paul Vercollone explained that their engineer wanted to submit last week was not ready but can submit now. Mr. Ross asked if the Board sees a longer time frame if the two projects are joined and BTS responded that the process could be lengthened if the applications are done separately. If reviewed separately, the self-storage reviews would be more conservative. However, one use impacts the other especially where traffic is concerned. JSK clarified that one application can be submitted with two uses and the Board could approve one use and not the other.

Mr. Frisbee asked that if traffic is of concern, would the Board want to see traffic impact report of the car wash done both separately and in conjunction with the self-storage facility. The Board said yes.

PCP reminded that Board that the car wash will have a greater impact on the site. The self-storage facility will have no real traffic issues. The greater impact to the site and Hartford Ave will be from the car wash.

JSK read the outstanding checklist items and explained that BSC will be the peer reviewer. He also suggested that the car wash be moved to behind the Irving Gas Station.

Mr. Brown explained that if a merger of projects were to occur, there would be two sets of plans by two different engineers.

Joe Cerminara of 306 Hartford Ave was concerned about the lights from the users vehicles of the self-storage facility shining in bedroom. Right now he has the same issue from the gas station even though there is a mound of dirt and 15' of trees. Mr. Cerminara asked if the applicant could possibly put in something natural that might address this issue? Trash blows in occasionally. BTS suggested a site visit to see what the impacts would be. PCP explained that the gas station has to control the trash on their site so it does not go onto the neighbor's property and reminded the applicant that lighting cannot spillover to the abutter's property.

JSK reminded Mr. Brown, Mr. Frisbee, and Messrs. Vercollone more than one use is allowed as long as they have the correct lot area. In addition, he must be notified soon if the car wash will be incorporated into the current application and peer review.

**BTS: Motion to continue the public hearing for the 300 Hartford Ave Development Plan Modification, Development Plan, Stormwater Management Plan Permit, and Flexible Parking Special Permit, 300 Hartford Ave to April 26, 2018 at 7:00 p.m.**

WFO: Second.

Discussion: None.

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

#### **General Business:**

- ☐ **ANR**
- ☐ **As-Built Certifications**
- ☐ **3/8/18 Minutes Signing**

**BTS: Motion to sign the March 8, 2018 Meeting Minutes.**

DJT: Second.

Discussion: None.

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

- ☐ **Voucher Reports** - JSK explained the voucher report.

**BTS: Motion to adjourn.**

DJT: Second.

Discussion: None.

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

**Meeting Adjourned at 8:30 p.m.**

### **3.22.18 Public Hearing Documents List**

#### **Nerina Estates Definitive Subdivision, Stormwater Management Permit, and Backlot Division Special Permit**

1. Massachusetts Electric Company – Assent Agreement 3.19.18 recorded 3.20.18

#### **300 Hartford Ave Development Plan Modification and Development Plan, Stormwater Management Plan Permit, and Flexible Parking Special Permit**

1. Abutters List – Certified 2.14.18
2. Application – Development Plan Modification 2.27.18
3. Application – Development Plan 2.27.18
4. Application – Flexible Parking Special Permit 2.27.18
5. Application – Stormwater Management Plan 2.27.18
6. Certificate of Ownership 2.27.18
7. Condominium Master Deed – Recorded 9.21.2015
8. Decision - Modification Irving Gas Station (Hunter Dev) Dev. Plan 5.28.2009
9. Decision - Modification to Hunter Dev. Co. Dev. Plan 8.11.2005
10. Decision – Drive Thru Special Permit 5.29.2009
11. Locus Map 2.27.18
12. Narrative & Traffic 2.27.18
13. Pictures - Exterior 2.27.18
14. Plan - Unit Layout Plan 2.2.18
15. Plans - 1st Submission 2.12.18
16. Public Hearing Notice 3.22.18
17. Quitclaim Deed - Recorded 3.1.2006
18. Sign - Concept Plan 1.13.17
19. Stormwater Management Report 2.12.18
20. Stormwater Operation & Maintenance Plan 2.12.18
21. Kupfer Staff Checklist 3.5.18

#### **Discussion – Urban Air Security Agreement**

1. Security Agreement for Performance

Minutes Accepted on: 4/12/18  
(Date)

Jean Keyes  
(Prepared by: Jean Keyes)

Brian T. Salisbury  
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