



BELLINGHAM ZONING BOARD

10 MECHANIC STREET
BELLINGHAM, MASSACHUSETTS 02019

Minutes of Meeting
August 20, 2020

Members Present:

Brian Wright (BW) – Chairman
Peter Gabrielle (PG) – Vice Chairman
Brian T. Salisbury (BTS) – Member

Present Via Zoom

Rayan Shamas (RS) – Member
Arturo Paturzo (AP) – Member

Also Present:

James S. Kupfer, Town Planner and Zoning Compliance Officer

Also, Present Via Zoom:

Timothy Aicardi, Building Commissioner
Laura Renaud, Recording Secretary
Denis Fraine, Town Administrator

Continuation Public Hearing:

Comprehensive Permit – 40B – 161 Mechanic Street

Chairman Wright opened the continuation for 161 Mechanic Street. Member Paturzo recused himself from the discussions.

Members Present:

Brian Wright, Peter Gabrielle, Brian T. Salisbury, Rayan Shamas

Applicant Present

Russell Dion- Campanelli Companies

Applicants via Zoom

Jesse Johnson, Bohler Engineering
Ron Muller, Ron Muller Associates
Peter Freeman, Counsel

The membership of the Zoning Board included Member Rayan Shamas who was Zooming in from home. Chairman Wright is in attendance but was absent at the last meeting. He did watch the meeting and reviewed the minutes. Member Paturzo is also zooming in but has recused himself.

Counsel for the applicant, Peter Freeman, questioned how many voting members there are with one recusing himself. Planner/Officer Kupfer confirmed that 4 are needed as a Special Permit requires a majority vote. There is a 5-member board. Mr. Dion confirmed he understood that.

Planner/Officer Kupfer updated the Board. At the last meeting, the Board asked the applicant to update the plan set. There was report from Consultant BSC group regarding the review of the Notice of Intent for Conservation.

Civil Engineer Jesse Johnson from Bohler Engineering who is representing the applicant explained that the conservation site walk went well. The modified plan is before the board. They are proposing is a conservation seed mix within the 100-foot buffer zone. It will restore a lot of the area and improve the screening and buffering. They received positive feedback with this from the neighbors. The applicant will also add approximately 8 trees on top of the vegetation.

Chairman Wright inquired if the buffer will remain a vegetated buffer. Planner/Officer Kupfer requested that this be marked on the plan and state what is to remain vegetated.

Mr. Johnson explained there were revisions to Building 5 rotated it clockwise falling parallel with the road. It was 110 feet off the edge of the road, and it is now 107. The grades were reviewed. They can keep the trees that are there now. A berm with shrubs will be added along with some proposed trees. This will help with the buffering along front. Mr. Dion explained the landscape element is more than a berm. It will be weaved in with the new and old trees. It is an elevated mulching bed. He will also seek the advice of an arborist to relocate two of the trees. Chairman Wright asked if the building can be moved back 10 more feet even more from the street. Mr. Johnson explained it was designed to look out into the green space. If it is moved back, then it would also change the parking lot and the club house which cannot be moved back. It would change too many things. Member Salisbury communicated that this was an obstacle and the applicant is trading the views of the tenants for the views of the residents. Mr. Dion explained if they were to move Building 5 back; the retaining wall would have to swing back out and push the grades up towards the amenity space. It would start to impact the sewage design and grading design. He further explained they did a lot of adjusting to get that building back off the road. It is not out of character for this area. It is far off the road. Member Shamas questioned the berm and if it will block the lights from the vehicles parking and on the street. He commented that he does understand why the building cannot be moved back 10 feet. Member Wright communicated that the buffer is a key item. Member Salisbury communicated that the building is too big and too close to the road. He inquired about making it a 3-story building. The applicant responded that this would cause a lot of reconfiguring and a hardship. Mr. Johnson explained it is a dense landscape buffer. This is a significant impact and improvement.

Planner/Officer Kupfer went through the requested waivers.

- The height waiver request is 11 feet. The height restriction is 35 feet. It is an 11-foot waiver.

Mr. Dion noted that zoning requirement for this area is a 20-foot front yard offset. We could have 35 feet tall with a 20-foot offset. It is 4 feet tall with 100 feet offset. It is a significant improvement. The 10 feet does make a huge difference to the project vs the residents driving around. Vice Chairman Gabrielle communicated the applicant needed to be mindful of the overall change for the town. It will look a lot better than what is there.

Board Members asked how many tall the trees are there, and which ones will be kept after clearing. Mr. Dion explained what is shown on the plan is what is staying.

Chairman Wright questioned what the retain wall will be made of. Mr. Dion stated it will be a cement block wall. There will be a spindled black fence on top of that. Chairman Wright would like to see a photo of that.

Planner/Officer Kupfer explained on the right site of the property there is an existing chain link fence there now. The Conservation Commission may request some fencing to stay there to hold back any debris coming down to Curtis Pond.

The Board discussed each of the following items:

Bus Stop

Traffic Engineer Ron Muller spoke with GATRA, but he has not heard back. He explained that they do not normally commit until the project is built.

Planner/Officer Kupfer asked about a shelter for the bus. Vice Chairman suggested speaking with the bus company.

Intersection

A share screen was shown for the intersection. Mr. Muller explained what the analysis showed. Planner/Officer Kupfer explained that there has been a lot of conversations with Lincoln Properties. They are putting in a full sidewalk across the street from Blackstone Street and Lindenmeyre Company. Mr. Muller explained the need for the lights was triggered by the Lincoln Warehouse project and the Lobisser residential project. Lincoln Properties is running the conduit to the intersection and it will be ready to go. Mr. Muller stated they have been in conversation with Lincoln Properties. Without the light, there would be significant delay of a left-hand turn. There would just be longer delays; not safety issues. Planner/Officer Kupfer communicated that it is in all of the parties' best interest to have the lights; the town, Lincoln Properties and the Lobisser project. Vice Chairman Gabrielle asked who handles the left-hand turn. Mr. Dion communicated that it is in the Curtis Application package.

Member Salisbury asked if there were any recommendations for the town after the Traffic Studies. The biggest impact is traffic. There are 3 million dollars' worth of improvements that need to be done to improve this corridor. If an additional contribution could be made to the 3-million-dollar price tag the towns looking for, any improvement to the roadway does improve the lives of the people who live there. Planner/Officer

communicated that this can be discussed with the applicant. Lincoln Properties did supply ample funds and when the time comes Lobisser may also.

School Impact

The applicant indicated that there are approximately 22 to 27 additional school children. The majority are 1-bedroom units, (25), 3 bedroom and (60-70), 2-bedroom units. He will get the school impact letter to the Board. The Board communicated that there will be impacts to the Fire, and Police too. It impacts the whole town.

School Walkers

Member Salisbury asked if the Bellingham High School or Middle School students will walk to school. The applicant stated it is less than a mile and he will get that information for the next meeting.

Fire Department

The applicant explained that the Fire Department has not signed off formally. They need the truck turn analysis included in the new plan set. There were three additional hydrants requested to add to the layout. The Fire Department will need to see the changes and sign off officially.

Stockpiling of Material:

The Board asked about the stockpiling of material. Mr. Dion stated that there is 8 to 10, 000 yards of material that will leave the site and also some loam. All should be gone by Winter. It is on the plan. The Board inquired about any hazardous material on the site. Mr. Dion stated what is there is recyclable.

Hours of Construction

Mr. Dion agreed to the hours of construction as: Monday thru Friday 7:00 am to 5:00 pm and Saturdays, 7:00 am to 4:00 pm. No work on Sundays. The applicant stated they may need to go longer if a service needs to continue such as concrete pouring or a utility being installed. It is not typical. The Board agreed to an extension when needed but they must contact the Building Commissioner and Police Department. Member Shamas asked about idling trucks. The applicant explained there is a Site Supervisor who will make sure there is no start up prior to 7:00 am. Chairman Wright thought that might be too early for the closer abutters. The applicant agreed they will work with those abutters when the time comes.

The meeting was opened up for public comments and questions. There were no public comments.

Mr. Dion informed the Board that the applicant gave a \$100,000 donation to the corridor.

Chairman Wright asked what the town thought was appropriate. Planner/Officer Kupfer stated it is up to the board. There are 3 million worth of improvements the town needs to make. Lincoln Properties has a different set of financials. All projects are creating impact to the corridor. Chairman Wright asked if the \$400,000 is including the roadway improvements.

Planner/Officer Kupfer stated the 150 plus 250 is for Route 140 improvements as well as intersection improvements. Chairman Wright asked if that can be increased. Mr. Dion stated that Industrial and affordable housing is different. He will speak with the stakeholders and take it under consideration. Member Salisbury stated there are a lot of benefits from this project. The traffic needs improving and any dollar amounts going into that helps all around. Anything the applicant can do to help improve the area will help their residents.

The applicant communicated that the storm water design is all set and meets the bylaw. A conservative approach was taken.

Town Administrator, Denis Fraine communicated that the applicant has agreed to a lot of changes since originally coming to the Board of Selectmen. In his opinion, the 10 feet doesn't seem to make a difference. The Board of Selectmen looked at and felt it was consistent as to what the corridor is becoming; it is industrial and commercial with the building coming across street. He agreed with the school impact as with Jefferson Apartments, they projected less than 30 children and that is correct. The project is in line with that projection.

Planner/Officer Kupfer stated that Lincoln Properties is required to complete the sidewalk all the way to Blackstone. It is on the other side of the street but there will be a signalized crossing. He communicated that he will start drafting the decision. He will speak with the Conservation Commission and if any other concerns.

There have been no other comments or concerns from the neighbors. There were two open houses, no one showed up.

On a motion made by Vice Chairman Gabrielle and seconded by Member Salisbury the Board voted by roll call to have Planner/Officer Kupfer draft a favorable decision.

Roll Call Vote:

Brian Wright	aye
Peter Gabrielle	aye
Brian T. Salisbury	aye
Rayan Shamas	aye
Art Paturzo	Recused Self

On a motion made by Vice Chairman Gabrielle and seconded by Member Salisbury the Board voted by roll call to allow a continuation to September 3, 2020 at 7:00 pm.

Roll Call Vote:

Brian Wright	aye
Peter Gabrielle	aye

Brian T. Salisbury	aye
Rayan Shamas	aye
Art Paturzo	Recused Self

Counsel Peter Freeman stated he cannot attend on September 3rd and asked if he could review it before that meeting.

Mr. Dion agreed that would be acceptable.

Adjourn:

On a motion made by Member Salisbury and seconded by Vice Chairman Gabrielle the Board voted by roll call vote to adjourn the meeting.

Roll Call Vote:

Brian Wright	aye
Peter Gabrielle	aye
Brian T. Salisbury	aye
Rayan Shamas	aye
Art Paturzo	Recused Self

Minutes Accepted on 10/1/2020 Laura Bonard
(Date) (Prepared by)

Brian Wright
Arturo Paturzo
Rayan Shamas

Peter Gabrielle
Brian Salisbury