



BELLINGHAM PLANNING BOARD

10 MECHANIC STREET BELLINGHAM, MASSACHUSETTS 02019

MEETING MINUTES

Thursday, August 11, 2022, at 7:00 pm

Bellingham Municipal Center

Arcand Meeting Room and Via Zoom

MEMBERS PRESENT:

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 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

CONTINUATION OF PUBLIC HEARING FOR PROSPECT HILL ESTATES:

The applicant and owner, Wall Street Development Corp. propose a 19-lot residential subdivision on approximately 72.16+/- acres of land at the corner of Lake Street and Prospect Street (Franklin) in Bellingham, shown on Assessor's Map 65-20, 65-22, and 69-87 zoned Agriculture. The plans were prepared by GLM Engineering Consultants, 19 Exchange Street, Holliston, MA 01746, entitled Definitive Subdivision Plan Prospect Hill Estates Bellingham, Massachusetts, dated December 17, 2021.

Mr. Kupfer gave everyone a brief summary of the Prospect Hill Estates project, noting that since the last meeting, the applicant and Peer Review Engineer have reviewed the original plan. The applicant has previously gone before the Conservation Commission, and a letter of status from the Conservation Commission is included in tonight's package, along with a letter from the Franklin, MA Planning Board, expressing some concerns over access.

Applicant, Lou Petrozzi from Wall Street Development Corp. introduced himself, along with Rob Truax as the Project Engineer from GLM Engineering. Mr. Petrozzi told Members that the plans have been reviewed by the Peer Reviewer, Dominic Rinaldi from BSC Group, the Conservation Commission, and the Planning Board. Mr. Petrozzi stated there have been a lot of revisions made to the plans, due to several comments made from the Conservation Commission regarding drainage basins and setbacks. A new drainage report was submitted and changes to lot subdivision was made to accommodate the Town bylaw.

Mr. Petrozzi discussed some comments that were made by Consultant Rinaldi regarding the proposed access to the site. The access is proposed from Prospect Street in Franklin and extends into Bellingham, where the subdivision is proposed. Mr. Petrozzi said they are not applying for the subdivision approval in the Town of Franklin. That is just going to be an access right-of-way. They are proposing that

Franklin will not be involved in the subdivision approval process, as there are no lots being created in Franklin. For drainage aspects, Mr. Petrozzi said that's why a Homeowners Association is established, to maintain the stormwater basins. Towns don't have the time or ability to maintain the basins. Lastly, the Regulations require a 6' fence to be installed around the detention basins and we would like to request this to not be a requirement, as the basins are designed to be very shallow.

Consultant Rinaldi told Members that he is presently having discussions regarding stormwater in the Zoning subdivision Regulations, but not more than the Wetlands Protection Act stormwater standards. Also, the letter from the Town of Franklin had addressed some of their local Regulations with regard to access, prohibiting a road in Franklin to provide access to an undeveloped property in another Town.

Mr. O'Connell read the letter from the Town of Franklin Planning Board and said these comments need to be addressed. This Board should not move forward without addressing the letter, which is based on a Subdivision Rule and Regulations.

There are still some other things that need to be reviewed, as far as the letter from Franklin Planning Board, the stormwater Peer Review, access to the property, review from the Conservation Commission, fencing requirements, etc.

Mr. Salisbury made a motion for a Continuation to this Public Hearing until October 27th. Motion was seconded by Mr. Devine and unanimously approved.

The applicant agreed with the Board for an extension deadline of December 1, 2022.

PUBLIC HEARING FOR 455 HARTFORD AVENUE:

The applicant and owner, Moshe Attias, Darn Properties, LLC, seeks a §240-16, Development Plan Approval and §240-54, Stormwater Management from Section propose to construct a 15,200 square foot, 9 bay, auto repair shop with associated improvements at 455 Hartford Avenue in Bellingham, approximately 4.4+/- acres of land, shown on Assessor's Map 04-72, zoned Business 1 and Suburban. The plans were prepared by Allen Engineering and Associates, Inc, 1 Charlesview Road, Suite 2, Hopedale, MA 01747.

Mr. Mobilia made a motion to open the Public Hearing for 455 Hartford Avenue at 7:52 pm. Motion was seconded by Mr. Trebino and unanimously approved.

Applicant, Moshe Attias and Mark Allen from Allen Engineering were in attendance to give a presentation on the proposed repair shop at 455 Hartford Avenue. There are 2 items being presented tonight. The stormwater management permit and the other is an automotive repair facility with 9 bays.

455 Hartford Avenue is a 4 ½ acre site, right before the Medway Town line. A plan set was provided for the Board to review. Some of the property has been reserved as a "no touch" area, due to significant wetlands that surround the property. The applicant met with the Conservation Commission last night to confirm and discuss this information. This property was considered at an earlier time and had many changes that needed to be considered. The reason for a new Public Hearing is that the property is still proposing a 9-bay automotive repair shop, with some changes that were previously discussed. Such as

adjustment of the parking and access, as well as an adjusted drainage system. This plan set is meant to provide more attention to the items that were still outstanding with the last proposal.

This plan set shows the infiltration basins size and location have been addressed. The Conservation Commission indicated last night that the Peer Review agent might be changing some items, but that is still under consideration. The applicant has been talking with Ms. Sutherland but have not submitted an application, until they met with Conservation Commission & Planning Board to discuss further.

Some Board Members had concerns about the size of the site and vehicle access within the site. Especially with tow trucks and flatbeds entering the location and truck turning figures should be done to make sure there is enough access for their turning ratios, with the passenger cars that will also be on site. The Board was concerned about access to the back of the building. There are also questions regarding stormwater and underground water storage. Engineer Allen stated that they are currently working with the Conservation Commission regarding stormwater and water storage questions that are being addressed.

Some residents were present to discuss some of the concerns they had about the business, traffic, parking, fencing, snow removal, etc. Engineer Allen answered some of the questions presented and said they are discussing some of the issues with the Peer Review, to have some answers as the project progresses.

Mr. Salisbury made a motion for a Continuation to this Public Hearing until October 27th. Motion was seconded by Mr. Trebino and a voted unanimously.

GENERAL BUSINESS:

ANR Plan - 10 Pearl Street:

Mr. Kupfer gave a brief summary of a stamped ANR Plan that was prepared by Guerriere and Halnon, Inc. for 10 Pearl Street. This plan has been in the works for a little while and they have sought relief through the Zoning Board of Appeals for lot shape and area. This lot is serviced by a paved public way and adequate access has been confirmed.

Mr. O'Connell stated that on behalf of Edward and Suzanne Domestico, we are here to approve an ANR plan to divide 10 Pearl Street into 2 lots. One conforming and the other would be non-conforming. We asked for relief from the Zoning Board and received a decision on June 2nd for that relief, which is for the reduced frontage and shape factor.

Mr. Salisbury made a motion to approve the signing of an ANR Plan for 10 Pearl Street. Motion was seconded by Mr. Trebino and unanimously approved.

Warrant Article Discussion:

The Board next discussed the two Warrant Articles for a future Town Meeting.

Mr. Lussier said that over the past year or so, there has been some concern from the Public regarding some Zoning bylaws and controls. There seems to be a few items that are lacking from the current bylaws and the Board should address these just to become proactive.

The first item being drive-through facilities, in which the minimum vehicle stacking requirement should be addressed. This could give the Town some control to implement just in case something comes up.

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This suggestion is something that should be taken into consideration with the Zoning Board. Discussion was made about some establishments in Town and Mr. Kupfer advised the Board that he and Ms. Sutherland can talk with the applicable Departments and get their insight, run it by Town Counsel and create a draft that everyone is comfortable with. At that time then it could come back before the Planning Board for more of a formal motion and start the process required to be placed before the Selectboard. It would then come back to the Planning Board for a formal Public Hearing and then a meeting for the recommendation that the bylaw be placed on the Town Warrant.

The next potential Warrant Article is regarding the importance of the aquifers and underground infiltration chambers. What is being proposed is that for a new development, you can use the underground infiltration chambers for roof runoff, because it is clean. However, you can't use it for paved impervious surfaces, with the reason being that the underground infiltration chambers are difficult to maintain since they are underground. Mr. Kupfer said it could become an amendment to an existing permit or it can be discussed with the Board to tighten up some of the development definitions. The DPW would most likely agree with this issue that the underground filtration chambers are not recommended. Discussion about particular projects was continued and then Mr. Kupfer told Board Members that he could do the same thing as the drive-through Warrant Article conversation and can run this by different Departments, the DPW and Town Counsel to get their insight.

Mr. Salisbury made a motion to move forward with investigating and drafting these two potential Warrant Articles. Motion was seconded by Mr. Trebino and approved unanimously.

Minutes:

Mr. Trebino made a motion to approve the minutes from the July 14, 2022, as amended. Mr. Devine seconded and approved unanimously.

NEXT MEETING:

The next Planning Board Meeting will be held on Thursday, September 8, 2022, 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 9:07 pm. Motion was seconded by Mr. Trebino and carried. Motion passes unanimously.

Respectfully Submitted,

Tina M. Griffin

Recording Secretary

Approved – 09-22-2022