



BELLINGHAM PLANNING BOARD

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

Meeting Minutes **Thursday, May 13, 2021** **7:00 pm**

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place. **This meeting will be via the Zoom online option; see information and instructions at the end of the agenda.**

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

Other Officials:

James S. Kupfer (JSK), Town Planner and Zoning Compliance Officer
Amy Sutherland (AS), Planning Board Coordinator

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

Continuation Hearing Red Mill:

The Chairman opened the continued hearing.

The Town Planner explained that the plans have been updated to reflect the waivers granted and some stormwater changes to reflect DEP and Conservation comments. The Applicant may want to review any updates incorporated to date and the Board and public could have an opportunity to review once more. Conservation is getting closer but are not prepared to close as of yet. The Board may wish to continue the hearing to the same date as conservation so not to close the hearing in case any plan changes are made during the conservation process. The Commission held their meeting last night and it was communicated that there are more details coming from

the DEP. There will be discussion if the drainage basin will need to shift to the left or right depending on the interpretation from the Conservation Commission. This should be finalized over the next month and will appear at their meeting on June 9, 2021.

The applicant representatives Mark Allen and Mike Dryden were present. The representatives explained that the plans have been submitted to the Consultant and these are still being reviewed. The interpretation of some of the items such as the basin is being done with the Conservation and the DEP. There was a recent email from DEP Representative Judy Smidt explaining her interpretation. Consultant DiPietro communicated that there was a waiver request for the 3 to 1 slope, and the Board has not acted upon this request. The Board will act on the waivers when the decision is discussed. The applicant would like a continuation to the June 10, 2021 meeting.

On a motion made by Brian Salisbury, seconded by Philip Devine, the Board voted by Roll Call to continue the hearing for Red Mill until June 10, 2021.

Roll Call Vote:

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

Public Hearing 30 Locust Street:

The Chairman opened the hearing for 30 Locust Street.

On a motion made by Brian Salisbury, seconded by Dennis Trebino, the Board voted by Roll Call to open the hearing.

Roll Call Vote:

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

The applicant is seeking a permit from Zoning By-Laws §240-101, Special Residential Use – Townhouse Dwellings, §240-16, Development Plan Approval, § 240-54 and Stormwater Management, and §240-60. The applicant, Elite Home Builders LLC, and owner, TRG Family LTD Partnership, propose to construct 110 townhouse dwellings with associated improvements at 30 Locust Street in Bellingham, approximately 57+/- acres of land, shown on Assessor's Map 93-22, zoned Agriculture and Suburban.

The plans were prepared by Land Design Collaborative, 45 Lyman Street, Westborough, MA 01581. The Town Planner read the public hearing notice.

Land Design Collaborative Principal Jim Almonte began the presentation by explaining that this is a Special Permit, Development Plan, Stormwater Permit for the construction of a new townhouse development at the location of the existing Bungay Brook Golf Club at 30 Locust Street. The lot is located on the west side of Locust Street. The majority of the property is located in the Suburban District and Water Resource Overlay District with a small portion of the land on the northwest corner located in the Agriculture District. The site is generally flat with a high point at the entrance at Locust Street. Wastewater from the existing clubhouse, single-family house and maintenance facility discharge to individual wastewater disposal systems located adjacent to the structures. Potable water for the existing structures is serviced by municipal water. There is a bordering vegetated wetland located along the northern and southern property lines have been delineated and survey located. The applicant is proposing to construct 110 two-bedroom townhouses in 36 buildings. 34 of the buildings are proposed as Tri-Plex units and 2 are as 4-unit buildings. The site will be accessed in the same location as the existing driveway. There will be a boulevard style entrance consisting of (2) 18' travel lanes and a 10' wide landscape median. The entrance will transition to (2) 11' wide travel lanes and a 5' wide bicycle. 12 buildings will be located on 4 separate cul-de-sacs with 22' wide travel lanes and 80' diameter pavement turnaround. There is 2,930 linear feet of primary access driveway and 800 linear feet of secondary access driveways in the 4 cul-de-sacs combined. The Board was informed that there was a meeting with the Conservation Commission last night for the filing of a Notice of Intent. There will also be an earth removal permit submitted with the Zoning Board of Appeal.

There have been two department head meetings on this application. Comments from this meeting have been incorporated into the plan.

The Engineer will look at the drainage basins, and low impact structures. There will be a site walk for the members. The applicant has not received a staff checklist, but one will be provided.

The EPA Stormwater regulations will need to be followed. The traffic will need to be analyzed. The Deputy Fire Chief will provide a memo by the next meeting. The sewer extension will also

The hearing next opened for comments from the Board which included:

- The goal of the hearing is to take the abutters concerns seriously and it is the hope that the applicant will reach out and listen to the abutters and incorporate their comments into the plan.
- Since the previous use was seasonal, it would be beneficial to have a more consistent traffic pattern.
- Make sure that the character of the neighborhood is part of design.
- The Board does not want there to be odor or noise near neighbors.
- A Dog park is a great idea but there is a concern about barking of dogs and where this site is located.
- There needs to be discussion about how the mailbox situation will flow.
- There needs to be more information about the back gate area in regard to when and how it will be used.
- There needs to be a maintenance plan for the upkeep of the dog park.
- A choice of no sidewalks needs to be discussed. A walkable neighborhood is important to the town.
- Traffic is a concern.
- The location of the emergency access at the end of cul-de-sac needs to be discussed further and it was recommended to move the location further down.
- The Fire Department would like the Emergency access at the second means of egress to remain. To date, the primary access on Locust St. shows a paved wider road. The Fire Department would like this to remain.
- Snow storage on the site needs to be included.
- The construction management plan will be discussed and how site will be maintained.

The hearing was opened to the public:

- Concern disruptions occur to street digging for sewer lines and other utilities
- What happens if route is taken down Reservoir and wastewater route will disrupt trees, wildlife.
- Pump station and treatment so close to neighborhood with sound and smell.
- Wanted to know if he could run utilities down into the paper road.
- Very dangerous, Traffic is bad on street and with new units will be worse
- Street narrow
- This is a cut through street
- Thoughts about widening the road for mitigation
- Mitigating the problems with the wildlife in the neighborhood (baby foxes and birds)
- Trees for border could there be more trees than noted for buffering a forest field.

- Concern from salt in the winter going into the water supply and possible gasoline from vehicles.
- There is traffic from Rhode Island which uses this road.
- See an overlay from property to border of properties along Wrentham Road.
- 23 Reservoir – see something more than a then a chain link fence proposing white stockade. (Board recommends neutral colors for fencing.)
- Include specifications for the gate at this access area.
- 6 Reservoir Dr. – more detail about gate at the access road. She wants
- 17 Reservoir – there is a gate at end and the access is not usable. He would like to seek alternatives to this area. There could be crushed stones.
- Love to see crushed stones and reduce impervious wherever possible.
- There is a concern on where snow will go.
- The rats and mice would be driven into people's homes due to the cutting of the trees.
- 75 Lake Street – corner – concern is the potential for increased traffic.
- There is snow pile up at the corner of Lake Street. The front of property at 75 Lake Street is dug up by the vehicles. If traffic is coming through her property should be protected.
- Have a meeting with the members of the planning board and applicant to get a true picture of all the concerns.
- Increase of industrial development has made the traffic increase.
- Concerns about how narrow the roads are in this area and the lack of site distance and bends in the road due to the overgrown trees.
- Tree lines between Squire Lane and Golf course and people coming in and out of the club house. Concern about safety and the wetlands.
- Elevation drop into area is concern.
- Plan to prevent trespassers from the trails

The applicant communicated that the traffic counts were done this year, but the historical data can also be looked at.

Board wants to keep the access road as narrow as possible to avoid it being used. There could be conditions put on the emergency access. The access will be used only for emergency or snow

removal purposes. The storage of snow will be discussed with the DPW. There will need to be a permit for the Earth removal which is through the Zoning Board of Appeals.

The Board discussed setting up a site visit and this will be communicated to the public. This could be the second meeting in June. The peer review can be set up. There was also discussion about setting up a Saturday session for the public. This will be determined.

On a motion made by Brian Salisbury, seconded by Philip Devine, the Board voted by Roll Call to continue the hearing to June 24, 2021.

Roll Call Vote:

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

Public Hearing, 190 Farm Street:

The Chairman asked for a motion to open the hearing for 190 Farm Street.

On a motion made by Brian Salisbury, seconded by Elizabeth Berthelette, the Board voted by Roll Call to open the hearing for 190 Farm Street.

Roll Call Vote:

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

The applicant and owner Erin and Nathan Moreland, Farm Street Property Management, LLC propose to amend a previously issued Development Plan Decision and Special Permit Decision dated May 25, 2017 to expand the crushing of asphalt operation at 190 Farm Street in Bellingham, approximately 15+/- acres of land, shown on Assessor's Map 07-14, zoned Industrial for the Town of Bellingham's Zoning By-Laws §240-16, Development Plan Approval and § 240-31 Use Regulation Schedule.

The owner was present and explained that they would like to change the condition #2 and #8 of the decision. It was explained that due to the challenges in operating a business during the past year. The permit currently allows crushing for 20 days per year. The applicant would like to open up the crushing operation Monday -Saturday 6:30 am-7:30 pm without a limit on days per year. The owner explained that this will allow for the current needs and future needs of the

operation. The total tonnage of 24,000 tons will not change per the stormwater management requirements. The applicant also communicated that they do not have enough material processed to feed the needs for sub-base material of the operation so the applicant is having gravel trucked in and adding to the Medway gravel pile so that they can use/sell material. This will allow for the asphalt to be processed into the additional gravel needed.

The applicants communicated that the business has been great and there have been no issues or complaints. The applicant wants the ability to crush more material which will lessen some of the trucking that is currently happening. The applicant communicated that it is getting harder to get material and the costs keep rising. The applicant noted that since they are only able to crush material 20 days a year, they are running out of sub-based materials, so they are needing to truck in gravel material to have the material to use on the jobs. They would like the ability to do this more frequently. There was a photo of the site provided. The applicant communicated that they would like to be able to sell this product to a couple of their vendors. The Town Planner communicated that there have been no complaints about the trucking operation.

The applicant indicated that they have grown 80% this year alone and 20 days is just not enough. The applicant is buying in bulk and pulling from here. If more days are granted, then this would be a reduction in trucking but would be able to process more quickly. The DEP permit is very specific and clear about being responsible for any material which comes on site. There is not much crushing done if any in the winter. The majority of the crushing happens from March through November/December. The intent is to not make this a year-round business since they go to Florida in the winter. The applicant noted that they are limited to 1,000 tons a day. The applicant wants crushing Monday through Saturday. The applicant would like at a minimum three weeks a month. The applicant rents the needed equipment one week at a time.

Comments from Board:

Member Salisbury communicated that the business is well run, and the business has been good neighbors and do have a good reputation. A concern is that there is no basis to evaluate the

impacts of this business. How do we assess the noise from crushing? There is a concern about additional traffic.

Another question asked was how long it takes to grind 24,000 tons. The applicant communicated that the permit only allows crushing 1,000 tons a day. There is a concern that this business can grow into something bigger over time if not monitored.

Member Devine noted that his initial thought coming into this was allowing 20 days being reasonable, but the concern is that the operation may become bigger than intended.

Member Berthelette knows that the construction industry is having challenging times and have being impacted by COVID. Ms. Berthelette also wanted to know how often the piles are being depleted.

The applicant communicated that they are constantly pulling from the piles due to limit of crushing days.

Member Lussier asked if there were any issues with dust from the crushing and air quality. The applicant communicated that there is a tanker to prevent dust residual.

Chairman O'Connell commented that 13 trucks coming every hour exceeds what was indicated to the Board when presented three years ago. This is substantially more than what the board was informed was needed. The Chairman originally thought about doubling this to 40 days with conditions on what material leaves the property. The traffic is a big deal. There is hesitation to allow this for three weeks per month.

The applicant communicated that hired trucks are used. The applicant was asking to allow for other vendors to be able to dump material on site. The applicant indicated that 40 days would not be enough to make this cost effective. The applicant would like 100 days which would be two weeks a month for the nine-month operations. The company has grown significantly in three years. Each time the permit changes it is this costly and the hope is to allow this permit to have growth over the next five years.

The Chairman asked what is done in September through October after dusk. The applicant communicated that when it is dark, there is no work done. They are limited to day light.

The Chairman communicated that there can be put in place a cap on daylight, rain days and come up with something that will meet the applicant's needs.

The Town Planner made a recommendation that the applicant could do research on what the number might look like and realistic days. The next meeting is May 27, 2021.

On a motion made by Brian Salisbury, seconded by Elizabeth Berthelette, the Board voted by Roll Call to continue the hearing for 190 Farm Street to May 27, 2021.

Roll Call Vote:

William F. O'Connell Jr. aye

Brian T. Salisbury aye

Dennis J. Trebino	aye
Philip M. Devine	aye
Elizabeth Berthelette	aye

GENERAL BUSINESS:

ANR Plan – 161, 165, 167, 175 and 177 Mechanic Street:

The Board is in receipt of an ANR application for 161, 165, 167, 175 and 177 Mechanic Street. The applicant TMC Holdings & Development, LLC submitted an application for property located at the 161, 165, 167, 175 and 177 Mechanic Street.

The Planning Board reviewed the ANR plan submitted and entitled “Approval Not Requires of Land being Subdivision o Lots1,2, 3,4,5, 6 and parts of Lot 8 and Lot 9 161, 165,167, 175 and 177 Mechanic Street dated April 26, 2021. Upon review of the plan, it is recommended to endorse the plan.

On a motion made by Brian Salisbury, seconded by Philip Devine, the Board voted by Roll Call to endorse the ANR Plan for 161, 165, 167, 175 and 177 Mechanic Street.

Roll Call Vote:

William F. O’Connell Jr.	aye
Brian T. Salisbury	aye
Dennis J. Trebino	aye
Philip M. Devine	aye
Elizabeth Berthelette	aye

ANR Plan – North/Blackstone Street:

The Board is in receipt of an ANR application for North/Blackstone Street. The applicant Raven Homes submitted an application for property located at the Northwest of Blackstone Street and Northeast of North Street.

The Planning Board reviewed the ANR plan submitted and entitled “Plan of Land North Street & Blackstone Street Bellingham, MA, Guerriere & Halnon. dated April 20, 2021. Upon review of the plan, it is recommended to endorse the plan.

On a motion made by Brian Salisbury, seconded by Philip Devine, the Board voted by Roll Call to endorse the ANR Plan for North/Blackstone Street.

Roll Call Vote:

William F. O’Connell Jr.	aye
Brian T. Salisbury	aye
Dennis J. Trebino	aye
Philip M. Devine	aye

Elizabeth Berthelette **aye**

ANR Plan – Lake Street:

The Board is in receipt of an ANR application for Lake Street. The applicant Wall Street Development Corp submitted an application for property located at Lake Street (Bellingham) and Prospect Street (Franklin).

The Planning Board reviewed the ANR plan submitted and entitled “Plan of Land Franklin and Bellingham MA, GLM Engineering Consultants, Inc., dated April 16, 2021. Upon review of the plan, the Board communicated that it does not depict frontage in Bellingham. Due to this fact, the plan cannot be endorsed.

On a motion made by Brian Salisbury, seconded by Elizabeth Berthelette, the Board voted by Roll Call to endorse the ANR Plan for Lake Street.

Roll Call Vote:

William F. O’Connell Jr.	nay
Brian T. Salisbury	nay
Dennis J. Trebino	nay
Philip M. Devine	nay
Elizabeth Berthelette	nay

Approval of Minutes:

- The minutes of April 22, 2021 and April 27, 2021 will be tabled to the May 27, 2021 meeting.

REORGANIZATION:

Chairman:

On a motion made by Dennis Trebino, seconded by Philip Devine, the Board voted by Roll Call to appoint William O’Connell as Chairman of the Planning Board.

Roll Call Vote:

William F. O’Connell Jr.	aye
Brian T. Salisbury	aye
Dennis J. Trebino	aye
Philip M. Devine	aye
Elizabeth Berthelette	aye

Vice Chairman:

On a motion made by William O’Connell, seconded by Philip Devine, the Board voted by Roll Call to appoint Brian Salisbury as the Vice Chairman of the Planning Board.

Roll Call Vote:

William F. O’Connell Jr.	aye
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Brian T. Salisbury	aye
Dennis J. Trebino	aye
Philip M. Devine	aye
Elizabeth Berthelette	aye

FUTURE MEETING:

- May 27, 2021

ADJOURN:

On a motion made by Brian Salisbury, and seconded by Elizabeth Berthelette, the Board voted by Roll Call vote to adjourn the meeting at 9:03 pm.

Roll Call Vote:

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

Meeting Adjourned at 9:03 pm.

Respectfully Submitted,

Amy Sutherland

Recording Secretary

Minutes Accepted on: May 27, 2021
(Date)

Amy Sutherland
(Prepared by Amy Sutherland)