



BELLINGHAM PLANNING BOARD

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

Meeting Minutes **Thursday May 14, 2020**

MEETING LOCATION: Remote Participation through Zoom

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, no in-person attendance of members of the public will be permitted at this meeting.

Present at the Meeting:

William F. O'Connell Jr. (WFO), Chairman
Brian T. Salisbury (BTS), Vice Chairman
Dennis J. Trebino (DJT), Member
Russell E. Lafond (REL), Member
Philip M. Devine (PMD), Member
Elizabeth Berthelette, Associate Member

Other Officials:

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

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

The Town Planner explained that the Planning Board is meeting remotely through Zoom and is practicing social distancing as set forth in the guidelines from the CDC. The actions taken will be by Roll Call Vote.

Chairman O'Connell opened the meeting at 7:00 p.m.

BELLINGHAM SHORE MAJOR RESIDENTIAL DEVELOPMENT SPECIAL PERMIT CONTINUATION PUBLIC HEARING:

The Chairman opened the continued public hearing for Bellingham Shores Major Residential Development Special Permit. Attorney Roelof and Engineer Sean Malone were present representing Bellingham Shore.

It was explained that at the last meeting, the applicant was asked to provide a public hearing renotification to all the abutters of the project. The Board is in receipt of the certificate of mailing.

The Board was made aware that the peer review from BSC Group was provided yesterday. This will be reviewed, and comments will be provided by the next meeting.

The applicant prepared and presented a power point presentation. It was explained that the project has 146 acres. This site will have 103 clustered units. There will be two access points. There will also be 92 acres of open space. The perimeter buffer was noted. The proposed perimeter buffer plan provides a 75-foot buffer, with some sections of this buffer having a depth of 100', adjacent to abutting residential areas as a total separate parcel, not owned by any future resident of the Bellingham Shores development. The alternative perimeter buffer plan provides a full 100 ft. buffer adjacent to abutting residential areas as a total separate parcel. The reduced depth lots have rear yard setbacks of 19' to 44'. The 100-foot buffer is not owned by any future residents of the Bellingham Shores Development.

The Open Space area is about 92.96 acres which is 63.6% of the project site. The Open Space is divided up into three areas: Area 1 is 76.5 acres, Area 2 is 8.8 acres, and Area 3 is 7.63 acres. The applicant has removed the existing detention basin which was part of the Candlelight Lane Project. The plan shows the limits of each of the three construction phases for the overall development. This plan also indicates locations of temporary stormwater basins, stockpiles and construction laydown areas. The applicant was asked to perform additional test pits. These 21 additional test pits were undertaken across the site to supplement the test pit data in April 2020. This was witnessed by one of BSC's Certified Soil Evaluators. There has been a total of over 95 test pits done on the site.

The stormwater will be handled with a closed system. There will be full discussion about the stormwater at the next follow-up meeting. For each phase, the plans identify temporary stormwater basins, laydown areas and stockpile locations. There will be sedimentation barriers and erosion control measures which have been considered with the plan.

There was a concern about the phasing. The construction is proposed in three phases. The Board noted that there will be considerable truck traffic which requires that material be brought into the site during all the construction phases. It is recommended that the prior to commencement a truck traffic management plan and schedule be prepared and reviewed. There is a plan for three phases. The first phase will include complete connection to town water and sewer as well as gas and electric in Cross Street. This will also include the construction of Road B. Basin 1 and the drainage and infrastructure will be started. The second phase will include the interior loop. The final phase will be the western portion of the road loop which would include connection to drainage infrastructure to Basin 1. It was suggested that the applicant look the phasing plan and the rational for each of those sections. The discussion then moved to the responsibility of maintenance which will be done by the Homeowner' Association until the town accepts this.

The Board would like to see buffering for those residents on Center Street. With only a strip of land, people will forget in 25 years that this land is for conservation. It was suggested that there be a barrier wall since this is a better way of protecting this area. There was also a recommendation to have this neighborhood have character with staggered houses, with street trees and not a row of houses without character. The Board did inform the applicant that when permits are in place, there will need to be COVID-19 safety reports which will need to be submitted during the pre-construction meeting. There was a question if the applicant can provide information about how the school will be impacted by this development.

The Conservation Commission will be meeting on June 10, 2020 to discuss Bellingham Shore.

The Board will require bond security early on in the process when most of the infrastructure is going in.

Traffic portion of the Presentation:

The traffic study was presented to the Board. TEPP LLC measured relevant available intersection sight distances and reviewed locations at the following locations: South Main Street/Glenbrook Avenue/proposed road and Cross Street/proposed road. It was communicated that the site distances are adequate. The accidents in this area are below average. The volume increases due to the proposed development on study-area roads range from 3 to 68 vehicles per hour which split by direction.

The Board was informed that the traffic will be discussed at a later date when the traffic engineer from BSC will provide his findings.

There was a comment that these numbers seem relatively low. The numbers will be verified by peer review.

Resident at 65 Douglas Drive asked about when the traffic study was completed. The applicant was informed that this was completed in the middle of February 2018 which was two years ago and using this data from two years ago is allowed.

There was a question about how the exit points were decided. The applicant responded that the majority of the traffic is onto the South Main. Member Salisbury does not believe the roads on Cross Street are conducive to travel and traffic.

A resident at 99 Silver Lake Rd. asked about the sidewalks, wondering why the sidewalk is not continuing to a destination. It is recommended that the sidewalk go to a recreational area. This resident also had concerns about the open space area being an eye sore. There are currently piles of excavating materials in this area at another one of the applicant's sites. Will this be maintained as a nice open space area with a possible fence. The Board would like to see this excavation material and debris in this area removed.

The Chairman communicated that this is a big project for the town, and he would like to have a true public hearing where abutters from the public can come into a meeting and not just a zoom meeting to discuss their concerns.

There was a suggestion that there be a site walk on site. The applicant was asked to flag the area so if the members want to visit the site individually, they will be able to do this. The applicant indicated that they will stake out the 75 ft. open space boundary. There was also a suggestion to stake out the entry points. The applicant will let Jim know when this is staked.

The applicant has submitted to Conservation Commission. The Planning Board and Conservation Commission would like to continue working parallel with the applicant through this process.

The Board would like there to be a public hearing where abutters are able to come into the meeting and not through a zoom meeting.

On a motion made by Brian Salisbury and seconded by Dennis Trebino, the Board voted by roll call vote to grant a continuance of hearing for Bellingham Shores to June 11, 2020.

Roll Call Vote:

William F. O'Connell Jr.	aye
Brian T. Salisbury	aye
Dennis J. Trebino	aye
Russell E. Lafond	aye
Philip M. Devine	aye

Discussion: None.

Vote: 5-0 Carried. (WFO, BTS, DJT, REL, PMD)

**186 MAPLE STREET DEFINITIVE SUBDIVISION (INDUSTRIAL)
CONTINUATION PUBLIC HEARING:**

The Town Planner informed the Board that the building permit for the solar permit has been submitted this week. It is suggested that this hearing be continued until July 9, 2020.

On a motion made by Philip Devine and seconded by Brian Salisbury, the Board voted by roll call vote to grant a continuance of hearing and extension for 186 Maple Street to July 9, 2020.

Roll Call Vote:

William F. O'Connell Jr.	aye
Brian T. Salisbury	aye
Dennis J. Trebino	aye
Russell E. Lafond	aye
Philip M. Devine	aye

Discussion: None.

Vote: 5-0 Carried. (WFO, BTS, DJT, REL, PMD)

Route 140 Corridor Study:

The BSC Group provided a power point presentation of the Mechanic Street Corridor Study. The purpose of the study was to identify existing issues and needs related to traffic and to determine future needs based on potential development patterns. The task is to develop specific recommendations and conceptual designs consistent with the Complete Street principles. This study area was a 2/3-mile corridor. This is a major commuter route to and from I-495 and Forge Park Commuter Rail Station. There is lack of pedestrian/bicycle facilities. There has been discussions and meetings with the town officials. This current plan is 95% complete but requires town boards to provide additional input. The existing conditions and issues include the lack of connectivity for pedestrians. The sidewalks and ramps are not ADA compliant. There are issues with the eastbound ques in AM at Maple Street and Northbound queues in AM on Blackstone Street. There is access for several parcels on south side can be consolidated for future development. Mechanic Street at Maple Street and South Main Street along with Mendon Street at North Main Street are high crash locations. The sight distance is insufficient due to vertical curvature east of Blackstone Street. The conditions in this area have pavement which is

deteriorated along with the pavement markings which are faded and non-existent in some locations. There are some drainage issues in spots due to lack of or insufficient curbing. There was a chart shown with the potential development areas along Mechanic Street. A proposed design was for the shared use path option where the right-of-way would vary from 60' to 80'. This includes a design for sidewalk and shoulder options. The cost to make the noted improvements would be 3-3.5 million dollars. The next step would be to collect additional input from the Town and stakeholders then develop a funding strategy for design and construction of the project.

EDC Subcommittee Update:

The Board was informed that since the last meeting, there was a newly founded committee which is the EDC Subcommittee. This Committee has been working to get businesses open throughout the town due to COVID-19. This committee has a representative from the Board of Selectmen, Planning Board, Board of Health, Emergency Management and a member of the business community. There has been a section of the town website which is devoted to the Economic Development Subcommittee. There will have to be COVID-19 protocols when these businesses begin to think about opening.

On a motion made by Brian Salisbury and seconded by Russell Lafond, the Board voted by Roll Call to unanimously to support the vision of the EDC Subcommittee.

Roll Call Vote:

William F. O'Connell Jr.	aye
Brian T. Salisbury	aye
Dennis J. Trebino	aye
Russell E. Lafond	aye
Philip M. Devine	aye

Discussion: None.

Vote: 5-0 Carried. (WFO, BTS, DJT, REL, PMD)

APPROVAL OF MINUTES:**April 23, 2020 Meeting Minutes:**

On a motion made by Brian Salisbury and seconded by Philip Devine, the Board voted by Roll Call to unanimously accept the meeting minutes from April 23, 2020.

Roll Call Vote:

William F. O'Connell Jr.	aye
Brian T. Salisbury	aye
Dennis J. Trebino	aye
Russell E. Lafond	aye
Philip M. Devine	aye

Discussion: None.

Vote: 5-0 Carried. (WFO, BTS, DJT, REL, PMD)

ADJOURN:

On a motion made by Brian Salisbury, and seconded by Russell Lafond, the Board voted by Roll Call vote to adjourn the meeting at 9:10 pm.

Roll Call Vote:

William F. O'Connell Jr.	aye
Brian T. Salisbury	aye
Dennis J. Trebino	aye
Russell E. Lafond	aye
Philip M. Devine	aye

Discussion: None.

Vote: 5-0 Carried. (WFO, BTS, DJT, REL, PMD)

Meeting Adjourned at 9:10 pm.

Respectfully Submitted,

Amy Sutherland
Recording Secretary

Minutes Accepted on:

6-11-20
(Date)

Amy Sutherland
(Prepared by Amy Sutherland)