



BELLINGHAM PLANNING BOARD

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

Meeting Minutes January 25, 2018

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
Philip Devine (PD), Associate

Other Officials:

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

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

Stall Brook Business Park Development Plan, Stormwater Management Permit, Scenic Road Permit, and Bulk Storage Special Permit, 187 Farm Street, Continued Public Hearing. Development Plan Decision Date: 3/23/18

JSK explained the project to date.

Present: Bill Halsing of Land Planning Inc. and Matt Fasolino, Applicant

Mr. Halsing gave an overview of the project and the most recent revisions to the plan. He also explained the issues discussed with the Conservation Commission last night.

PD was concerned about the large amount of fill settling and how will the Applicant deal with that. Mr. Halsing explained that the fill will be compacted but not as severely in the detention basin where drainage is necessary. JSK confirmed that the O&M plan will be closely checked for compliance.

BWL raised several issues:

- What type of materials being stored in bulk storage area? Mr. Fasolino responded that the materials will be mulch, loam, stone, and gravel
- What types of chemicals are in the mulch for dyes, etc.? Mr. Fasolino will provide this information
- Will there be runoff of the material into the swales and detention basin? Mr. Halsing explained that the stormwater management system will have check dams to catch debris and the site will be graded toward the swales and not the detention basin. The swales will be cleaned periodically.
- Will there be retail sales at the site? Mr. Fasolino responded that they will not have retail sales. The site will hold the items that are used in their landscaping business.
- What will be stored in the building? Mr. Fasolino responded that trucks, landscaping equipment, and supplies for the business will be in the building. The other part of the building will be an office.
- Will maintenance be performed in the building? Mr. Fasolino explained that maintenance on their small equipment may be performed periodically.
- What is the layout of the storage yard and the? Mr. Halsing will provide a plan showing this layout as well as a floor plan of the building interior.

DJT asked how many employees will be working there. Mr. Fasolino responded that 3-5 people will be working there.

BTS was concerned with the impacts of the storage material. He does not want to see very large piles and asked about the height of the piles. Mr. Fasolino responded that the piles will be approximately 15' high and would store only about 20 yards of stone or gravel.

JSK discussed several issues:

1. Questioned if the sign will have lighting. Mr. Fasolino responded that it will have low voltage landscape lighting on a 4-hour timer.
2. Would like the Landscape Plan to be included as part of the Plan Set
3. Has not received any comments from the Fire Department. JSK suggested that the Applicant run an Auto-Turn program and contact the Fire Department to find out if they will need to add sprinklers to the building.
4. The peer review of the Plans – 2nd Submission 12.21.17 has not been completed yet by PSC.

BTS: Motion to continue the Stall Brook Business Park Development Plan, Stormwater Management Permit, Scenic Road Permit, and Bulk Storage Special Permit, 187 Farm Street, Continued Public Hearing to March 8, 2018 at 7:00 p.m.

DJT: Second.

Discussion: None.

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

Discussion:

- MAPC 495/MetroWest Partnership – Eligibility of priority development areas for MassDevelopment Site Readiness.

JSK discussed the potential sites that could be recommended as priority development areas. The Board discussed the pros and cons of ten sites and agreed to recommend the following five:

1. Pearl Street Mill Site, industrially zoned;
2. 10 acres at the northwest corner intersection of Maple Street and Route 140 zoned B1 and industrial;
3. 150 acres on Route 140 on the northern side of the road that extends behind the Municipal Center, zoned B1, industrial, and suburban;
4. 15 acres directly to the west of the Urban Air facility off Route 140, zoned commercial and agricultural;
5. Industrially zoned acreage behind Home Depot.

General Business:

- ☐ **ANR**
- ☐ **As-Built Certifications**
- ☐ **1/11/18 Minutes Signing**

PCP: Motion to sign the January 11, 2018 Meeting Minutes.

BTS: Second.

Discussion: None.

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

- ☐ **Voucher Reports** - JSK explained the voucher report.

BTS: Motion to adjourn.

DJT: Second.

Discussion: None.

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

Meeting Adjourned at 8:00 p.m.

January 25, 2018 Public Hearing Documents List

Stall Brook Business Park Development Plan, Stormwater Management Permit, Scenic Road Permit, and Bulk Storage Special Permit

1. Plans – 2nd Submission 12.21.17
2. Stormwater Report – Revised 12.21.17
3. Kupfer Staff Checklist 1.3.18
4. Abutters List – Certified 1.3.18 for Abutter Re-Notice
5. Sound Study by Tech Environmental 1.15.18
6. Sign Rendering 1.16.18
7. Catalano – BOH – Comments 1.25.18

MAPC 495 MetroWest Priority Development Area Discussion

1. Property Development Discussion – Town Map 2017
2. Preliminary Survey Results 1.25.18

Minutes Accepted on: 2/8/18
(Date)

Jean Keyes
(Prepared by: Jean Keyes)

Brian Salisbury
Brian T. Salisbury

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

Peter C. Pappas
Peter C. Pappas

Dennis J. Trebino
Dennis J. Trebino

Bruce W. Lord
Bruce W. Lord