



BELLINGHAM PLANNING BOARD

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

Meeting Minutes March 28, 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 - absent
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 and that the plan has been substantially revised. The peer reviewer just received the revisions yesterday and has not had time to respond. JSK suggested that the traffic information could be discussed at this meeting.

Present: Attorney Joe Antonellis, and Attorney Eli Leino of Mayer, Antonellis, Jachowicz, Haranas LLP, Jeff Black, Conor Nagle, and Patrick Dunford of VHB, John Cappellano of Lincoln Properties, Applicant, and Sean Chrisom of Lincoln Property Company

Attorney Antonellis explained that the traffic mitigation revision package has been submitted along with the plan revisions and traffic impact study revision.

Mr. Nagle explained the changes to the site plan including the roadway, the entrance design, and the stormwater management plan.

Mr. Dunford gave a brief overview of traffic revisions to the plan and the site entrance. The traffic study was revised based upon the maximum trip rate in the ITE database and includes the future abutting residential development as well the other intersections near the proposed site. A left turn lane will be added for traffic heading eastbound to the site. The revised traffic study now shows data that is well over the warrants to justify the installation of a traffic signal at the entrance. MassDOT makes the determination as to when the traffic signal will be installed.

Mr. Dunford further explained that they are now proposing a sidewalk heading east to connect with the one at the Lindenmeyr property to accommodate a pedestrian crossing to the shopping area. The revised mitigation package includes funds for the Town to conduct a future corridor study to find traffic solutions to the Route 140 corridor up to the center of Town. Mr. Dunford also explained that according to recent crash assessment data, the Mill Street intersection is a hot spot and it will need a future roadway safety

audit. The total revised mitigation package they have submitted is \$765,000.00 and this is above the actual cost of the driveway construction.

PD asked about the grade approaching the site entrance. Mr. Dunford explained that the entrance is on the top of a slope where there is a level spot.

PCP stated the following concerns:

- If tractor trailer truck is heading east and turning left into the site, is there room for the truck to enter? Mr. Dunford explained that a tractor trailer heading east and entering the site would have to negotiate with any car that may be exiting. There will not be room to do both at the same time. Mr. Dunford then stressed that they do not want trucks come to the site from the west. Therefore, extensive signage will be installed to direct trucks to exit left out of the site and to not approach the site from the west. In addition, when the roadway is extended into the future residential development, traffic calming measures and signs would be needed to prevent trucks from turning right onto the extended Mill Street roadway.
- Emergency access to the site if the entryway is blocked. Mr. Dunford explained that the Fire Department wants to keep the driveway wide open for emergency vehicles. The entry roadway is very wide and it contains 12' of fire lane. According to Mr. Dunford, the Fire Department agrees with the elimination of the second roadway into the site.
- The location of snow storage. Mr. Nagle explained that there is a 65'-wide snow storage area that will contain the runoff and prevent it from going into the wetlands. The stormwater management system meets all state and local regulations.

BTS stated that he likes the revised entrance plan much better but further explained that this site only works if a traffic signal is installed at the entrance. BTS asked how the Applicant would manage the truck traffic approaching the site if there is a tenant in the building. Mr. Dunford responded that extensive signage will be utilized to direct trucks to head east when exiting and to not approach from the west. The tenant could also utilize restricted delivery hours. Mr. Chrisom added that they will put in the lease stipulations that trucks exiting have to turn left (west). BTS responded that he would like to see a proposal of an operation plan for tenants.

Denis Fraine, Bellingham Town Administrator stated that he, JSK, and DPW will work closely with the state and District 3 to stress the importance of having a signal at this intersection. JSK added that he could set up a meeting with District 3 and the Applicant relatively soon.

WFO was very concerned about trucks potentially using the future Mill Street extension to go to Route 126 and he would like to discourage this. WFO would like to discourage this from happening with signage, pavement markings, and traffic calming methods. Mr. Dunford agreed that these can be done along with traffic calming methods to eliminate a straight roadway configuration.

JSK requested the following items that were missing from the Applicant's submittal:

- A comprehensive signage plan
- A copy of the access plan. Mr. Dunford explained that is in the traffic study.
- An auto turn plan and provide it to the Board.
- An Operation and Maintenance plan for traffic management.
- A conceptual plan showing the proposed sidewalk and the intersection

Public Comments & Questions

Mike O'Heron of 14 Roberta Lane asked where the sidewalk will go if there will be a sidewalk heading west to Blackstone Street. Mr. Dunford explained that the sidewalk would be extended to the east to provide a connection to the retail shopping plaza. Mr. O'Heron asked if there is a state guideline stating the number of feet between street lights. Mr. Dunford explained that the distance between the light at the site and at Blackstone Street is not an issue and is more than acceptable. Mr. O'Heron asked if the traffic study takes into consideration the proposed residential traffic and Mr. Dunford responded that it does. Mr. O'Heron was concerned about trucks turning into the site heading east, trucks passing the stopped truck heading east, and a truck traveling westbound. Mr. Dunford stated that proposed roadway widening at the site entrance and addition of the eastbound left turn lane will accommodate all traffic. He will prepare an auto turn plan showing how it is possible. Mr. O'Heron then asked why the corridor study would not be done prior to approval of this plan in case the study shows that the project should not be constructed. Mr. Fraine responded that the Applicant has to demonstrate through his traffic study for this project that the traffic would work. The corridor study is a future study and is for down the road and not for this project.

WFO asked the Applicant what is the total net cost of the development. Mr. Cappellano responded that it is approximately thirty (30) million dollars. WFO asked how many tenants are anticipated and Mr. Chrisom responded that they may have 1-3 tenants.

PD added that Blackstone Street is a school corridor and the road leading up to it is a school corridor. The future Mill Street residents could use the sidewalk to get to Blackstone Street and to the retail site. PD believes that the sidewalk is needed in both directions.

Attorney Antonellis stated that his client has responded to the Board requests from the previous meeting and has submitted a revised mitigation package that is commensurate with other applicants and developments based upon the impacts of this development. Attorney Antonellis hopes that a cooperative effort will get a light installed at this intersection.

PCP: Motion to continue the 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 April 25, 2019 at 7:00 p.m.

BTS: Second.

Discussion: None.

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

Town of Bellingham – William Way Solar Development Plan and Stormwater Management Plan Permit, William Way, 1st Public Hearing. Decision Date: 4/29/19

JSK read the Public Hearing Notice.

Present: Jesse Johnson, Bohler Engineering, Andrew Bernstein, Applicant, Mike Lotti of Industrial Engineering

BTS: Motion to open the public hearing for the Town of Bellingham – William Way Solar Development Plan and Stormwater Management Plan Permit, William Way.

DJT: Second.

Discussion: None.

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

JSK and explained the project. At a past Town Meeting, the Town obtained authorization to lease this land for a solar installation. A Request for Proposal was held and this applicant was chosen to move forward with this solar array.

Mr. Johnson explained the project and that they have to cross property held by Matt Clark for William Way, the gas company, and Eversource; consequently, they will have to obtain three easements. There is endangered special and a national heritage designation on the site. The maximum acreage that can be developed of the 50-acre site is roughly 19 acres. They will have to re-grade the entire site to will runoff easterly and southerly into two stormwater basins. The entire solar cell area is fenced in with a gate with a second gate installed at the beginning of the access road. No buffering or screening will be installed due to the remote location of the site and that they are abutting a commercial site. There is no way to create a secondary egress/access and so the Fire Department would like a way-finding sign installed at the beginning of the access road that indicates where the site is located. The wetlands have been delineated and the project has been designed to stay out of the 100' buffer zone. The Applicant will work with Natural Heritage and the Conservation Commission to certify the wetland line by filing and ANRAD. There will be no lighting on the site.

JSK added that in the past, a solar Applicant has been required to provide a rolling light for the Police and Fire Departments should they need it. Mr. Lotti explained that they installed the solar at the town's landfill site and have seen zero trespassing activity on that site.

BTS question if the solar panels would have visibility to the roadway. Mr. Johnson responded that from William Way nothing will be seen. The abutting commercial property will see it and there will be 6' high chain link fence bordering that side of the site.

PD questioned the life expectancy of the solar panels and Mr. Lotti answered that it is 20 to 25 years for panels and the inverters have a 10-year warranty. Kearsarge will own the solar panels and the Town will be the landowner. JSK added that the Town's regulations state that the Applicant provide a Decommissioning Plan for 20-25 years along with a bond to either replace or scrap the panels.

JSK suggested that the Applicant may want to consider adding slats to the fence on the westerly side. The Board will need to have proof that the three easements have been granted.

Public Comments & Questions

None

BTS: Motion to continue the public hearing for the Town of Bellingham – William Way Solar Development Plan and Stormwater Management Plan Permit, William Way to April 11, 2019 at 7:00 p.m.

PCP: Second.

Discussion: None.

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

General Business:

☐ **ANR**

JSK explained the plan. Rick Kaplan real estate broker for the owner explained the plan.

BTS: Motion to sign the 71 Mechanic Street ANR Plan for Lot 1, Parcel 1

DJT: Second.

Discussion: None.

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

☐ **As-Built Certifications**

☐ **Discussion - Urban Air Development Plan – Full Release of Security for Performance Bond**

JSK explained that everything is done and DPW has stated that it is all done.

BTS: Motion to release the full amount of the remaining security for the Performance Bond for the Urban Air Development Plan.

DJT: Second.

Discussion: None.

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

☐ **2/28/19 Minutes Signing**

PCP: Motion to sign the February 28, 2019 and March 13, 2019 Meeting Minutes.

BTS: Second.

Discussion: None.

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

☐ **Voucher Reports – none**

WFO: Motion to adjourn.

BTS: Second.

Discussion: None.

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

Meeting Adjourned at 8:45 p.m.

3/28/19 Public Hearing Documents List

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

1. DiMartino DPW - 3rd Comments RE MEPA NPC Requirement 2.19.19
2. VHB Response to 1st Peer Review Comments 3.21.19
3. Stormwater Management Report - Revised 3.21.19
4. VHB Traffic Impact & Access Study - Revised 3.2019
5. VHB Traffic Mitigation Summary - Revised 3.27.19
6. Plans – 3rd Submission 3.21.19

Town of Bellingham – William Way Solar Development Plan and Stormwater Management Plan Permit

1. Abutter's List – Bellingham Certified 3.4.19
2. Abutter's List – Mendon Certified 3.5.19
3. Application – Development Plan 3.5.19
4. Application – Stormwater Management Permit 3.5.19
5. Certificate of Ownership 3.5.19
6. Certification of Municipal Taxes Paid 3.5.19
7. Drainage Report 2.21.19
8. Narrative 2.21.19
9. Operation and Maintenance Plan Manual 3.5.19
10. Plan – 1st Submission 2.21.19
11. Public Hearing Notice 3.28.19
12. Kupfer – Staff Checklist 3.20.19

Minutes Accepted on: _____

4/11/19
(Date)

Jean Keyes
(Prepared by: Jean Keyes)

William F. O'Connell Jr.

Brian Salisbury
Brian T. Salisbury

Peter C. Pappas

Dennis J. Trebino
Dennis J. Trebino

Russell E. Lafond
Russell E. Lafond