



BELLINGHAM PLANNING BOARD

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

Meeting Minutes June 27, 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
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.

WFO thanks Jean Keyes, who is retiring, for her dedication and many years of service.

186 Maple Street Definitive Subdivision (Industrial), 1st Public Hearing. Decision Deadline: 10/19/19

JSK read the public hearing notice.

BTS: Motion to open the public hearing for the 186 Maple Street Definitive Subdivision (Industrial)

DJT: Second.

Discussion: None.

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

JSK explained the project and the status to date. The Kupfer Staff Checklist indicates the items that have not been completed by the Applicant. Unsure if it was noticed properly by the applicant as we did not receive any of the certified mailing receipts. Recommends continuing the Public Hearing to July 25, 2019 provide the applicant an opportunity to rectify the omissions. The Applicant's attorney requested a continuance and Town Counsel recommended that the Board provide the Applicant with an opportunity to correct the omissions.

Present: No Applicant present

BTS: Motion to continue the public hearing for 186 Maple Street Definitive Subdivision (Industrial), to July 25, 2019 at 7:00 p.m.

DJT: Second.

Discussion: None.

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

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 advised the Board that the Applicant met with the abutter.

Present: Joe Antonellis, Attorney, Conor Nagle, VHB, Sean Chrisom of Lincoln Property Company, John Cappellano of LPC Northeast, and Jeff Black of VHB

Public Comments & Questions:

Ms. Caccavelli & Ms. Rubrigi – met with JSK and would like a buffer on the side of the property. JSK stated that there will be a small buffer but there will be some impacts. The distances were reviewed. John Cappellano met with Ms. Rubrigi tonight and agreed to a buffer along the road with tree plantings and a fence. The applicant will try to buffer the line of sight. JSK – this is a private agreement. Antonellis – Mr. Nagle can provide a plan that can be attached to the agreement. Fence and landscaping will be maintained by the Applicant. Ms. Caccavelli stated that the 2nd request was that she would like to choose the name of the street. JSK – the developer proposes reviews and approves street names. Mr. Cappellano stated that he agrees with request. JSK asked Ms. Caccavelli to send him the spelling of the name.

JSK explained the minor changes to the Major Business Complex Special Permit Decision for the hours of the police detail and how the payment would be made to the Police Department. There was also a line added concerning the highway signage and that the Applicant bears sole responsibility for all costs.

BTS questioned why there is no post-occupancy traffic monitoring study to be brought to the Board to mitigate impacts. JSK explained the reason that it was for different projects in town and not this project. BTS suggested that it be a part of the Decisions. JSK stated that there are a few options available to the Applicant such as bonding, etc. Antonellis stated that the SP has to be recorded that encumbrances the property. Any company coming to purchase the property will carefully review the provisions in the SP. Future activity can be controlled by way of the Special Permit.

PCP suggested to add language that if the tenant changes, they have to come back to the Board. JSK stated that language to that effect is in the Special Permit Decisions now. It will be up to the Building Inspector to determine if the use has changed. BTS is not concerned at all about drone usage but is concerned about unanticipated impacts to the town. Attorney Antonellis stated that the Mitigation Package presented includes future monitoring studies that include the impacts of the traffic from this project as well. This was already agreed to.

Mr. Nagle submitted traffic report for anticipated traffic with worst case scenario. Not sure there is a level above that. Antonellis offered a compromise that the Applicant agrees that upon occupancy to place an insurance bond for \$125k and have it stay in existence for approximately 12-15 month so that there is time to observe the traffic situation. This will go beyond occupancy for a period of 12-15 months after. If additional studies are necessary then the Board can call on the Bond to help fund the studies.

PCP: Motion to close 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.

REL: Second.

Discussion: None.

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

BTS: Motion to APPROVE the Major Business Complex Special Permit Decision as amended that prior to the issuance of a Certificate of Occupancy a security agreement and bond in the amount of \$125,000.00 shall be established in a form acceptable to the Applicant and Town Counsel for the purpose of improvements to infrastructure to mitigate any and all unforeseen circumstances resulting from an unknown tenant.

PCP: Second.

Discussion: None.

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

BTS: Motion to sign the Decision for the Mechanic Street Warehouse Development Plan and Stormwater Management Permit as drafted.

REL: Second.

Discussion: None.

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

BTS: Motion to sign the Decision for the Mechanic Street Warehouse Flexible Parking Options Special Permit as drafted.

DJT: Second.

Discussion: None.

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

BTS: Motion to sign the Decision for the Mechanic Street Warehouse Water Resource District Special Permit as drafted.

REL: Second.

Discussion: None.

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

Antonellis thanked the Board for the manner in which they conducted the multiple public hearings. It was a pleasure representing this Applicant. He looks forward to a successful partnership with the town. PCP agreed with Attorney Antonellis comments.

General Business:

6/13/19 Minutes Signing

BTS: Motion to sign the June 13, 2019 Meeting Minutes.

REL: Second.

Discussion: None.

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

Voucher Reports – JSK explained the vouchers

BTS Motion to cancel the July 11, 2019 meeting

DJT: Second

Vote 5-0.

BTS: Motion to adjourn.

DJT: Second.

Discussion: None.

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

Meeting Adjourned at 8:00 p.m.

6/27/19 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. Plan - 5th Submission 6.20.19
2. VHB Letter RE Document Submittals .6.20.19
3. VHB Letter RE Bonding Fee 6.19.19
4. Plan - Proposed Wetlands Replication & Deed Restricted Area 6.18.19
5. Traffic Mitigation Plan 5.9.19
6. Wetland Narrative 6.19.19

186 Maple Street Definitive Subdivision (Industrial)

1. Abutters List – Bellingham – Certified 6.7.19
2. Application – Definitive Subdivision 6.6.19
3. Environmental Analysis 6.6.19
4. Narrative 6.5.19
5. Owner Agreement Certified by Attorney 6.6.19
6. Plan – 1st Submission 6.
7. Public Hearing Notice 6.27.19
8. Waivers Requested 6.6.19
9. DiMartino DPW - 1st Comments 6.11.19
10. Matthews Con Com – 1st Comments 6.19.19
11. Kupfer Staff Checklist 6.19.19

Minutes Accepted on: July 25, 2019
(Date)

Amy Sutherland
(Prepared by: Amy Sutherland)

William F. O'Connell Jr.
William F. O'Connell Jr.

Brian Salisbury
Brian T. Salisbury

Peter G. Pappas
Peter G. Pappas

Dennis J. Trebino
Dennis J. Trebino

Russell E. Lafond
Russell E. Lafond