



BELLINGHAM PLANNING BOARD

10 MECHANIC STREET
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PlanningBoard@bellinghamma.org

Meeting Minutes March 9, 2017

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

Present at the Meeting

Brian T. Salisbury (BTS), Chairman
William F. O'Connell Jr. (WFO), Vice Chairman
Peter C. Pappas (PCP), Secretary - absent
Dennis J. Trebino (DJT), Member
Bruce W. Lord (BWL), Member – arrived at 7:36 p.m.
Nikyda Resto (NR), Alternate - absent

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.

Hartford Village II, Hixon Street, Continued Public Hearing, Development Plan, Stormwater Management Permit, Special Permit for Special Residential Use – Multi-Family Dwellings. Decision Deadlines: 3/26/17, 3/26/17.

JSK explained the situation.

Present: Attorney Joe Antonellis

Attorney Antonellis explained that the application for the Hartford Village modification has not been completed due to his health issue in February and he apologized for the delay in the process. He requested a continuance to April 13, 2017.

WFO: Motion to continue the public hearing for Hartford Village II, Hixon Street, Continued Public Hearing, Development Plan, Stormwater Management Permit, Special Permit for Special Residential Use – Multi-Family Dwellings to April 13, 2017 at 7:00 pm.

DJT: Second.

Discussion: None.

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

Asphalt Engineering LLC, 190 Farm Street, Development Plan, Stormwater Management Permit, Scenic Road, Bulk Storage Special Permit, Continued Public Hearing. Decision Deadline for Development Plan: 3/25/17

JSK explained the current progress to date.

Present: Mark Allen, Allen Engineering, Erin Landry and Eric Moreland of Asphalt Engineering LLC, Attorney Jim Roberti, Dave Sanderson from PSC

Mr. Allen explained that the Applicant has submitted a business plan narrative and a satellite image of the with the concept plan showing the location of the future buildings. He explained that the Applicant is two to three months away from having a design for architectural for the building, lighting, and stormwater. The Applicant will reapply to the Board a site development plan once the full plans set has been development.

BWL stated that he is not against the project but the Applicant is presenting only a "maybe" concept not a "reality." The Applicant is not presenting an actual plan of what they are going to do. The Applicant is leaving the Town with piling asphalt on this property for the next year with no plan presented. Farm Street is not the greatest road and no taxes will not be paid by the Applicant to support road improvements given the development process presented. There are no facts and figures, no traffic report, stormwater calculations etc. Mr. Allen responded that the wetlands were flagged and identified and all stormwater management has been designed. BWL responded that the permits are in anticipation of a full development plan and there are no facts to support it.

JSK reiterated that the Temporary Bulk Storage Permit states that the Applicant must submit within six months with a full Development Plan application and must fulfill all the requirement of that plan including, parking, traffic, stormwater management, etc. JSK further stated that the Board needs a full stormwater analysis of the building and the parking. The discrepancy is that the Applicant would like to move forward to clear the back of the property. The Board is saying that the back is fine but wants assurances that the front will be built and wants it analyzed now. The Applicant is also asking for a six-month extension for the Temporary Bulk Storage Permit but that permit was conditions that the stormwater controls would be in place. Within two months, JSK anticipates that the stormwater calculations, parking, traffic, etc. would be submitted by the Applicant.

Mr. Sanderson of PSC explained that he submitted comments to the Board in February of 2017 and the Applicant has not yet responded to those comments.

Attorney Roberti stated that he wants to be sure the temporary permit doesn't lapse. He asked of the permits under review now can be conditioned that the buildings will be completed by a certain date along with all other requirements. The Applicant is hoping to begin a lot of the work now.

DJT and WFO have no problem giving an extension but with conditions. Need a valid timeline. BWL- will have traffic, plan, etc within two months.

BTS explained that if they Board extends the Temporary permit for three months, the Applicant has to submit a complete plan set for the site.

JSK stated that he can work with PSC so they are ready for the April 13th meeting. JSK suggested a three month extension of the Temporary permit to May 11, 2017 at which time a full submittal of all development plan documentation must be provided to the Board.

WFO: Motion to extend the Asphalt Engineering LLC, 190 Farm Street, Temporary Bulk Storage and Scenic Road Special Permit three (3) months from 3/9/17.

DJT: Second.

Discussion: None.

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

JSK explained that the noise study is being conducted and asked the Board if they want a peer review of that study. The Board responded that they would like a peer review of the noise study.

BTS: Motion to continue the Asphalt Engineering LLC, 190 Farm Street, Development Plan, Stormwater Management Permit, Scenic Road, Bulk Storage Special Permit public hearing to April 13, 2017 at 7:00 p.m.

DJT: Second.

Discussion: None.

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

Informal Discussion: Crystal Spring Condos Affordable Housing – unit changes

Attorney Steven Greenwald for Applicant, Mark Allen of Allen Engineering, John Mastriani

Attorney Greenwald explained that the developer has found duplex units in a condo setting that are 10% larger than the Crystal Springs condos and they would like to change the affordable housing units to those units. He stated that the State of Massachusetts has no problem with this as long as the Planning Board is okay with it. Attorney Greenwald has prepared an amendment to the Inclusionary Housing Special Permit (IHSP) Affordable Housing documentation. There are no substantive changes as they are just replacing the current units with the new units. This documentation specifically releases the current units from the restriction and places it on the new units. It was an economic decision to change the units. The size of the units will change from 780 sq. ft. to 850 sq. feet. The new duplex units are comparable to the Crystal Springs Condos. The current situation is that people in the affordable housing program still cannot afford the existing affordable units. They hope to make the new units more affordable and therefore will be able to appeal to more families in the program.

JSK the current units are not on the subsidized housing list so there will be no lapse. The new units are located at 826 and 828 South Main Street.

BWL explained that he sits on the board of Bellwood and feels that he should not be sitting on this project. JSK explained that when application to amend the IHSP is formally submitted BWL can recuse himself. The Applicant will have to notice the abutters to the existing units and the new units.

BTS - As long as the units are comparable to the existing affordable units for CS, the Board is okay with this.

General Business:

☐ **Informal Discussion – 191 Mechanic Street – Indoor Trampoline Facility**

JSK explained the project.

Present: Matt Clark of TMC Holdings the property owner, Chad Darling of AC (Urban Air) Adventures, Luke DiStefano of Bohler Engineering,

Mr. DeStefano explained the site and proposal which is a 35k sq. ft. indoor trampoline park in middle of the site. There will be approximately 117 parking spaces in the front and will be compliant with that and all setbacks. All utilities are currently available and have adequate capacity to the project. The landscaping design plan will look to maximize green space. The stormwater management system will look to use the two existing basins on the property and they will have available capacity and potential area in the back of the property for an additional basin if needed. The Applicant believes this is a good property for the location.

WFO asked if the business will have a beer and wine license and if so how will they limit their liability exposure. Mr. Darling explained that they most likely will have beer and wine but no alcohol will be served to those patrons who want to use the trampolines and they have a bracelet system to enforce this policy. Urban Air's target demographic is between the ages of 6-16 and

their parents. They hope to also host corporate events. They will offer trampoline, dodgeball, basketball, an arcade, birthday parties, and food. Based upon other site, they anticipate having 10k attendees per month. They will be open seven days per week with peak hours of Friday, Saturday, and Sunday. A full traffic stud will be submitted and in addition, the space behind the building is being reserved for potential expansion.

BTS pointed out the potential traffic problems at the intersection at Maple Street and Route 140. Route 140 can get significantly backed up with traffic from the light. Mr. Darling responded that the average customer comes to the facility for about two hours and their arrival is spread out throughout the day. There should be no major impacts to the traffic at that location. They like Bellingham because there are no other trampoline parks within a 30 minute drive.

JSK added that the driveway and sight lines need to be improved. The signage at the plaza needs reduced and merged so there are no additional signs added. JSK also pointed out that their abutter to the rear is Maplebrook Condos and they should be mindful of their presence and suggested that they consider significant screening. JSK also suggested that the Applicant should try to get traffic counts from a nearby region.

☐ **Hillside Estates Definitive Subdivision – Certificate of Release for Lot 1**

JSK explained the request for a Certificate of Release.

WFO: Motion to sign Certificate of Release for Lot 1 of Hillside Estates Definitive Subdivision.

DJT: Second.

Discussion: BTS asked if there has been any interest in the affordable unit. Mounir Tayara explained that it is taking a long time to sell.

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

☐ **ANR's**

☐ **As-Built Certifications**

☐ **2/23/17 Minutes Signing**

WFO: Motion to sign the February 23, 2017 Meeting Minutes.

DJT: Second.

Discussion: None.

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

WFO: Motion to sign the February 23, 2017 Executive Session Meeting Minutes.

DJT: Second.

Discussion: None.

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

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

WFO: Motion to adjourn.

DJT: Second.

Discussion: None.

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

Meeting Adjourned at 8:25 p.m.

Meeting Documents & Exhibits:

Hartford Village II Development Plan, Stormwater Management Permit, Special Permit for Special Residential Use – Multi-Family Dwellings

1. Waiver Requests 2.23.17
2. Hydrant Flow Test 11.20.12
3. Auto Turn for Cul-de-Sac 2.24.17
4. Hartford Village ANR Plan 5.25.2000
5. Andrews Survey & Eng. – Response to PSC Comments 11.14.16
6. Auto Turn for Hixon St to Hartford Ave 2.24.17
7. Auto Turn for Hixon St Emergency Access 2.24.17
8. Plans – 7th Submission 2.14.17
9. Stormwater Management Report 2.17.17
10. PSC – 3rd Comments 3.8.17

Asphalt Engineering LLC Development Plan, Stormwater Management Permit, Bulk Storage Special Permit

1. Sergeant Lee Rolls, Police Safety Officer Comments 3.6.17
2. Erin Landry Letter to Board 2.24.17
3. Sage Environmental Letter RE Reclaimed Asphalt Storage 2.20.17
4. Business Plan 3.7.17
5. Satellite Concept Plan – presented to the Board at the meeting

Minutes Accepted on: 3/23/17
(Date)

Jean Keyes
(Prepared by: Jean Keyes)

Brian T. Salisbury
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