



BELLINGHAM PLANNING BOARD

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

Meeting Minutes June 14, 2018

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

Present at the Meeting

William F. O'Connell Jr. (WFO), Chairman
Brian T. Salisbury (BTS), Vice Chairman
Peter C. Pappas (PCP), Secretary
Dennis J. Trebino (DJT), Member
Russell E. Lafond (REL), Member
Philip Devine (PD), Associate

Other Officials:

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

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

300 Hartford Ave Development Plan Modification and Development Plan, Stormwater Management Plan Permit, and Flexible Parking Special Permit, Continued Public Hearing.

JSK explained the project to date and the documents received.

Present: Travis Brown of Andrews Survey & Engineering, Tom Pozerski of Merrill Engineering, Ross Smith for the Applicant JMRD2, LLC, Paul Vercollone of Hartford Enterprises LLC, Michael Frisbee of HDC Five, LLC, Frank DiPetro of BSC.

Mr. Pozerski explained the changes made to the car wash plan, the car wash building, the marking of the pavement, as well as the installation of signs. The Board agreed with the changes and requested the installation of yield signs, Do Not Enter signs, and possibly a Buckle Seat Belt sign where designated by the Board. Mr. Pozerski agreed to these signs and also stated that the detention basins and the site have been cleaned up and will be maintained in the future.

WFO asked the Applicant what type of giving back to the community will be done by the Applicants. Mr. Pozerski referenced the letter from The Arc dated June 12, 2018 and the outreach done with that organization. Mr. Smith stated that the company he works for usually sponsors a local little league team.

The additional traffic data provided was discussed and the Board agreed that no further traffic study is required.

Mr. Brown stated that the Applicant has submitted updated documentation and has appeared before the Conservation Commission. The Town's peer reviewer, BSC is currently looking at the changes and they are waiting for their response.

Public Questions and Comments:

Joseph Silva of 15 Arbend Circle questioned why the Board is allowing this development when there is a water ban in the town. Shouldn't the Applicant be made to drill a well? Mr. Silva stated that a car wash uses a lot of water. Mr. Vercollone responded that a car wash uses 60-80 gallons of water per wash. Additionally, the Department of Environmental Protection (DEP) recommends going to a car wash because it saves water and the stormwater is properly treated which is not done if a car is washed at

home. PCP responded that the Board is limited by the authority it has and cannot deny a project if it meets all of the local bylaws. Additionally, new development helps to keep the tax rate down.

Ken Hamwey of 39 Wethersfield Road stated that he has lived in town for 46 years and his taxes have not gone down once.

Diane Cerminara of 306 Hartford Ave stated that she appreciates the changes made by both Applicants and mentioned that the drive through creates issues. She suggested a different location for the yield sign. WFO responded that if the sign locations need to be adjusted this can always be done in the future.

Stephen Ellis of 8 Water Street mentioned that the nearby elementary school has no playground and the Applicants could be good neighbors in that way.

WFO: Motion to continue the Public Hearing 300 Hartford Ave Development Plan Modification and Development Plan, Stormwater Management Plan Permit, and Flexible Parking Special Permit to June 28, 2018 at 7:00 p.m.

BTS: Second.

Discussion: None.

Vote: 4-0 Carried. (WFO, BTS, PCP, DJT) (REL is not eligible to vote on this project.)

Zoning Bylaw Amendment for Zoning Map for 79 Hartford Ave, 1st Public Hearing

JSK read the public hearing notice.

WFO: Motion to open the public hearing for the Zoning Bylaw Amendment for Zoning Map for 79 Hartford Ave.

BTS: Second.

Discussion: None.

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

JSK explained that the reason for this proposal is to begin long-term planning for the Town. The Planning process has two components:

1. Current development review during which the Board is bound by the Zoning Bylaws and Subdivision Regulations.
2. Long-range planning to determine what is best for the community and to align land uses with infrastructure that is already in place.

In the past and currently, the Board has been forced to be reactive rather than proactive when faced with development in town. By being proactive, the Town can take control of the process and place the industrial uses in the proper locations where there will be less impact to residentially zoned land. It is time for the Town to take action and this is the first part that process. The two other components of this process are to rezone part of Farm Street from Industrial to Residential and part of Maple Street from Industrial to Residential. Consequently, an industrially zoned area that could be better suited for the associated industrial uses is the land at 70 Hartford Ave.

There are two industrial corridors in town: William Way and Depot Street. Both roads have the infrastructure and proximity to transportation corridors to help trucks avoid residential neighborhoods. Since Depot Street was strictly built for industrial use, by being proactive, the Board can place the proper use in the proper place.

If this land were left as suburban, there are several different types of uses that could be constructed here such as a housing development with single-family homes or several large 40B housing projects. The tax revenue from housing in a residential zone is significantly lower than the annual tax revenue generated from businesses located in an industrial zone. Additionally, business that would want to locate in this new zone would be required to improve infrastructure such as the intersection at Depot Street and Hartford Ave. A residential housing development would not be required to make this type of improvement.

WFO stated that this zoning amendment was proposed solely by the Town Planner with support of the Planning Board. This has not been generated by any private party, the Board of Selectmen, or the land owner. This is the beginning of a long-term planning process initiated by the Town Planner.

JSK further explained that this parcel has a river on the east side which, with the required buffer zones, would not allow development on that side of the parcel. Additionally, there are significant flood zone and wetlands which would have to be properly designated, but that would also restrict the size of development that could be located there. So, not only would any structure be a good distance away from the Wethersfield neighborhood, but also the size of the development would be constrained.

The Board agreed with JSK that long-term planning and rezoning should be considered for not only this parcel but also for the parcels on Farms Street and Maple Street.

Public Questions and Comments:

Joseph Silva of 15 Arbend Circle asked if a bridge could be constructed over a wetland and JSK responded that yes it could be done but it would be very expensive. If that were ever proposed, the Planning Board, Conservation Commission, and other state environmental agencies would have to be involved.

Don Cadorette of 35 Hartford Ave stated that he would like to know how close any development on that parcel would come to his house as he is a direct abutter. He mentioned several other items: no street lights on Depot Street, trucks going over the bump in the road on Hartford Ave shakes his home, the beeping from trucks backing up at other industrial site on Depot St., the intersection at Depot St. and Hartford Ave are very dangerous and not suitable for turning for tractor trailer trucks. JSK stated that any development would have to remain at least 110' from his property line but that the Board has increased this distance with recent developments. Concerning the beeping, the noise bylaw stipulates the amount of noise that can be generated but it doesn't eliminate it altogether. The Board assured Mr. Cadorette that that any industrial development on that parcel would have to fix that intersection but without that, the Town does not have the money to do so. WFO responded that he will look into who can fix the lights on Depot Street and the bump in the road on Hartford Ave.

Karen Mullin of 110 Patricia Drive stated that she is concerned about the wetlands and the aquifer as all water funnels into the Charles River. She hopes that the Board will consider businesses that are non-polluting if the land is developed. WFO responded that the Board is very concerned about the wetlands and any development on that land will have Conservation Commission review as well. All local, state, and federal guidelines will be followed and all applicants are held to high standards for non-pollution.

Jim Langell of 19 Wethersfield Road asked about the cross-hatch marks on the map. JSK explained that they are wetlands and all development would have to file with the Conservation Commission and Mass Environmental Protection Agency as development on any land near the Charles River is held to a very high standard.

Paul Casey of Arbend Circle asked the Board how many developable acres are on this site. JSK responded that the site is approximately 155 acres overall but a rough estimate of 75 acres may be developable. Proper engineering would have to determine an exact number. Mr. Casey wanted examples of industrial and residential business that could be constructed on this site. JSK stated that industrial could be a 400,000 sq. ft. building and residential could be two housing developments similar to The Jefferson (now The Charles).

Mr. Hogan of 11 Nason Street explained that the traffic at the intersection of Pop & Cork in Hopedale has increased because of the new light and it now backs up on Hartford Ave.

Ken Hamwey of 39 Wethersfield Road asked when enough development is enough. The quality of life has taken a hit at every turn and in the past the Planning Board has only been concerned with shrubs and not potential toxic emissions from a proposed power plant in 1990's. WFO responded that the Board tries to do the best it can within the current zoning bylaws of the town. BTS stated that the town is at a cross-roads and needs to find which direction to go. He agrees with JSK that the Board and the town have to take a look at long-term planning for future development. PCP agreed and added that without a change in zoning, developers have the right to develop the land as it is currently zoned. JSK responded to Mr. Hamwey that he has had many discussions with Mr. Hamwey about the quality of life in town and how to improve it. JSK further stated that part of the reason he initiated this effort was because of his discussion with him and other residents to try and improve life for the residents of the Town by placing industrial zoning in a place where it would have the least impact on residents. Additionally, the Board works very hard to review projects in front of them to mitigate the impacts to the residents.

PCP stated that residents of the town could have changed zoning in certain areas of town in the past but it was never changed. A developer has the right to develop the land as it is zoned. If JSK and the Board did not initiate this effort, development could continue as is. This rezoning is intended to protect residents.

Alexis Miller of 52-54 Taunton Street asked if this is rezoned as industrial what would be the projected increase in tax revenue. JSK stated that any numbers he would provide would only be hypothetical. As an example, he stated that a development which is the size of the Campanelli project on High Street and Maple Street would generate approximately \$500,000.00 in tax revenue annually. A residential housing project would generate taxes based upon the value of each home which would not be nearly as much as an industrial development. JSK stated that he can get more concrete numbers for the next meeting so that residents can make a comparison. Ms. Miller was concerned that Eversource could install a gas gate on this parcel. Ms. Miller also asked if the part of this parcel through which the gas pipeline runs can be exempted from this zoning change.

BTS stated that the Board wants to work with the residents and appreciates their input. This is not an adversarial process. BTS further explained that the wetlands on this property creates a great buffer zone and limits the size of any potential development. This is a strategic change for the town and BTS challenged the residents to learn more about what the Board does and what a developer is allowed by-right to do.

WFO: Motion to continue the Public Hearing Zoning Bylaw Amendment for Zoning Map for 79 Hartford Ave to June 28, 2018.

BTS: Second.

Discussion: None.

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

Bellingham Shores, Cross Street/Silver Lake Road/South Main Street Preliminary Subdivision meeting. Decision Deadline: 6/29/18

JSK explained the request from the Applicant to Withdraw Without Prejudice.

BTS: Motion to accept the Withdrawal without Prejudice request.

PCP: Second.

Discussion: The Board discussed the request and the motion but was unsure if they wanted to accept this request without prejudice. The Board asked JSK to discuss the ramifications of a "with prejudice" withdrawal with Town Counsel and provide the information to them.

No vote was taken.

PCP: Motion to table the vote until June 28, 2018 at which time a vote will be taken.

DJT: Second.

Discussion: None.

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

General Business:



ANR

705 Wrentham Road, Lots 1 & 2 – Karakeian - JSK explained the ANR Plan

BTS: Motion to sign the ANR for 705 Wrentham Road.

WFT: Second.

Discussion: None.

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



As-Built Certifications



5/24/18 Minutes Signing

BTS: Motion to sign the May 24, 2018 Meeting Minutes.

PCP: Second.

Discussion: None.

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



Voucher Reports - JSK explained the voucher report.



Board Payroll

WFO: Motion to sign the Board payroll for April, May, and June of 2018.

BTS: Second.

Discussion: None.

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

BTS: Motion to adjourn.

DJT: Second.

Discussion: None.

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

Meeting Adjourned at 9:30 p.m.

6/14/18 Meeting Documents

300 Hartford Ave Development Plan Modification and Development Plan, Stormwater Management Plan Permit, and Flexible Parking Special Permit

1. Email from K. Aruda RE Enbridge-Algonquin Gas Transmission Right-of-Way Information 5.15.18
2. Car Wash - Plans - 3rd Submission 5.31.18
3. Merrill Response to BSC 5.4.18 Comments 5.31.18
4. Andrews Response to BSC 5.4.18 Comments 6.5.18
5. Stormwater Management Report - Revised 6.5.18
6. Self-Storage - Plans - 3rd Submission 6.5.18
7. Andrews Letter RE Traffic Data 6.8.18
8. Hesketh Traffic Report for Self-Storage & Car Wash 5.25.18
9. DiMartino DPW Comments 6.11.18
10. BSC - Car Wash - 2nd Comments 6.13.18
11. The Arc Letter RE Community Outreach 6.12.18

Zoning Bylaw Amendment for Zoning Map for 79 Hartford Ave Zoning Map, 1st Public Hearing

1. Abutters List - Certified 5.14.18
2. Property Owner - 79 Hartford Ave
3. Public Hearing Notice

Bellingham Shores Preliminary Subdivision Meeting

1. Roelofs Email RE Applicant's Intention to Withdraw 6.5.18
2. Withdrawal Request Letter from Applicant 6.14.18

Minutes Accepted on: 6/28/18
(Date)

Jean Keyes
(Prepared by: Jean Keyes)

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