



# BELLINGHAM PLANNING BOARD

---

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

## **Meeting Minutes October 26, 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  
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.

### **Discussion: Victory Packaging Warehouse Traffic Monitoring Study**

Present: Jeff Trelegan, Manager of Victory and Scott Thornton with Vanesse & Associates, and Bellingham Police Sergeant Lee Rolls

JSK explained the reason for the discussion.

Mr. Thornton explained the Traffic Monitoring Study dated 8/15/17. Victory trucks are all aware that they are not to use High Street or head northbound on Maple from the site. The standard for this type of study is one day of study and June, July and August are the peak demand for them.

JSK explained the increase in truck traffic on High Street.

Sergeant Rolls explained that in recent weeks they have stopped three eighteen wheelers on High Street – two going to Victory and one to the High Street construction site at Maple Street. GPS led them that way. The police gave them verbal warnings instead of citations. They have also seen numerous box trucks going to Victory and other places and he is here tonight to ask that Victory install signage on North Main Street. Sergeant Rolls would like to see a solar-powered sign that says no through trucking and 5-ton weight limit on the bridge. The police recently put a temporary signboard at that corner and they have seen a significant drop in the truck traffic. The sign that is installed on that end of High Street is on the wrong side of the road and is too small. Sergeant Rolls explained that only the bridge has a weight restriction and not the road.

JSK explained that he and the town has looked at High Street extensively but for safety reasons it is not in the best interest of the town to shut one end of the road. Sergeant Rolls added that the town cannot narrow High Street because it is a very important street for detours and emergencies. Need the street to stay open. JSK explained that he has submitted a request to all the GPS app sites to change the route navigation away from High Street. Mr. Trelegan responded that has submitted this information as well and the feedback from the apps stated that they will review it and get back to him.

WFO questioned how much the signage cost. Sergeant Rolls responded that it can be quite expensive but he really does not know the price. But the sign will have to be installed on the correct side of High

Street near where it meets North Main Street. JSK thinks it is in the \$5-6K price range. Sign has to face North Main Street. Mr. Thornton stated that it may be \$4-5K for a sign that is larger than a stop sign. Mr. Trelegan agreed to look into it but wants to see the price first and will work with JSK and Sergeant Rolls. However, once the sign is installed, Mr. Trelegan would like to stop doing the traffic monitoring studies. BTS thinks it is reasonable but wants to wait until the sign is installed and completed and would like Mr. Trelegan to return on December 14<sup>th</sup> with an update on the sign.

**WFO: Motion to continue the discussion on the Victory Traffic Study until December 14, 2017**

BTS: Second.

Discussion: None.

Vote: 5-0 Carried. (BTS, WFO, PCP, DJT, BWL)

**Asphalt Engineering LLC, 190 Farm Street, Industrial Building Development Plan and Stormwater Management Plan Permit, 1st Public Hearing. Development Plan Decision Date: 11/26/17**

JSK read the public hearing notice.

JSK explained the status and that the PSC peer review comments arrived today.

Present: Mark Allen, Allen Engineering, Applicants - Erin Landry Moreland, Nate Moreland

**BTS: Motion to open the public hearing for the Asphalt Engineering LLC, 190 Farm Street, Industrial Building Development Plan and Stormwater Management Plan Permit.**

WFO: Second.

Discussion: None.

Vote: 5-0 Carried. (BTS, WFO, PCP, DJT, BWL)

Mr. Allen explained the project and the plan and the proposed building and that all structures are designed to be outside all resource areas. He used a larger vehicle than an emergency vehicle to run the auto turn study and found that the site will accommodate all vehicles. All stormwater will be captured with the stormwater management system. The septic system will be onsite and test pits will be done next week. Per the DPW, a 1" water service will be installed. Building mounted lighting and parking lot lighting will be installed and the light spillage onto Farm Street will be corrected.

BWL reminded the Applicant that they have to go to the Board of Selectmen for a license for the bulk storage requirement. JSK advised the Applicant to call him and he will explain the process.

WFO questioned the light spillage and the sight lines. Mr. Allen explained that the light spillage will not affect neighbors and the sight lines have been improved by trimming overgrown vegetation. Mr. Moreland added that the sight lines have improved dramatically by just clearing the overgrown brush and the landscape plan will add bushes and not block sight lines. Mr. Allen also explained where the snow storage areas are and that runoff will be contain by full erosion controls and will be captured onsite and treated. All sanding materials will be captured and treated.

The Board also stated that they would like all maintenance to be done indoors and to minimize the amount of time the garage doors are open while the work is being performed. BTS Would like to condition that all repairs be done indoors and all pneumatic tools be used inside. Ms. Moreland responded that the sound study showed that they meet the bylaw for sound for a scenic road and this includes performing maintenance work.

JSK explained that he has been hearing concerns from residents on Cedar Hill Road about trucks using that road to access the light at Hartford Ave for left turns. WFO added that the Planning Board cannot restrict traffic on streets in town. JSK has had discussions with the Applicant about this and has suggested that all trucks should head north or south on Farm Street and only when absolutely necessary should they use the Cedar Hill Road light when safety is a concern. Ms. Moreland agreed and will be educating all drivers about this process. She wants to continue to work with the residents of this area to be a good neighbor.

JSK additionally stated that the Applicant's narrative states that trucks have GPS trackers and the Board could ask the Applicant to supply the data in lieu of a traffic monitoring study. A traffic study would be difficult to ascertain as the Applicant's business has jobs at different locations depending upon the day of the week and so the data would not be consistent.

Ms. Moreland advised the Board that their trucks drivers don't use Jake brakes and are instructed to drive 5 mph under speed limit. The hours of operation are 6:00 am to dusk with the absolute latest close time of 8:00 p.m. during only occasional late jobs. Weekends the hours of operation would be Saturday from 6:00 a.m. to about 5:00 p.m. maybe a little later.

WFO further explained that there are areas in town that are industrial that happen to be on scenic roads. These may be mixed use area and there is nothing the Board can do because it is mixed use.

JSK informed that Board that the peer review from PSC has been received and does not show any major concerns but there are a few things to complete or change and the leaching field needs to be tested.

Tim Aicardi, Bellingham Building Inspector asked if the septic design be ready for the next meeting and JSK explained that Mr. Allen said it will be ready. Mr. Aicardi would like to see drain tanks for every bay and would like this to be added to the plans. Additionally, even though DPW stated that a 1" water main was acceptable, it won't work because the site will have a sprinkler system. DPW will have to review again and advise the Board.

#### Public Questions and Comments:

Rebecca Garrant of 100 Farm Street stated that she welcomes the development however there has not been any notification to the residents on Farm Street. BTS explained that abutter notices are sent to the abutters within 300' of the site. Ms. Garrant also expressed her concern about traffic is going too fast for the street. She is very frightened that the cars and trucks and cannot slow down fast enough especially since there are no sidewalks when walking to the bus stop. She asked if the speed limit be lowered. BTS suggested that she talk to the Board of Selectmen and Police Safety Officer Rolls. JSK encouraged her to reach out to him.

Sergeant Rolls, Bellingham Police Safety Office responded that several years ago the police department commissioned a speed study on Farm Street and came up with new speed limit. If a new speed study were to be conducted, the speed limit would be set at the speed at which the 81<sup>st</sup> percentile of traffic was travelling. This will result in a higher speed limit.

Courtney Smith of Philip Street stated that she is concerned that when she is walking during the day, the trucks are flying and not going the speed limit. Heavy trucks are destroying the bridge on Farm Street. The speed limit is too high throughout the whole day. WFO suggested that she talk to the police and Board of Selectmen about the speed limit. The Planning Board does not have authority to change the speed limit. Smith is also concerned about the wildlife impact from clearing of the site. Mr. Allen explained that there are no additional trees coming down to alter any wildlife habitats with this building and parking because it is an already cleared site. BTS hears her concerns and agrees but the Board's authority is limited. WFO added that the Board has been very proactive when working with the Applicant and neighbors but cannot change what happened before. The Board now can be very proactive when it concerns safety.

**BTS: Motion to continue the public hearing for the Asphalt Engineering LLC, 190 Farm Street, Industrial Building Development Plan and Stormwater Management Plan Permit to November 9, 2017 at 7:00 p.m.**

DJT: Second.

Discussion: None.

Vote: 5-0 Carried. (BTS, WFO, PCP, DJT, BWL)

**Discussion: Zoning Bylaw Subcommittee**

JSK explained the reason for forming this subcommittee and that now is time to begin reviewing. BWL and DJT volunteered to be on the subcommittee.

**General Business:**

- ☐ **ANR**
- ☐ **As-Built Certifications**
- ☐ **10/12/17 Minutes Signing**

**PCP: Motion to sign the October 12, 2017 Meeting Minutes.**

WFO: Second.

Discussion: None.

Vote: 5-0 Carried. (BTS, WFO, PCP, DJT, BWL)

- ☐ **Voucher Reports** - JSK explained the report.
- ☐ **Board Payroll Signing**

**BWL: Motion to sign the Board's payroll.**

BTS: Second.

Discussion: None.

Vote: 5-0 Carried. (BTS, WFO, PCP, DJT, BWL)

**Board discussed one meeting per month in the summer – July and August.**

**BTS: Motion to adjourn.**

WFO: Second.

Discussion: None.

Vote: 5-0 Carried. (BTS, WFO, PCP, DJT, BWL)

**Meeting Adjourned at 8:15 pm.**

**October 26, 2017 Public Hearing Documents List**

Discussion: Victory Packaging Warehouse Traffic Monitoring Study

1. Jeff Trelegan Memorandum regarding the Traffic Monitoring Study 8.15.17

Asphalt Engineering LLC, 190 Farm Street, Industrial Building Development Plan and Stormwater Management Plan Permit

1. Abutters List – Bellingham – Certified 9.25.17
2. Abutters List – Medway – Certified 9.26.17
3. Application – Development Plan 9.26.17
4. Drainage Analysis 9.21.17
5. Lawn Ornament Illustration 9.26.17
6. Narrative 9.25.17
7. Plan – Building Exterior Rendering 9.26.17
8. Plans – 1<sup>st</sup> Submission 9.21.17
9. Sign – Proposed 9.26.17
10. Tech Environmental – Acoustical Modeling Analysis Memo 9.26.17
11. DiMartino DPW – 1<sup>st</sup> Comments 10.3.17
12. Kupfer Staff Memo 10.16.17
13. Plan – Exterior Rendering 10.20.17
14. Plan – Landscape and Lighting 10.18.17
15. Tree Requirement Change Request from Applicant 10.19.17
16. Catalano - BOH - Comments 10.26.17
17. PSC – 1<sup>st</sup> Comments 10.26.17

MINUTES OF THE PLANNING BOARD MEETING

October 26, 2017

Minutes Accepted on: 11/9/17  
(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