



BELLINGHAM PLANNING BOARD

10 MECHANIC STREET BELLINGHAM, MASSACHUSETTS 02019

MEETING MINUTES

Thursday, July 13, 2023, at 7:00 pm

Bellingham Municipal Center

Arcand Meeting Room and Via Zoom

MEMBERS PRESENT:

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| William F. O'Connell, Jr. | Chairman |
| Brian T. Salisbury | Vice Chairman |
| Dennis J. Trebino | Member |
| Philip M. Devine | Member |
| Nick Mobilia | Member |
| Robert Lussier | Alternate Member |

ADDITIONAL OFFICIALS PRESENT:

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

The Chairman called the meeting to order at 7:00 pm.

CONTINUED PUBLIC HEARING – WS DEVELOPMENT

A letter was sent to the Planning Board requesting a continuation until the next Planning Board Meeting.

Mr. Trebino made a motion to continue this hearing until the Planning Board meeting scheduled for Thursday, August 10, 2023. Mr. Devine seconded, and the Board voted unanimously.

PUBLIC HEARING - "0" MAPLE STREET

Mr. Salisbury made a motion to open the new Public Hearing for the development plan and stormwater management application of "0" Maple Street.

The Town Planner let Board Members know that this Lot is in the industrial district on Maple Street, just before Route 495. The site was partially cleared a few years ago and the town has been working with the applicant to submit proper permits. There was an early delineation of the Lot, and they are before the Conservation Commission at this time.

This is the Boards first opportunity to review this site that is proposed to have a 12,250 sf +/- single industrial building on a small Lot of land. The drawings being shown were of a development plan and not the site plan. Neighbors were properly notified of the proposal and proof of delivery was received back.

The plan shows that the site is about 7.2 acres. Topography of the site shows a flat area where it was cleared due to it being the only spot that could be used for storage and then drops down to a perennial stream. The plan also showed there wouldn't be any disturbance within the 100' BVW. The first Public

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Hearing with the Conservation Commission will be taking place in 2 weeks and that will provide further riparian zone information and show how we limited our disturbance to those areas.

The proposed 12,250 sf+/- building is shown as having 7 units at approximately 25' wide and 70' deep each, for industrial type, leasing tenants. Proposed building doors, parking lots, entrance areas, retaining walls, stormceptors, recharge chambers, and additional items were marked on the plan and shown to the Board. It was also noted that the drainage report shows they have met the proposed rates and are less than they are today. There might be an opportunity, depending on the town and DPW, of putting a smaller inlet on the lower side of the driveway and tying it into the existing system instead of letting the water flow as it does now. Water, electric, and sewer services were shown and will all need to be approved from the appropriate departments, once it's known that the building layout is not going to change.

A small landscaping plan was also shown to provide details on grass areas to the rear of the property, trees, and flowering shrubs, towards the sides and front, as well as some screening towards the back.

Board Members had questions regarding additional screening along the backside of the building, snow storage, parking restrictions, and types of tenants that the applicant is proposing to have. Proposed building operating hours are from 7:00 am to 6:00 pm, which the Board would require to stay within that timeframe. Lighting is proposed to be some security lighting in the rear of the property. Signage will be based on tenants, but with these location most likely not having any retail, they can be flexible with the signage proposed by the Board.

The Town Planner let Members know that he and Ms. Sutherland will start getting the stormwater peer review initiated. The applicant should also go before the Fire Chief and get information on the turning radius needed to be able to get around the building.

Ms. Salisbury made a motion to continue this Hearing until the Planning Board meeting scheduled for Thursday, September 14, 2023. Motion was seconded by Mr. Devine and the Board passed unanimously.

In the meantime, the applicant will continue to move things along with the contract signing and funding so that the peer review can be completed before the next meeting and everything is still moving forward in the meantime.

CONTINUED PUBLIC HEARING – SNETT TRAIL

The Town Planner let members know that a continuation for this Hearing is being requested because the applicant's representatives are in the process of revising the plans. There was some additional work that needs to be done with the Conservation side of things, which has been on delay.

Mr. Salisbury made a motion to continue this hearing until the Planning Board meeting scheduled for Thursday, August 10, 2023. Mr. Devine seconded, and the Board passes unanimously.

GENERAL BUSINESS:

DPW SITE PLAN REVIEW AND ANR PLAN FOR DEPOT STREET

The Town Planner let Board Members know that the DPW site is before them as the town is exploring their options for the DPW building to be constructed at 215 Depot Street. They have to determine some opportunities for expansion of the stormwater in order to meet the MS4 Requirements. The former and current DPW Director's were looking at opportunities for MS4 compliance and have expanded the site disturbance to include the stormwater management. In reviewing the disturbance proposal, the DPW Director, Building Commissioner and Town Planner all believed it should come before the Planning Board due to the size of the disturbance that would trigger a site plan review. The Planning Board is asked to make recommendations back to the Building Commissioner so that the plan can be signed and stamped in with the Town Clerk.

The DPW Director and Building Commissioner were present and addressed the Board with some details of the ANR Plan. The Town is acquiring a piece of property from the abutter that was already approved at the Town Meeting last fall. They are here tonight to ask for the ANR Plan to be signed for the extra 20' that the abutter sold the town in order to make the site more accommodating for the office building.

This site was approved by the Planning Board for the prior owner to construct 4 buildings at that address. There were 2 steel buildings constructed and he had approval for the 2 additional ones. The previous owner had all the septic systems and water connections existing for the expansion. The current DPW location will still be used for wintertime salting operations and the mechanics. The new office facility to be constructed on Depot Street was approved at Town Meeting for \$2,500,000 and is currently designed. It's scheduled to go out to bid by the end of August.

The Building Commissioner showed members an outline of the proposed building with the parking, office space and rooms, vehicle storage areas, building and roofing materials, etc. The bids that come in will provide more detail on the materials and roofing being proposed, but the exterior walls will be extruded steel siding. This building is just for office employees and will also have a small kitchenette in the conference room area.

There won't be any fueling done at this location, as they are currently in the process of removing and replacing the current fuel storage tank at the Blackstone Street location. This is where the fueling station will remain for the mechanics, winter operations and vehicle fueling. The salt shed is not very old at the Blackstone Street location and those operations will remain there.

The Town Planner also noted that this is already an approved plan, with just some slight modifications to stormwater and new design overall for the interior of the building, but this was an approved development plan with the infrastructure already in place when purchased and approved at Town Meeting.

As far as the MS4 is concerned, the town is always looking for additional areas of recharge. The idea with this acquisition would be to increase that recharge area to get as much water back into the ground as we can. With the creation of any sort of impervious surface, we want to make sure that we're countering that and adding as much back as possible.

Mr. Salisbury made a motion to accept the site plan as proposed. Motion was seconded by Mr. Devine and the voice vote passed unanimously.

Mr. Salisbury made a motion to endorse the ANR Plan for Depot Street. Motion was seconded by Mr. Mobilia and the voice vote passed unanimously.

COVENANT – PROSPECT HILL ESTATES

Ms. Sutherland let Board Members know that the applicant has not received all the documents on the property yet. This item does not need continuation because the Hearing has been closed. This was on the agenda to let the Board know that the applicant is waiting for review and signatures from the Town of Franklin. Once it is signed by Franklin it will be brought back to this office for signatures and recording. This is just a standard document that was already reviewed by Town Counsel.

NEXT MEETING

The next Planning Board Meeting will be held on Thursday, August 10, 2023, at 7:00 pm. This meeting will take place both in-person and via Zoom.

Mr. Salisbury made a motion to adjourn the meeting at 7:54 pm. Mr. Trebino seconded, and the motion passes unanimously.

Meeting was adjourned.

Respectfully Submitted,

Tina M. Griffin

Recording Secretary