



BELLINGHAM PLANNING BOARD

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

Meeting Minutes December 28, 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.

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: 1/26/18

JSK explained the project to date.

Present: Bill Halsing, Land Planning, Inc.

Mr. Halsing explained why the Applicant is requesting a continuance today. He has the revised plans completed and the drainage calculations and copies are ready to be submitted tomorrow. Mr. Halsing would like to give the peer reviewer time to review the plans and calculations. Mr. Halsing stated that the Applicant would like to continue to January 25, 2018.

BWL would like the Applicant to withdraw and resubmit due to the fact that so much has changed with the project. This is an entirely different submission and is not fair to residents of the area to have so many changes. BWL stated that the plan is not ready and the Board does not have it. The Board agreed that the revised plan must be submitted as soon as possible.

Halsing responded that this submission is for one building with a contractor's yard and that has not changed. Only the grading and drainage patterns have changed and the parking is the same.

PD is concerned about the amount of fill but wants to see the plan. BTS stated that it is unfair to stop the process now. The Applicant has invested a lot of time and money into this process. JSK explained that this application for bulk storage would be grandfathered and they would be required to receive a license from the Board of Selectmen (BOS).

BWL: Motion to deny the request continue the public hearing for the Stall Brook Business Park Development Plan, Stormwater Management Permit, Scenic Road Permit, and Bulk Storage Special Permit, 187 Farm Street to January 25, 2018 at 7:00 p.m.

WFO: Second.

Discussion: PCP stated that he has no problem continuing and the Applicant is ready to go to peer review for the revised plan. BTS responded that this is grossly unfair to the Applicant and further stated that the Board is making a wrong decision and it could be litigated and come back to the Board in a negative way. JSK explained that the peer reviewer is only checking the stormwater calculations and the remainder is for the Board to review.

Vote: 1-4 Failed to carry. (Yes – BWL, No – BTS, WFO, PCP, DJT)

BTS requested a 5 minute recess.

PCP: Motion to continue the public hearing for the Stall Brook Business Park Development Plan, Stormwater Management Permit, Scenic Road Permit, and Bulk Storage Special Permit, 187 Farm Street to January 25, 2018 at 7:00 p.m.

BTS: Second.

Discussion: None.

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

Preferred Pump LP 441 Pulaski Boulevard, Flexible Parking Special Permit and Site Plan Review, 1st Public Hearing. Site Plan Decision Date: 2/6/18

JSK read the public hearing notice.

BTS: Motion to open the public hearing for the Preferred Pump LP 441 Pulaski Boulevard, Flexible Parking Special Permit and Site Plan Review.

DJT: Second.

Discussion: None.

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

JSK provided an explanation of the proposed project and the documentation that was distributed to the Board. The Flexible Parking Special Permit is a public hearing but the Site plan review is not.

Present: Attorney Joe Antonellis, Applicant

Attorney Antonellis provided information about the owner of the property and the site. The intent and use is predominantly a warehouse. There will be no more than eight employees and will be rare that any more than three will be there at one time. They will be storing water pumps for municipalities and major construction jobs. Other employees are regional sales people who are on the road for the majority of the time. The request is to reduce the parking and the owner understands that the Special Permit runs with the Applicant and not the land. They would like to reduce the number of parking spaces to 20.

Attorney Antonellis further explained that he had a preliminary conversation with the Fire Department and they wanted the owner to provide as much access around the property as possible for emergency vehicles and they are happy to do so. The owner would like to store pipes and possibly spindles, water pumps, and anything relative to their business outside. All outdoor storage will be enclosed by a 6'-high fence with slats with a sliding gate. This is not bulk storage as it is not loose materials. The Board agreed that nothing should be stacked higher than the fence. Attorney Antonellis stated that there will be an opening in the fence in the back so that emergency apparatus can go around the building.

JSK explained that the building will have sprinklers and Attorney Antonellis agreed. The Board would like the owner to check with the Fire Department for safe storage if the fork lifts are fueled by propane.

JSK listed outstanding items and things that are needed from the Applicant:

1. Detailed landscaping plan
2. Detail of the fence that is being proposed – 6' with slats and the color of the slats
3. Sliding gate has to have slats as well.
4. The Fire Department must approve Knox box and lock
5. Height of the outdoor storage can be no more than 6'
6. A lighting plan must be provided and must show detail lighting as well as must state where the lights will be and the hours of operation.
7. The Applicant has to locate on the Plan, any overnight parking.
8. The Applicant has to provide detail of the signage that will be installed
9. Auto-turn needs to be run for the site
10. The hours of operation of the business must be specified
11. The Board would like clarification from the Applicant if the business can keep the bay doors closed except when loading or unloading a truck.
12. An exterior rendering of the building's exterior is requested.

BTS: Motion to continue the public hearing for the Preferred Pump LP 441 Pulaski Boulevard, Flexible Parking Special Permit and Site Plan Review to January 11, 2018 at 7:00 p.m.

WFO: Second.

Discussion: None.

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

JD Raymond, 174 Maple Street, Development Plan and Stormwater Management Permit, Continued Public Hearing. Decision Deadline: 1/12/18

JSK explained the current status.

Present: Neither the Applicant nor their representative was present at the meeting.

The Board discussed the request from the Applicant to Withdraw Without Prejudice. The Board agreed that the Applicant has been given ample opportunity to address the issues detailed in the Kupfer Staff Memo dated September 13, 2017 and in Town Counsel Barbara Saint Andre's letter dated December 18, 2017 and they have chosen not to address the issues. The Town has tried to work with the applicant to fix the problems but the Applicant submitted deficient plans and the Board believes that the Applicant never intended to work within the system. WFO pointed out that the Applicant was encouraged to attend this meeting and they did not attend. Additionally WFO would like to acknowledge the letter sent to the Applicant from Town Counsel.

BTS: Motion to close the public hearing for JD Raymond, 174 Maple Street, Development Plan and Stormwater Management Permit, Continued Public Hearing.

DJT: Second.

Discussion: None.

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

BTS: Motion to accept the Withdrawal Without Prejudice request for the JD Raymond, 174 Maple Street, Development Plan and Stormwater Management Permit.

WFO: Second.

Discussion: JSK explained the difference of with or without prejudice. BTS still believe that it is better to accept without prejudice to show that the Board continued to work with the Applicant.

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

Discussions:

- South Main Street Rehab (Route 126) from Douglas Drive to Mechanic Street (Route 140) JSK explained the possible project and to get on the MassDOT Transportation Improvement Plan (TIP). The Board discussed the item and agreed to support this project.

PCP: Motion to support the design of the South Main Street Rehab from Douglas Drive to Mechanic Street.

BTS: Second.

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

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

JSK explained the priority development area document done that was published in 2012. This is referenced by the State and Mass Development in their site readiness program for businesses looking for priority places to locate their business. Towns are encouraged to submit sites that the Town would want to be on this list. This is just an introduction to the process. JSK explained that Town Administrator Denis Fraine encouraged the Board to meet with the Board of Selectmen (BOS) to jointly discuss this issue on January 25, 2018.

The Board agreed to meet with the BOS to jointly discuss on January 25, 2018 and asked JSK to extend an invitation to the BOS.

General Business:

- ☐ **ANR**
- ☐ **As-Built Certifications**
- ☐ **12/14/17 Minutes Signing**

BTS: Motion to sign the December 14, 2017 Meeting Minutes as amended.

DJT: Second.

Discussion: None.

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

- ☐ **Voucher Reports** - JSK explained that there were no vouchers.

JSK described the potential tenant for the vacant Walgreens at Crooks Corner.

WFO: Motion to adjourn.

DJT: Second.

Discussion: None.

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

Meeting Adjourned at 9:00 p.m.

December 14, 2017 Public Hearing Documents List

Stall Brook Business Park Development Plan, Stormwater Management Plan Permit, Scenic Road Permit, and Bulk Storage Special Permit, 187 Farm Street,

1. Project Update from Land Planning 12.28.17

Preferred Pump Inc. Site Plan Review and Flexing Parking Special Permit, 441 Pulaski Blvd

1. Form K 12/6/17
2. Waiver Request for Zoning Bylaw 240-60 – 12.6.17
3. Waiver Request for Zoning Bylaws 240-30 and 240-31 – 12.6.17
4. Abutters List – Certified 12.6.17
5. Plan -1st Submission 11.22.17
6. Application for Site Plan Approval 12.7.17
7. Application for Special Permit for Flexible Parking Options 12.7.17
8. Narrative 12.7.17
9. Legal Description 12.7.17
10. Public Hearing Notice 12.28.17
11. Certificate of Ownership & Letters of Authorization 12.12.17

Route 126 at Douglas Place to Route 140 Improvements

1. CHA Letter 11.14.17
2. Project Corridor Locus Map 11.14.17
3. Proposed Scope of Work 11.14.17
4. 2017 Priority Development List
5. Plan Set – 11.15.17

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

1. MAPC Letter 11.21.17

Minutes Accepted on: 1/11/18
(Date)

Jean Keyes
(Prepared by: Jean Keyes)

Brian Salisbury
Brian T. Salisbury

William F. O'Connell Jr.
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Peter C. Pappas
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