



BELLINGHAM PLANNING BOARD

10 MECHANIC STREET BELLINGHAM, MASSACHUSETTS 02019

MEETING MINUTES

Thursday, June 9, 2022, at 7:00 pm
Bellingham Municipal Center
Arcand Meeting Room and Via Zoom

MEMBERS PRESENT:

William F. O'Connell, Jr.	Chairman
Dennis J. Trebino	Member
Philip M. Devine	Member
Robert Lussier	Alternate Member
Nick Mobilia	Member

MEMBERS NOT PRESENT:

Brian T. Salisbury	Vice Chairman
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ADDITIONAL OFFICIALS PRESENT:

James S. Kupfer, Town Planner – via Zoom
Amy Sutherland, Assistant Town Planner
Tina M. Griffin, Recording Secretary – via Zoom

Mr. O'Connell called the meeting to order at 7:00 pm

152 Depot Street:

Draft Decision:

152 Depot Street (North) – Development Plan - §240-16, Development Plan Approval, §240-54, Stormwater Management, §240-60, Flexible Parking Options Special Permit, and §240-119, Major Business Complex Special Permit. The applicant, 2020 Acquisitions and owner, Depot Street, LLC, propose to construct a 211,600 square foot industrial building with associated improvements at 152 Depot Street in Bellingham, approximately 20.7+/- acres of land, shown on Assessor's Map 38-23, zoned Industrial.

Mr. O'Connell addressed the Board and stated that the Public Hearing for this item has been closed.

Mr. Kupfer agreed and said that it is now time for the Board to deliberate on this matter. At the last meeting, the Board had requested that three Draft Decisions be provided for this meeting. That information was provided in the Board Members packages tonight for consideration.

Mr. O'Connell stated that the three decisions that will be reviewed tonight are as follows:

- Major Business Complex Special Permit
- Flexible Parking Options Special Permit
- Development Plan Approval, Stormwater Management

Mr. O'Connell told Board Members that there are four members that will be able to vote on the two Special Permits listed above (3 regular members, and 1 associate member can vote; there is 1 member absent and 1 new member that can't vote). For the Development Plan Approval, there will be 3 voting members for that, as the associate member is not able to vote on this item.

Mr. O'Connell addressed the Major Business Complex Special Permit and asked all Board Members if they had a chance to review. All members present said they have reviewed and didn't have any additional questions or comments for this item.

Mr. Trebino made a motion to approve the 152 Depot Street Warehouse, Major Business Complex Special Permit Decision. Motion was seconded by Mr. Devine and **Motion passes unanimously.**

For the 152 Depot Street Warehouse Flexible Parking Special Permit decision, Mr. O'Connell asked Mr. Kupfer about the conditions of contents that were discussed at the last meeting. Mr. Kupfer confirmed that at the previous meeting, the Board had a chance to review the conditions are provide edits. These documents just simply add to the findings of what has been stated to date, over the course of the past 6 to 7 months.

All members present said they didn't have any additional questions or comments for this item. For the Flexible Parking Special Permit for the 152 Depot Street Warehouse, this will be a Roll Call Vote, as follows:

Roll Call Vote:

William F. O'Connell, Jr.	aye
Dennis J. Trebino	aye
Philip M. Devine	aye
Robert Lussier	aye

Motion passes unanimously

For the Development Plan Approval and Stormwater Management decision at the 152 Depot Street Warehouse, this will be a 3-person vote, which will constitute a quorum of the Board. Mr. Lussier and Mr. Mobilia can't vote on this item.

The 3 voting members said that they have all had a chance to review the plans over the past week. Mr. Trebino made a motion to approve the motion for the approval of the Stormwater Management Plan. Motion was seconded by Mr. Devine and a Roll Call Vote was made, as follows:

Roll Call Vote:

William F. O'Connell, Jr.	aye
Dennis J. Trebino	aye
Philip M. Devine	aye

Motion passes unanimously

Mr. O'Connell stated that this has been a very long process that began 6 to 7 months ago. There has been significant input from the public as well as the applicant. It was not easy, but the Board was able

to work through it, listened to the neighbors and have provided them with the information before this last meeting. That will conclude meetings for these items at 152 Depot Street.

Ms. Sutherland said that she would file the decision tomorrow morning at the Town Clerk's office. There is a 30-day waiting period with the Developer and the Special Permits. Abutters will be notified once the decision has been filed.

A gentleman from the Public, attending via Zoom, asked if an appeal can be filed. Mr. Kupfer let him know that an appeal can be filed and, in the meantime, if he or anyone else has questions, they can feel free to contact the office and they will be happy to assist with any questions or comments. However, given that this vote has been concluded, we shouldn't be speaking on the matter any further at this meeting.

CONTINUED PUBLIC HEARING FOR 353 MAPLE STREET, AS FOLLOWS:

The applicant and owner, GWL Direct 351-353 Maple LLC, propose to amend the Development Plan and Stormwater Management Modification Decision dated July 27, 2019, the Major Business Complex Special Permit dated April 13, 2017, Flexible Parking Special Permit dated January 26, 2017, and the Scenic Road Permit decision dated January 26, 2017. The amendments are requested to construct a 58,600 square foot industrial building expansion with associated improvements to the existing 127,500 square foot industrial building at 353 Maple Street in Bellingham, approximately 22+/- acre of land, shown on Assessor's Map 37-01, zoned Industrial. The plans were prepared by Kelly Engineering Group, 0 Campanelli Drive, Braintree, MA 02184.

Mr. O'Connell gave a brief recap of the items to be voted on tonight, as listed below:

- Propose to Amend the Development Plan and Stormwater Management Modification Decision
- Major Business Complex Special Permit
- Flexible Parking Special Permit
- Scenic Road Permit

BSC Group, Inc. was present to answer any questions that the Board or other meeting attendees have.

Mr. O'Connell stated that this is a continued Public Hearing to amend the existing Development Plan Approval and Stormwater Management Modification. All comments have been addressed and the Board wanted to clarify the small change.

Domenic Rinaldi with BSC Group told Members that the original Peer Review that conducted the original review is no longer with the Company and Mr. Rinaldi will be taking over the Peer Review, going forward. Mr. Rinaldi also said that he will be the Senior Associate and that he will be the principle contact for these items.

Mr. Rinaldi also noted that in the last round of review that had to do with a drainage split in the southeastern portion of the site, that hadn't been accounted for in the drainage calculations. It was in the existing runoff calculations as it flowed slightly to the west and it had not been accounted for in the proposed; but now actually as they extend that berm, it will flow to the east.

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Mr. O'Connell requested this from the applicant, and they stated that the as-builts will definitely be provided. The applicant also stated that if they would like to put it as a condition of approval, just to make sure it isn't overlooked, that is not an issue.

Mr. Lussier had an additional question for BSC Group, Inc, as follows:

Under section D.7, regarding the 2 feet of cover over the pipes. I think what you stated made sense, that basically, you can have a foot of cover with 4" of pavement. However, I don't think in the pavement details of your plans, that it specifies 4". I think the heavy duty is 3.5" and then I think the standard is 3" on it, so I would just ask that it gets revised in the plan set, just so there's not any confusion if this goes out to bid, and the contractor does 3.5" instead of 4".

The applicant stated that is no problem at all.

A copy of Section D.7 is included below, for review

D.7

"Using standard engineering practice, a minimum cover of 2 feet is required over the top of a storm drainage pipe. This is to provide structural protection for vehicles travelling and/or parking over these shallow pipes. The two feet of cover distributes the pressure of vehicle wheels on the pipe below. At proposed double grate catch basins 4A and 4B, the rim elevation of these structures is set at 232.0. The invert of the 15-inch diameter pipe leaving these two catch basins is set at 229.3, with the top of the pipe at elevation 230.6. This provides approximately 1.4 of cover over the top of these pipes. Each pipe has a very flat slope of 0.3%. Over the 80 feet of pipe length to its connection to Drain Manhole DMH 4A the pipe drops 0.24 feet or 4 inches to its invert at DMH 4A of 229.06. As the rim of DMH 4A is set at 233.0, the pipe will have 2.7 feet of cover. At about halfway between the catch basins 4A and 4B and DMH 4A, the pipes will have 2 feet of cover. This pavement area is to be used for deliveries, maneuvering, and loading/unloading of trucks. It is proposed to utilize a heavy-duty pavement over this area. A detail of the proposed heavy pavement is shown on Site Plan Sheet 8. The detail indicates that the heavy-duty pavement will have 3.5 inches of pavement and 12 inches of gravel for a total depth of 1.3 feet. At the catch basins, the top of pipe will be about 1 inch below the bottom of the heavy duty pavement. Halfway between the catch basins and DMH 4A, there will be about 2 feet between the top of the pipe and surface of the heavy-duty pavement above the pipe. Because of the use of this area for loading and maneuvering of large heavily loaded trucks, BSC suggests the Planning Board request the Applicant provide an evaluation of the structural stability of the proposed stormwater pipe having a depth of cover less than 2 feet."

Mr. O'Connell said he had one question regarding stormwater management. Mr. O'Connell wanted to make sure that they are still trying to create the buffers the best they can on High Street. The applicant replied and said they are still working on that.

Mr. O'Connell asked Mr. Kupfer what the next step should be and how should they be moving forward and continue this? Mr. Kupfer stated that if the Board agrees, then at this point he could move forward and start drafting the number of conditions that were discussed at that first meeting, regarding the extension of the berm and doing the berm early, in order to litigate noise, etc. We can put those all down on paper for the Board to see and review, as well as the applicant to make sure we are all on the same page.

Mr. O'Connell replied that what he would to do is shift the meeting a little bit for June 23rd, and the reason being is that before the Board reviews the possible draft conditions; if the applicant and BSC Group, Inc. can come back to give the Board and the Public an overview, that would be very helpful. This has been a long process and people can forget over the course of the past 6 months, or people may not have Zoomed in, back then. This would be helpful in just bringing everyone back up to date before the Board has a discussion on the Draft conditions.

Mr. Kupfer said that as long as everyone is in agreement on June 23^d, then there shouldn't be a long extension, possibly just 30 days, until around the end of July; just to give proper time to draft and review but that should be sufficient.

Mr. Lussier made a motion to continue this discussion until the next meeting, scheduled for June 23rd. Motion was seconded by Mr. Trebino and a Roll Call Vote was made, as follows:

Roll Call Vote:

William F. O'Connell, Jr.	aye
Dennis J. Trebino	aye
Philip M. Devine	aye
Robert Lussier	aye

Motion passes unanimously

Mr. Trebino made a motion to approve the minutes from the May 12, 2022 meeting. Mr. Lussier seconded and the motion carried. **Vote is unanimous.**

Mr. Mobilia made a motion to approve the minutes from the May 26, 2022 meeting, with the exception of 1 minor change that Ms. Sutherland will correct. Mr. Trebino seconded and the motion carried. **Vote is unanimous.**

Mr. O'Connell asked Mr. Kupfer to bring the Board up to date and let them know if they have been provided with a copy of the Bond for the Maple Street Solar Decommission Agreement.

A Decommission agreement and some type of bond or surety are required. Ms. Sutherland has been working with Counsel to get this to a good point. Ms. Sutherland said the applicant called yesterday and asked for the Board to do a final sign off and inspection. Ms. Sutherland said will be in contact with the Building Commissioner to make sure everything is met within the decision.

Mr. O'Connell asked if this can be approved prior to the visit. Ms. Sutherland stated this is one of the requirements that has to be put in place. Mr. O'Connell said that everyone has had a chance to review the information.

Ms. Sutherland also asked if the Board would like to make a motion to authorize the Chairman to be able to sign on behalf of the Board. Mr. Lussier made a motion to have Mr. O'Connell sign on their behalf. Seconded by Mr. Trebino and the motion carried.

Roll Call Vote:

William F. O'Connell, Jr. aye
Dennis J. Trebino aye
Philip M. Devine aye
Robert Lussier aye
Nick Mobilia aye

Motion passes unanimously

Mr. Mobilia made a motion to adjourn the meeting at 7:30 pm. Mr. Trebino seconded and the motion carried.

NEXT MEETING:

Thursday, June 23, 2022 at 7:00 pm.

Respectfully Submitted,

Tina M. Griffin

Recording Secretary