



BELLINGHAM PLANNING BOARD

10 MECHANIC STREET
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PlanningBoard@bellinghamma.org

Meeting Minutes April 14, 2016

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

Present at the Meeting

Brian T. Salisbury (BTS), Chairman
William F. O'Connell Jr. (WFO), Vice Chairman - absent
Peter C. Pappas (PCP), Secretary
Dennis J. Trebino (DJT), Member
Bruce W. Lord (BWL), Member
Nikyda Resto (NR), Alternate

Other Officials:

James S. Kupfer (JSK), Town Planner and Zoning Compliance Officer
Jean Keyes (JK), Planning Board Coordinator
Jay Talerman, Town Counsel

BTS opened the meeting at 7:00 p.m.

7:00 p.m.

Brookfield Estates Definitive Subdivision – As-Built Acceptance Discussion and Road Acceptance Recommendation Discussion

JSK explained the memos and project. The Board will review the As-Built and discuss road acceptance for Town Meeting in May. The DPW has signed off on the As-Built as it is completed. The DPW recommends that the Planning Board hold the remaining bond until after Town Meeting.

Mr. Emile Gareau, the applicant was present and stated that all work has been completed and the As-Built plan is the same as original approved plan.

BWL: Motion to recommend acceptance of the As-Built Plans for the Brookfield Estates Definitive Subdivision.

DJT: Second.

Discussion: None.

Vote: 4-0. Motion Carried. (BTS, PCP, DJT, BWL)

BTS: Motion to recommend Brookfield Lane of Brookfield Estates street acceptance at the May 2016 Town Meeting.

PCP: Second.

Discussion: None.

Vote: 4-0. Motion Carried. (BTS, PCP, DJT, BWL)

Post Office Place Definitive Subdivision - Permit Extension Request and Request for a Major or Minor Modification

JSK explained the project and the request for a permit extension and determination of a major or minor modification.

Present: Chris Nation, applicant and Peter Lavoie of Guerriere & Halnon

Mr. Lavoie presented the board with an updated plan set that includes the original signed Planning Board Modification Plan of Connors Crossing dated 5/3/2010. Mr. Lavoie explained that the modification request is for a grade modification. They have lowered the grade on road, have eliminated two vertical curves which removes two retaining walls, and have added guard rails. The volume in the detention basin stays the same. They have responded to all of PSC comments and the plans presented tonight reflect all the changes. Mr. Lavoie and Mr. Nation still have to meet with the Con Com to discuss these changes. JSK responded that the remaining items can be handled with PSC. He asked Mr. Lavoie if comment #5 in PSC's comments regarding the loss of storage volume is an accurate statement. Mr. Lavoie confirmed that it is accurate.

BTS: Motion to approve the Post Office Place Definitive Subdivision Permit Extension to April 14, 2018.

BWL: Second.

Discussion: None.

Vote: 4-0. Motion Carried. (BTS, PCP, DJT, BWL)

PCP: Motion to approve the change as a minor field change to the Post Office Place Definitive Subdivision Modification that the Planner to clear up PSC review.

BWL: Second.

Discussion: None.

Vote: 4-0. Motion Carried. (BTS, PCP, DJT, BWL)

Bellingham Shores, South Main/Center/Cross Streets, Preliminary Subdivision, Discussion, Decision Deadline: 5/1/16

Present: Sean Malone of Oak Consulting Group. Mr. Malone stated that he received the March 17, 2016 memo from PSC and has discussed the items with JSK. The lot areas are an issue upon which he and PSC disagree. PSC stated that the wetlands and the riverfront area have to be included in the number for the yield plan; this is a substantial change to yield number. As a consequence of this change, significant economic impact would result to the Applicant. The Applicant has discussed this with his attorney to verify what PSC is saying. Their attorney has not completed the study and so to allow the attorney time to do so, the Applicant is asking for a continuance. This is the first time this issue has come up and it is unexpected. The applicant is requesting a one month continuance.

BTS: Motion to continue the Public Discussion for the Bellingham Shores, South Main/Center/Cross Streets, Preliminary Subdivision to May 26, 2016 at 7:00 p.m.

BWL: Second.

Discussion: None.

Vote: 3-0. Motion Carried. (BTS, PCP, DJT)

160 High Street Lot 1 & Lot 2 Development Plan Review, Stormwater Management Permit, Major Business Complex Special Permit, Flexible Parking Special Permit, Scenic Road Special Permit, 160 High Street, Continued Public Hearing, Decision Deadline: 5/8/16

JSK explained the project and that the focus of this meeting will be traffic impacts.

Present: David Kelly of Kelly Engineering Group, Mark Pilotte of Campanelli Bellingham LLC, Rob DeMarco of Campanelli, Scott Thornton with Vanasse Associates, and Molly Kelly of Campanelli Companies.

Mr. Kelly presented list of what the Applicant has been doing since the last public hearing. Mr. Kelly stated that for the record, the Applicant asked for a continuance yesterday. Mr. Kelly and Mr. Pilotte have had meetings with JSK with BETA and with Conservation Commission (Con Com) and they are making good progress with the Con Com.

Mr. Kelly explained that they have been revising their traffic study. They have taken a very conservative approach and are working with BETA to respond to their concerns and the Board's concerns. In addition, Mr. Kelly explained that they have used two different Campanelli sites that they believe are similar to the proposed Bellingham site for comparison and reference as the Board previously requested. The Campanelli sites used for comparison are in Middleborough, MA and Windsor, CT.

Mr. Kien Ho of BETA gave a presentation of BETA's response to the Applicant's traffic study and subsequent comments. This presentation, titled BETA – 160 High Street Traffic Peer Review Presentation 4.14.16 summarized all their comments as well as comments from the Applicant and their traffic consultant, Vanasse & Associates. A fourth set of comments dated April 8, 2016 has been submitted by Vanasse and it is not included in this presentation; however BETA will provide a written response to that memo to JSK within the next few days.

The Board and JT asked several follow-up questions to Mr. Ho about his presentation.

Scott Thornton of Vanasse & Associates responded to several points in Mr. Ho's presentation. The Board then questioned Mr. Thornton about his comments and the Applicant's traffic study. The Board's major areas of concern were:

- The significant increase in queuing at the Maple Street and Route 140 light;
- The deterioration of Maple Street because it is not equipped to handle this large increase in traffic, especially from trucks;
- Truck traffic using the Hartford Ave/Maple Street route to get to the site;
- Truck traffic using the High Street route to get to the site;
- The proposed changes to the Maple Street and Route 140 intersections are not enough to accommodate the large increase in truck traffic;
- The type of tenant is not being disclosed by the Applicant. Of major concern was the possibility of the tenant being an e-commerce retailer.

Mr. Kelly suggested that the Board allow BETA to analyze the latest comments that Vanasse has submitted and that they continue the discussion about traffic until the next meeting. The Board agreed and JSK thanked all parties for the presentation and the open discussion.

Questions from the Public:

Don Martinis of 334 Maple Street stated that he believes it is naïve to think that the trucks will not use the Hartford Ave to Maple Street route as it is impossible to manage the truck traffic and which direction they travel. Currently, there are daily occurrences of trucks traveling from Hartford Ave to Maple Street. Mr. Martinis believes the Applicant has to fix the Hartford Ave/Maple Street intersection as well. Mr. Martinis also stated that he has watched tractor trailers come down High Street by using GPS to take the quickest route. Mr. Martinis stated that the Route 140/Maple Street intersection must be four lanes and not two. Mr. Martinis expressed his concern that it is challenging for the Planning Board to not know who the tenant will be and that the data is based upon hypotheticals for a possible e-commerce tenant. The traffic queue currently backs up from Route 140 to the Victory Packaging Warehouse on a daily basis and it is a combination of cars and trucks. Trucks will add so much more traffic that it will be backed up into the Applicant's own site which would be more than a mile of queuing. Mr. Martinis is not against commerce and this business, he just think it is not the right place for this business.

Peter Gabrielle of 6 Stonehedge Road stated that the company cannot control Fed Ex and UPS as they are mandated to take Hartford Ave to Maple Street. He has posted a video on the internet of trucks backing up Maple Street that are coming from Route 126. Mr. Gabrielle asked how long it will take a car in the queue on Maple Street to get out onto Route 140. Mr. Gabrielle read from the Bylaws for Special Permit and he believes that this is the wrong place for this project. Mr. Gabrielle also stated that the Amazon facility in Stoughton is on Technology Drive which is not a residential street like Maple Street.

Doug Porter of 3 Stonehedge Road stated that his client is the Christmas Tree Shops which is not an e-commerce facility. It is a brick and mortar business that is not working to capacity. It currently ships three times a week and it is not a 24/7 facility. He expressed his concern that the Applicant has used the Christmas Tree Shop facility as a comparison.

Laly Viera of 60 High Street asked if the Board has considered droning. Droning is coming and the Board has to consider this as part of the traffic study. BTS responded that they have no idea what is coming in and it is not fair to hold the Applicant to that standard. Laly responded that it is not fair to the town that applicant won't tell the Board who the tenant is.

BTS: Motion to continue the public hearing for the 160 High Street Lot 1 & Lot 2 Development Plan Review, Stormwater Management Permit, 160 High Street to May 26, 2016 at 7:00 p.m.

PCP: Second.

Discussion: None.

Vote: 4-0. Motion Carried. (BTS, PCP, DJT, BWL)

BTS: Motion to continue the public hearing for the 160 High Street Lot 1 & Lot 2 Major Business Complex Special Permit, Flexible Parking Special Permit, Scenic Road Special Permit, 160 High Street to May 26, 2016 at 7:00 p.m.

PCP: Second.

Discussion: None.

Vote: 4-0. Motion Carried. (BTS, PCP, DJT, NR)

295 Pulaski Boulevard, Flexible Parking Options Special Permit, Decision Discussion and signing, Decision Deadline: 5/11/16

PCP asked if JSK can talk to applicant about upgrading the sign. JSK responded that it is compliant but he will mention it to the applicant.

BTS: Motion to sign the 295 Pulaski Boulevard, Flexible Parking Options Special Permit Decision.

PCP: Second.

Discussion: None.

Vote: 4-0. Motion Carried. (BTS, PCP, DJT, BWL)

Miscellaneous:

General Business:

- ☐ **ANR's**
- ☐ **As-Built Certifications**
- ☐ **3/24/16 Minutes Signing**

PCP: Motion to sign the March 24, 2016 Meeting Minutes.

BTS: Second.

Discussion: None.

Vote: 4-0. Motion Carried. (BTS, PCP, DJT, BWL)

- ☐ **Sign Vouchers**

BTS: Motion to sign the Vouchers.

DJT: Second.

Discussion: JK explained the vouchers and payroll.

Vote: 4-0. Motion Carried. (BTS, PCP, DJT, BWL)

BTS: Motion to adjourn.

BWL: Second.

Discussion:

Vote: 4-0. Motion Carried. (BTS, PCP, DJT, BWL)

Meeting Adjourned at **9:50** p.m.

Meeting Documents & Exhibits:

Bellingham Shores Preliminary Subdivision Discussion

1. Malone Continuance Request for 4.14.16 Meeting 4.8.16

160 High Street Lot 1 & Lot 2 Development Plan & Special Permits

1. BETA – Stormwater Management & Traffic Impact Peer Review Comments 4.5.16
2. Vanasse & Associates, Inc. – Response to Additional Comments 4.8.16
3. Sergeant Rolls Email RE Marlin Controls Speed Signs 4.7.16
4. Continuance Request from D. Kelly for 4.14.16 Meeting 4.13.16
5. BETA – 160 High Street Traffic Peer Review Presentation 4.14.16

Brookfield Estates Definitive Subdivision

1. Form J & Letter from Harte/DiMartino 4.4.16

Post Office Place Definitive Subdivision

1. Copy of the Certificate of Approval of a Definitive Subdivision Plan dated July 8, 2010
2. Guerriere & Halnon Modification to Roadway Grades Comments dated April 8, 2016
3. PSC Memorandum dated 4.14.16
4. Plan titled "Modification of Connor's Crossing, Post Office Place, Definitive Profile Plan" dated 4/14/16
5. Plan titled "Modification of Connor's Crossing, Post Office Place, Definitive Profile Plan" dated 6/4/10
6. Plan titled "Modification of Connor's Crossing, Post Office Place, Detail Sheet" dated 4/14/16

Cumberland Farms 297 Pulaski Boulevard

1. Return of Ornamental Lighting Escrow Funds – Memo and voucher from Jean Keyes to the Planning Board 4.12.16

Minutes Accepted on: 4/28/16
(Date)

Jean Keyes
(Prepared by: Jean Keyes)

Brian T. Salisbury
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William F. O'Connell Jr.
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Peter C. Pappas
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Dennis J. Trebino
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