



BELLINGHAM PLANNING BOARD

10 MECHANIC STREET
BELLINGHAM, MASSACHUSETTS 02019
(508) 657-2892; FAX (508) 966-2317
PlanningBoard@bellinghamma.org

Meeting Minutes March 24, 2016

MEETING LOCATION: ARCAD 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
Nikyda Resto (NR), Alternate

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.

7:00 p.m.

295 Pulaski Boulevard, Flexible Parking Special Permit, 1st Public Hearing, Decision Deadline: May 11, 2016

WFO: Motion to waive the reading of the public notice for the 295 Pulaski Boulevard, Flexible Parking Special Permit.

PCP: Second.

Discussion: None.

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

JSK explained the project and listed the documents submitted for this meeting. The Applicant supplied the Board with an updated plan for parking at Rocky's Ace Hardware which is the location of this project. JSK explained that the Town would like to see improvements along Pulaski Boulevard and the Applicant seemed very willing add additional landscaping to the site. This public hearing is to discuss the Applicants request for a reduction in parking.

Present: Attorney Joe Antonellis of Mayer, Antonellis, Jachowicz & Haranas, LLP, Attorney for the Applicant, Kevin Bradley, Applicant.

Attorney Antonellis explained that Rocky's Ace Hardware is looking into subdividing the store and renting the new 6,000 sq. ft. portion to another retailer with a similar use. The Applicant is here to bring the site into compliance with the parking bylaws. According to the Town's parking bylaws, 91 spaces are required; however, the Applicant would like to reduce the number to 71. This seems to be more than adequate for the site with 12 of those spaces set aside for the residents in the multi-family house on the property.

Attorney Antonellis stated that this is an allowed reduction by special permit where there is unique or shared use. There are very few residents' cars during day when Rocky's customers use the site and there are very few cars at Rocky's in evening when the residents are at home. There is adequate space on the site behind the building to create more spaces if necessary in the future. In the future, the Applicant could eliminate the garden center to add more parking if needed.

Attorney Antonellis further stated that the parking area as it exists now is a Barren parcel. The Applicant has proposed to add a grass strip along Pulaski Boulevard with landscaping and is willing to receive a permit with stipulations as to landscape type. The Applicant will be careful to not block visibility or sight lines when exiting to Pulaski Boulevard. In addition, there will be landscaping improvements around garden shop and on the south side of property in front of the residents. The Zoning Board recommended that no bollards be placed around the house.

The Board was concerned that the outside of building is run down and asked the Applicant if he had any plans to renovate. Mr. Bradley stated that once a new tenant is secured, he will be remodeling the back and front of the store and he is going to seal coat the entire parking area and paint new parking stripes.

JSK will work with the Applicant to agree on the landscaping and it can be stated as such as a condition in the Decision. JSK would like to see the red maple tree shown on the plan replaced with several shrubs. Attorney Antonellis and Mr. Bradley agreed to this condition.

BTS: Motion to close the public hearing for 295 Pulaski Boulevard, Flexible Parking Special Permit.

WFO: Second.

Discussion: None.

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

BTS: Motion to grant the Flexible Parking Special Permit for 71 parking spaces for 295 Pulaski Boulevard.

WFO: Second.

Discussion: None.

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

316 Hartford Ave Solar, Development Plan Review and Stormwater Management Permit Large-Scale Ground-Mounted Solar Photovoltaic Installation, 316 Hartford Ave, Continued Public Hearing, Decision Deadline: 5/15/16.

JSK explained why the Applicant requested a continuance.

BTS: Motion to continue the 316 Hartford Ave Solar, Development Plan Review and Stormwater Management Permit Large-Scale Ground-Mounted Solar Photovoltaic Installation, 316 Hartford Ave, Continued Public Hearing to June 9, 2016 at 7:00 p.m.

WFO: Second.

Discussion: None.

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

Bellingham Shores, South Main/Center/Cross Streets, Preliminary Subdivision, Discussion, Decision Deadline: 5/1/16

JSK explained why the Applicant requested the continuance.

BTS: Bellingham Shores, South Main/Center/Cross Streets, Preliminary Subdivision, Continued Discussion to April 14, 2016 at 7:00 p.m.

BWL: Second.

Discussion: None.

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

160 High Street Lot 1 & Lot 2 Development Plan Review, Stormwater Management Permit, Major Business Complex Special Permit, Flexible Parking Special Permit, Scenic Road Special Permit, 160 High Street, Continued Public Hearing, Decision Deadline: 5/8/16

JSK explained why the Applicant is requesting a continuance. PCP stated very strongly that he wants to be sure the Applicant is prepared for the April 14, 2015 meeting. The Board agreed that the next meeting will be a discussion only about traffic impacts.

BTS: Motion to continue the public hearing for the 160 High Street Lot 1 & Lot 2 Development Plan Review, Stormwater Management Permit, Major Business Complex Special Permit, Flexible Parking Special Permit, Scenic Road Special Permit, 160 High Street to April 14, 2016 at 7:00 p.m.

BWL: Second.

Discussion: None.

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

Miscellaneous:

General Business:

- ☐ **ANR's**
- ☐ **As-Built Certifications**
- ☐ **3/10/16 Minutes Signing**

BTS: Motion to sign the March 10, 2016 Meeting Minutes.

DTS: Second.

Discussion: None.

Vote: 3-0-2 (BTS, DJT, BWL – approved, no members voted no, WFO and PCP abstained as they were not present at the March 10, 2016 meeting)

- ☐ **Sign Vouchers**

BTS: Motion to sign the Vouchers and Board Payroll.

WFO: Second.

Discussion: JK explained the vouchers and payroll.

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

BTS: Motion to adjourn.

WFO: Second.

Discussion: None.

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

Meeting Adjourned at 8:00 p.m.

Meeting Documents & Exhibits:

295 Pulaski Blvd Flexible Parking Special Permit

1. Certified Abutters List 3.7.16
2. Special Permit Application 3.7.16
3. Parking Layout Plan 3.7.16
4. Public Hearing Notice 3.24.16
5. Kupfer Zoning Board Staff Memo 10.26.15

316 Hartford Ave Solar Development Plan – these were submitted prior to the 3.10.16 Continued Public Hearing

1. Easement Information from Hancock Associates
2. Hancock Associates Comments 3.4.16
3. Plans Set – 3rd Submission 3.1.16
4. PSC Comments 3.9.16
5. Sargent Rolls & Jim Kupfer emails 1.25.16
6. Hancock Associates - Stormwater Report & Operation & Maintenance Plan 3.1.16

Bellingham Shores Preliminary Subdivision Discussion

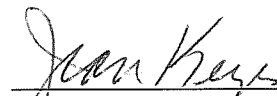
1. PSC Comments 3.17.16

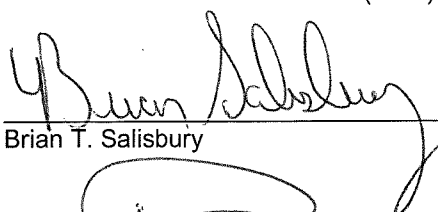
160 High Street Lot 1 & Lot 2 Development Plan & Special Permits

1. Dunlea – Distribution Facility Capacity Needs Planning document 2.22.16
2. Kelly Engineering Comprehensive Response to Comments 2.29.16
3. DPW Director Don DiMartino Comments RE Maple Street Improvements 2.5.16
4. Plan Set – 2nd Submission 2.29.16
5. RKB Site Renderings 1.28.16
6. Kelly Engineering Revised Stormwater Documentation: Management Report, Checklist, Application, Management Plan, Erosion & Sedimentation Plan
7. Vanasse & Associates, Inc. – Response to Comments 3.8.16
8. BETA – Response to Applicant's Responses to BETA Comments 3.21.16

Minutes Accepted on: 4/14/16

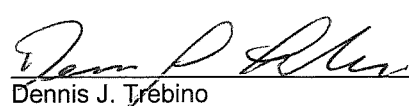
(Date)



(Prepared by: Jean Keyes)


Brian T. Salisbury

William F. O'Connell Jr.


Peter C. Pappas


Dennis J. Trebino


Bruce W. Lord