



BELLINGHAM PLANNING BOARD

10 Mechanic Street, Bellingham, Massachusetts 02019

MEETING MINUTES

Thursday, January 25, 2024, at 7:00 pm
Bellingham Municipal Center
Arcand Meeting Room and Via Zoom

MEMBERS PRESENT:

William F. O'Connell, Jr.	Chairman
Brian T. Salisbury	Vice Chairman
Philip M. Devine	Member
Dennis J. Trebino	Member
Nick Mobilia	Member
Robert Lussier	Alternate Member

ADDITIONAL OFFICIALS PRESENT:

Amy Sutherland, Assistant Town Planner
Tim Aicardi, Building Commissioner
Tina Griffin, Recording Secretary – via Zoom

The Chairman called the meeting to order at 7:00 pm.

CONTINUATION OF PUBLIC HEARING

306 Maple Street:

The applicant, 306 Maple Street LLC, and owner, Andrew Sacher, the project will consist of a single-story warehouse building containing 59,400 sq. ft. which includes approximately 4,950 sq. ft. of accessory office space at 306 Maple Street in Bellingham, approximately 11.5 acres of land, shown on Assessors Map 37, Parcel 6B Zoned Industrial.

Senior Project Manager, Michael Dryden from Allen Engineering was present to provide some information and answer questions that Board members may have in reference to 306 Maple Street. Some aspects of the scenic road permit are any impacts to stone walls, removal trees, and the sound aspect. There is currently a stone wall along the frontage of the property and with the application, some photographs were provided. When the project was first introduced, the private site plan approval of the Board suggested that the stone that is there be harvested and use it for the rounding's at the driveway. Mr. Dryden stated that is a fairly typical approach and has been what he provided as part of the scenic road permit. The plan would be to take 100' worth of stone and do a little shorter wall that is prominent and more visible. Also demonstrated in the photos is some of the tree removal that will be done on site, but not within the Town's Right-of-Way, due to being governed by the Scenic Road Bylaw.

Marc Wallace from Tech Environmental was also present at tonight's meeting and provided a brief overview of the sound study that was performed. There was a sound study performed by his company, with the goal to demonstrate compliance for the project, and to comply with the Massachusetts DEP and the Town of Bellingham Scenic Roads Noise By-laws. A long-term monitoring program was done at the beginning of December, to establish the ambient conditions over an 8-day period, which included a

weekend period as well. Researching both nighttime and daytime ambient conditions and establishing what the lowest ambient sound could be at that site. The sound level was measured at 34 decibels, out of 168 hours of measurements that were taken, which establishes the lowest nighttime level being used to demonstrate the compliance with the MA DEP noise policy. During the daytime, a level of 42 decibels measures, which is 8 decibels higher, as expected during the daytime. The MA DEP noise policy interprets a violation when you exceed 10 decibels over ambient, or if you cause a pure town condition that is based as an octave band sound pressure level that exceeds both of the two adjacent octave bands. In addition, we looked at the Scenic Roads Noise By-laws for which we have the receivers of Zone A – being business industrial, Zone B – being local and other district within 200’ of a business or industrial district, and then Zone C is all other locations. The scenic noise bylaw have identical sound limits when it comes to daytime. It’s the nighttime that they drop from the Zoning and are approximately 5 decibels lower in the Zone C area, and 10 decibels lower in the Industrial area. This means that instead of comparing it to a 45-decibel limit, which is the zoning bylaw, we would be comparing it to a 40-decibel limit for those places that are in Zone C. Acoustic modeling with a three-dimensional model has been done in other projects before, and with this location it takes topography into account, and atmospheric conditions. As part of our analysis, we assume that the facility is going to operate 24 hours a day/7 days a week, which is why we did measurements for 24 hours at a time, and then did acoustic analysis looking at the proposed sound sources which are at rooftop equipment and run continuously. There would also be many more trucks moving in and out of the site, which are represented to be continuous sound sources.

What is being proposed for a sound wall of the project is a solid barrier wall which would be approximately 7’ tall, with an exception in the middle where it would be approximately 9’ tall for approximately 100’ of that barrier zone. It would then curve around the corner of the site and would then be approximately 7’ tall in that area as well. When we did the analysis, our predicted sound levels were below the MA DEP noise policy limit, as well as the Zoning, and the scenic noise by-law.

Planning Board members had questions regarding the proposed privacy fence the applicant was discussing, as well as items such as trees that will be staying on and being removed from the landscape plan. It was also recommended that the applicant work with the neighbors with things they want to put into the plan so that it can be heard by the Planning Board members at a future meeting.

Ms. Sutherland let members know that the applicant should talk with tech review and go back and forth with them directly before coming back to the Board for another Hearing. In the interim, the applicant can meet with the town’s consultant to work on some of the peer-review comments before coming back to another Planning Board meeting. There were additional questions regarding hours the building would be open, vehicles that would be used to and from that site, and what the property owner would be doing and using for products for snow removal. All of these items will need to have additional information provided to the Board for them, at the next meeting.

Mr. Devine made a motion to continue this Public Hearing until Thursday, February 8, 2024. Motion was seconded by Mr. Salisbury and the voice vote passes unanimously.

PUBLIC HEARING

Scenic Road Permit 306 Maple Street:

The applicant, 306 Maple Street LLC, and owner, Andrew Sacher, the project will consist of a single-story warehouse building containing 59,400 sq. ft. which includes approximately 4,950 sq. ft. of accessory office space at 306 Maple Street in Bellingham, approximately 11.5 acres of land, shown on Assessors Map 37, Parcel 6A Zoned Industrial. The plans were approved by Allen Engineering & Associates, 140 Hartford Ave., Hopedale, MA 01747.

The applicant and Board members discussed needing a continuation for this Public Hearing, until the applicant has more information to provide to the Board.

Mr. Salisbury made a motion to continue this Hearing until Thursday, February 8, 2024. Motion was seconded by Mr. Mobilia and the voice vote passes unanimously.

CONTINUATION OF PUBLIC HEARING

Maple Street, LLC. (Parcel 3):

The applicant, Maple Street Solar, LLC, and owner, Maplegate Realty Trust, propose a solar array which consists of 65 +/- acres of land to be redeveloped for a proposed solar array of which only 3.77 acres is in Bellingham (Parcel 3). The current access road is provided through Parcel #2 and Parcel #1 located to the North, and services the existing golf course located through the Bellingham parcel 26-0009 and is proposed to remain and function at the primary access drive for the Solar Array project. The Solar Array project is in the Town of Franklin and will be for the construction of a new 15,000 +/- KW solar field along the new gravel access drives, associated utilities, and stormwater management components located in the northern portion of the existing Maplegate Country Club property at 160 Maple Street Bellingham, shown on Assessor's Map 26-0009, zoned suburban. The plans were prepared by Bohler Engineering.

The applicant's representatives had contacted the Board to request a meeting extension until the February 8th Planning Board Meeting.

Mr. Salisbury made a motion to continue this Public Hearing until Thursday, February 8, 2024. Motion was seconded by Mr. Mobilia and the voice vote passes unanimously.

CONTINUATION OF PUBLIC HEARING

North & Blackstone Street:

The applicant, Ravens Homes, Inc, and owner, Raven Homes, propose to construct (12) 3-unit townhouses with associated improvements at North/Blackstone Street in Bellingham, approximately 20.8 +/- acres of land, shown on Assessor's Map 59-Lot 60A, zoned Agriculture.

This application falls under the Town of Bellingham's Zoning By-Laws §240-101, Special Residential Use – Townhouse Dwellings, §240-16, Development Plan Approval, § 240-54 and Stormwater Management, and §240-60.

The applicant's representatives were present to request a meeting extension until February 8th, in order to allow the engineers time to discuss information with the peer review before the next meeting.

Mr. Salisbury made a motion to continue this Public Hearing until Thursday, February 8, 2024. Motion was seconded by Mr. Trebino and the voice vote passes unanimously.

PUBLIC HEARING

Prospect Hill Village:

The applicant and owner, Wall Street Development Corp., Inc., proposes to construct 156 two-bedroom townhouses in 52 buildings, with 3-townhouse dwellings in each building, as well as associated improvements. The primary and secondary access to the project will be off Prospect Street in Franklin (the Development). The property is located off Prospect Street approximately 72 +/- acres of land, shown of Assessor's Map 65-Lot 20 & 22, Assessor's Map 69, Lot 87 zoned Agriculture. The plans were prepared by GLM Engineering Consultants, Inc., 19 Exchange Street, Holliston, MA 01746.

Lou Petrozzi from Wallstreet Development Corp. was present at tonight's meeting and gave an update on this proposed project that he is presenting to the Board. This property had been purchased by the applicant in 2021, and they had engineered the property. The town was adopting a new amendment to the Zoning By-laws that required the applicant to file a subdivision plan to freeze that Zoning in place, which gave the applicant the opportunity to do this type of development. The subdivision Hearing process was completed in the middle of last year and the subdivision was approved by both the Town of Bellingham and the Town of Franklin. That plan has now been recorded and freeze's the Zoning for eight years. The goal has always been to do a multi-family type townhouse development on this property. We had appeared before departments previously, for inter-departmental meetings on several occasions. The plan now is the result of those conversations, and he is here tonight to begin the process of introducing the project, hearing comments of the neighbors and town departments, and proceeding to hopefully develop a development that everyone will be happy with.

Mr. O'Connell updated everyone present that Mr. Petrozzi had purchased land in Bellingham. The Board had made a decision as a Town, to eliminate Town homes. Mr. Petrozzi had requested a sub-division in accordance to reserve his right to build Town homes. In meeting with Mr. Petrozzi approximately 18 months ago, with the indication that he had the ability to build 14 homes. In the process, Mr. Petrozzi had litigation concerning the Town of Franklin, for access to the Bellingham side of the property. Some concerns regarding this property had also been held by the Conservation Commission. The Planning Board had anticipated that these 14 houses would not be built, the applicant was held to the same criteria, without any other build, in approving the sub-development. The applicant is now here tonight and has already reserved his right to put Town homes in here, and this is the first official presentation to the Planning Board and the General Public. The meeting will be opened to the public tonight, for people present to be able to ask the applicant questions about the project.

The applicant's representative let everyone present know that the site is located off Prospect Street and Lake Street. The area also abuts Lakeview Avenue down at the rear of the property that is next to the farm. This is a 72 acre site in the Town of Bellingham, along with a small amount of land with the Town of Franklin. The calculations, based on the Zoning By-law allows the applicant to have 156 units, that are to be built in 3-unit buildings. That would be a total of 52 building that all have 3 units in each of them. There is a total of 72 acres of land, with about 30 acres of that being used for development. The other 40 acres will remain in its natural state with some wetlands, wooded areas, etc. The project access will be primarily from Prospect Street and will have two access points on Prospect Street,

through the Town of Franklin. That will be the main access in the central area, and a road would be proposed that would come into a double barrel roadway that is the main access. It would be a divided road with an island down the middle, which would come into a roundabout. Plans were shared with everyone present to show land that is home by the Town of Bellingham, and an access point that comes into the property and loops around, which would connect to this access. There is an existing water line that comes from Lakeview Avenue, comes up through the site, and goes through the old landfill before heading out. That is going to be the connection to the system in the Town of Bellingham. Once connected into that, it will be looped through the project site and would service all the homes. As far as the sewer goes, it is being proposed to tie into the sewer pump station that is on Cross Street.

Mr. Petrozzi also owns the railroad bed area that goes all the way up to Blackmar Street, which in that area near Lakeview Avenue, will discharge into a gravity system. The plan would be to build a gravity system that will take it down the street and tie into the pump station on Cross Street. We have an extensive drainage system throughout the site and are collecting all the runoff from the streets, rooves, and all of the impervious surfaces. We would also be constructing five drainage basins that will mitigate the runoff and recharge the water back into the ground, and then discharge it back towards the wetlands. There is also the proposing of a Community Recreating Building with some outdoor recreation that would be near the cul-de-sac and have some parking right in front.

Some residents were present at tonight's meeting to ask some questions regarding issues they are concerned about with this proposed project. More information was requested by the majority of them. Mr. Petrozzi was able to answer some of their questions in advance but let everyone know that additional research would be done and presented to them after he gets confirmation on all of their questions. In addition, Board members answered some questions and concerns of the public present, if it was a question directly affiliated to a concern of the Town and not the applicant. The residents were thanked for coming to tonight's meeting with their questions and concerns and how important it is to address any project questions they might have. They were also asked to please continue to come to future meetings to express their concerns and get more clarification on the proposed project with any concerns they may have.

Ms. Salisbury let residents know that all of this process is going to be peer reviewed, an engineered traffic study, stormwater management study, and different proposals will be given to an engineer that the applicant pays for on behalf of the town. It is peer reviewed from a technical point of view and that process will take a number of months to be done. Each of those one items will be one meeting by itself. Tonight's meeting is a very preliminary discussion and some of the Board's concerns are the density of the project, the number of homes being proposed, the concern of traffic, and the roads that would be part of that area. The DPW Director will be asked to come into a meeting to talk about the infrastructure. Also, an estimate of the number of students that would be coming from this proposed project would be a helpful starting point for the Board to review.

Mr. O'Connell let residents know that people have talked about Lake Street, and Mr. O'Connell is also very concerned about Prospect Street, with the road collapse. The Board will also be working in parallel with the Conservation Department, and will get input from the DPW, the School Department, and the CFO, if needed. There will be more information looked into the pump station, and the second access from the Fire Department. The Fire Chief and Deputy Chief is going to have critical decision on the source of water due to the overview of the overview of building three-unit buildings, with two-bedrooms each. There will also be questions regarding the Recycling Center and how the water would be impacted once trees are cut down. This is going to be a very long process and the public that is present

was asked to please send any questions they have during the week to the Planning Board office for future discussion.

Ms. Sutherland stated that it would be beneficial if the applicant had an in-depth meeting with the neighborhood to look at issues. Then within that timeframe the applicant could file with the Conservation Commission that runs parallel with the Planning Board. The Board has always stayed as a joint peer review that runs parallel with the Conservation Commission.

Mr. O'Connell also stated that several things need to be done, with having at least one public meeting with the residents. Questions and answers from that meeting with the residents could then be relayed back to the Board. There would also need to be meetings with the Town Departments that include Conservation, School Department, DPW, the CFO, and any other Departments with questions and concerns. Therefore, peer review can't be scheduled directly with the Planning Board at this point, until some of the recently specific topics that took place tonight are addressed.

Mr. Salisbury made a motion to continue this Public Hearing to Thursday, March 14, 2024, with an extension deadline date of June 28, 2024. Motion was seconded by Mr. Mobilia and the voice vote passes unanimously.

GENERAL BUSINESS:

Mr. Trebino made a motion to approve the minutes from the October 26, 2023, Planning Board meeting, as submitted. Motion was seconded by Mr. Salisbury and the voice vote passes unanimously.

Mr. Salisbury made a motion to approve the minutes from the December 14, 2023, Planning Board meeting, as submitted. Motion was seconded by Mr. Devine and the voice vote passes unanimously.

Next Meeting:

The next Planning Board Meeting will be held on Thursday, February 8, 2024, at 7:00 pm. This meeting will take place both in-person and via Zoom.

Mr. Salisbury made a motion to adjourn the meeting at 10:03 pm. Mr. Devine seconded, and the motion passes unanimously.

Meeting adjourned.

Respectfully Submitted,

Tina M. Griffin
Recording Secretary

Approved – 02-22-2024