



BELLINGHAM PLANNING BOARD

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

Meeting Minutes **Thursday, December 9, 2021** **7:00 pm**

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
Robert Lussier (RL), Associate Member

Other Officials:

James S. Kupfer was also present.

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

ANR Plan:

The Board is in receipt of an ANR Plan submitted by Roberto Franco for property located at 59 Susan Lane.

The plan was reviewed by the Town Planner. It does meet the requirements for an ANR plan but there were modifications requested to the plan which included signatures of both owners. Attorney Doyle was present representing the abutter. Attorney Doyle communicated that the abutters had contacted him when Mr. Franco approached them for obtaining a portion of his land. The two-car garage, pool and deck are on Mr. Beers property. Mr. Beers wanted to help Mr. Franco by portioning off a part of his back land so that Mr. Francos property will now conform. The concern of Attorney Doyle is that the remaining parcel is not going to be more unconfoming with the current zoning. This also does create an odd shape for the remaining parcel will not be an issue.

The only question is the lot shape factor, and a Civil Engineer will need to look at this.

The Chairman would like whatever agreement the applicant has with his neighbor needs to be placed in writing.

The Board will need a letter extending the action deadline from the 20 days from the applicant to January 14, 2022 the extension.

It was recommended to place this on the January 13, 2022 agenda.

Public Hearing 353 Maple Street – Special Permit:

The Chairman opened the hearing for 353 Maple Street Special Permit.

The public hearing was read by Vice Chairman Salisbury.

DT, PD to open the public hearing for 353 Maple Street.

The application in front of the Board is accordance with the Town of Bellingham's Zoning By-Laws §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 and owner, GWL Direct 351-353 Maple LLC, proposes 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.

The applicant representative was present and provided an overview of their company which is based in Denver Colorado and is a Denver Based Investment Management Firm. The lot is located at 353 Maple Street on a 22-acre property. Lot One is occupied by a 127,500-sf. warehouse building and associated loading, parking, and other site development features. This land is located in the Industrial District. The proposed project entails an expansion of the existing building eastwards by approximately 58,600 sf. for a total building area of approximately 186,100 sf. 12 docks and 46 parking spaces will be added to accommodate the needs of the project. The existing emergency access drive will be located to the east side of the addition to provide for emergency access. The earthen berm will be relocated to ensure that there are no offsite noise impacts. The stormwater management system will be expanded to mitigate storm runoff and to comply with Bellingham and DEP stormwater management requirements. The project will not impact wetland resources on the rear of the site and will be outside of the buffer zones. There has not been a tenant selected. There will be approximately 28 employees in the addition. There will be likely two or more shifts. There will also be a small accessory office

component. The applicant is seeking a parking reduction. Based on the regulations in parking needs, 373 parking spaces. The reduction will be to 141 parking spaces. The vegetative earthen sound berm and additional landscaping and the existing buffer along High Street will be preserved. There is water available on the site.

Traffic Engineer Scott Thornton from Vanasse & Associates, Inc. was present and provided an overview on the traffic. There was a comprehensive field inventory of existing conditions on the study area roadways which was conducted in April and August 2021. The volume data at the intersection of Maple Street at Mechanic Street and West Central Street that was developed for the previous traffic study was adjusted for growth from specific developments. In response to COVID 19 pandemic and to account for potential reduced traffic volumes in 2021, an adjustment factor of 12.0 percent was identified based on MASS DOT Traffic Count Data. There was motor vehicle crash information provided for a five-year period. No crashes were noted at the site driveway intersection with Maple Street. The intersection was modified in 2020 and it was found that there was an average of approximately 6 or fewer reported motor vehicles crashes per year over the five-year review period. The information found to have a motor vehicle crash rate below the Mass DOT statewide and Mass DOT Highway Division District 3 average crash rates for signalized intersections. The intersection was not included on Mass Dot's Highway Safety Improvement Program list as a high crash location. The peak hour trip increases 10 trips during am and 11 trips during pm, equivalent to average 1.6 percent increase on Maple Street. The delay increases limited to 0.1 seconds at Route 140/Maple Street Intersection. There was no change in vehicle queues for movements existing the site driveway (1 vehicle max during pm peak hours).

Tech Environmental Representative Mark Wallace presented the findings on the sound study. The Consultant looked how the proposed warehouse expansion will comply with the Massachusetts Department of Environmental Protection Noise Policy and the Town of Bellingham Zoning and Scenic Roads Noise Bylaw. The study concluded that the proposed warehouse expansion will not create a noise nuisance condition and will generate sound level impacts that fully comply with the Mass DEP Noise Policy and the sound impact limitations contained within the Town of Bellingham Noise Bylaw. The measurements used were conservative since they represent ambient sound conditions before the site was developed.

Provide numbers to have total trip numbers for the next meeting.

The meeting was opened up to questions from the Board members.

- There was a question about clear cutting. There will be no clear cutting, but more landscape will be added.
- The emergency access will remain gravel but paved to the gate.
- A question was asked about the three water quality units. The Engineer noted where those were on the plan. There was a recommendation to have a truck turn figure shown.

- There is a small office area on plan.
- There is a suggestion to know what is needed on the site. If the applicant can explain what it is now on site and what the future of site is. This is not being designed for 7/11 distribution which is food storage. There is a need for more space from 7/11. The preference is to lease to them but not sure if they will be expanding but another use will be light distribution. 7/11 expressed at a local level interest for more space but nothing is formalized.
- Provide the impact of traffic numbers to the neighbors relating to the number of trucks opposed to the square footage.
- The diagram from loading dock is identical to the existing building and parking lot is also identical. Is there a way to reduce the parking? The applicant indicated that the parking was reduced by 50%.
- Suggestion was made to have the truck have swish alarms for back up to reduce noise. This would be to minimize noise.
- The historic area is being protected.
- The applicant was made aware of the MA idling law.

There were a few comments in the chat of the zoom meeting:

- Remind the applicant about no left turn for tractor trailers out of the site.

Selectmen DiMartinez was present on call and his concern is the volume of traffic. He does not think the square footage is a big problem. For the neighbors and the town he would like to know that the intent is with this building. The current island has not detracted the tractor trailers from taking a left. He would like to see something done with this island to make it truly impossible for tractor trailer to take a left out of the site. The signs do not help the problem but need another mitigation measure.

Recommended Peer Review:

- Stormwater
- Sound
- Traffic

Phased in Construction Schedule to get berm constructed first (sound mitigation measure).

On a motion made by Brian Salisbury, seconded by Elizabeth Berthelette, the Board voted unanimously to continue the hearing to January 27, 2022 at 7:00 pm.

Minutes:

November 18, 2021:

On a motion made by Brian Salisbury, seconded by Elizabeth Berthelette, the Board voted unanimously to approve the minutes from November 18, 2021 with revisions.

Adjourn:

On a motion made by Brian Salisbury, seconded by Dennis Trebino, the Board voted to adjourn the meeting at 9:20 pm.

Respectfully Submitted,



Amy Sutherland

Recording Secretary

Approved January 13, 2022