



BELLINGHAM PLANNING BOARD

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

Meeting Minutes **Thursday February 13, 2020**

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

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 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.

Town Planner Kupfer was asked to provide an overview of the status of the project. The applicant has filed a Notice of Intent with the Conservation Commission. The hearing was opened and continued. There has also been an established peer review for both the Planning Board and the Conservation Commission. This is BSC Group. BSC had provided the initial review. There are significant concerns with the proposed plans. The "open space" considered for this development has the large drainage system in the neighboring development. This will need to be addressed.

Senior Project Manager/Senior Associate Frank DiPietro was present and provided an overview of this findings. The site plans do indicate locations of 44 test pits undertaken in 2010 and 2013 on the property for the previously proposed project. The applicant did propose a requested waiver on the number of required test pits. The Subdivision Regulations require a test pit be located within the proposed roadways for every 300 feet of roadway length. Compliance with the regulations would necessitate 125 test pits with 22 along the proposed roadways and 103 for

the proposed lots. Mr. DiPietro did indicate that that he would support a reduction in the overall number of test pits as long as the applicant's project team could provide suggested locations of additional test pits along the proposed roadways and within proposed lots to supplement the previously obtained test pit data. Consultant DiPietro next discussed the sedimentation control. There is a mention of haybales, silt fence and straw wattle controls in the narrative section of the submittal but the only perimeter sedimentation control detail provided within the details is a 12-18" diameter. There is no other information addressing the other temporary construction sedimentation controls. There will be a large amount of run-off and this needs to be addressed with more detail. The Consultant recommended that there be information provided on how this development will be phased. The applicant has provided an Environmental Analysis which was prepared by Oak Consulting Group dated December 6, 2018. Although it was provided, it provides only a general summary. It needs to provide detailed information regarding specific items under Section 245-10D. BSC also recommends that that the applicant's traffic consultant prepare and submit the TIAS referenced in the Traffic Assessment Memorandum. This should provide existing conditions traffic data and analysis on South Main Street and Cross Street at the proposed intersections with Road A and the sight distance evaluations at each of the proposed roadway locations. This report should also include future traffic volumes and intersection capacity analysis at major intersections such as South Main Street at Blackstone Street. The next recommendation was that the Planning Board consider the limits of site disturbance and work be adjusted to be located outside of the 100 ft residential buffer. Consultant DiPietro indicated that there are serious inconsistencies between the pre-development and post-development calculations to determine the peak stormwater flows. Pre-development watershed plan and drainage calculations is given as 74.251 acres. Appendix B, post development watershed plan and drainage calculations, the total watershed area being used for pre-development drainage calculations is given as 53.668 acres. There is a 20.583 -acre difference in the two watersheds being used to determine the stormwater impacts. It is recommended that the applicants project team review and resolve the discrepancy and provide an updated Stormwater Management Study. The Consultant next explained the issue with the two proposed detention/infiltration basins which are proposed to be constructed adjacent to the Open Space area to mitigate impacts of the proposed development. As noted on the plan, access to the larger of the basins (basin 1) would be provided from Road B. There is no access to Basin 1 from Road B. The grades from Road B to the basin are steep including a section graded at a 3:1 slope. The average grade from Road B to the basin is approximately 8%. Access to Basin 2 provided no access to Basin 2 from Road D. The grading of this is also 3:1 slope and the basin approximately 12.5%. There needs to be information about who is responsible for the maintenance. If it is a Homeowners' Association, there needs to written documentation stating this.

The applicant responded that they will put together their responses to the comments and will submit a revised package at which time BSC can provide further comments. The applicant also communicated that they have resubmitted the Open Space Plan with the revisions.

It was communicated that Engineer Bob Poxon indicated that there was never a survey completed on the entirety of the site.

The applicant communicated that they would like to have a revised submittal by the March 25, 2020 meeting. The peer review of BSC is running parallel with the Conservation Commission.

The Chairman communicated that he wants the applicant to do this right and he does not want to rush the process. It was his suggestion to meet on May 14, 2020 which gives the applicant time to address the variety of issues. It was suggested that the Town Planner, BSC and the applicant work together to come to a decision on the number of test pits.

Member Devine would like to recommend that the applicant renotify the abutters since this process has been going on for over a year. The abutters deserve to know what is going on. The Board agrees that abutter notices need to be resent out.

On a motion made by Brian Salisbury and seconded by Russell Lafond, the Board voted unanimously to continue the hearing for Bellingham Shore to May 14, 2020 at 7:00 pm.

Discussion: None.

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

GENERAL BUSINESS:

Lafayette Street:

The Board was informed that at the time of the CVS project, the town formally agreed to discontinue the paper street at the end of Lafayette. This is from the CVS project in 2010. There was no follow through with the agreement from the attorneys on both sides. The landowner is changing hands and requested all final actions to be cleaned up. The Board of Selectmen has voted in favor of discontinuing but Massachusetts General Law requires that the Planning Board make a recommendation of support. This will need to then go to town meeting for a vote.

On a motion made by Brian Salisbury, and seconded by Dennis Trebino, the Board voted unanimously to recommend the discontinuation of Lafayette Street as shown on the noted plan.

Discussion: None.

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

D & N Estates Bond:

The Board was informed that the applicant established a bond last year for D & N Estates. The builder would like the bond to be changed to his name since an agreement has been worked out. The Town Planner has requested that documentation from both parties be presented. The requested documentation has not been provided. There is no action needed by the Board.

APPROVAL OF MINUTES:

January 23, 2020 Meeting Minutes:

On a motion made by Brian Salisbury and seconded by Philip Devine, the Board voted unanimously to accept the meeting minutes from January 23, 2020. joint meeting with the Board of Selectmen.

Voucher Report:

- The February 12, 2020 voucher report was presented.

ADJOURN:

On a motion made by Brian Salisbury, and seconded by Russell Lafond, the Board voted unanimously to adjourn the meeting at 8:00 pm.

Discussion: None.

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

Meeting Adjourned at 8:00 p.m.

Respectfully Submitted,

Amy Sutherland
Recording Secretary

Document List February 12, 2020

- January 23, 2020 Regular Meeting Minutes
- Voucher Report for 2.12.20

Minutes Accepted on:

March 13, 2020
(Date)

Amy Sutherland
(Prepared by: Amy Sutherland)

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

Brian T. Salisbury
Brian T. Salisbury

Dennis J. Trebino
Dennis J. Trebino

Philip M. Devine
Philip M. Devine

Russell E. Lafond
Russell E. Lafond

Elizabeth Berthelette
Elizabeth Berthelette