



# BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

JOHN P. MURRAY, CHAIRMAN  
ANNE M. MORSE, VICE CHAIRMAN  
EMILE W. NIEDZWIADK  
GLENN E. GERRIOR  
EDWARD T. MOORE

## MINUTES OF REGULAR MEETING

JANUARY 28, 1993

Meeting was called to order at 7:41 p.m. Secretary EN acted as Chairman in JM's absence. Members EM and GG were also present. AM was absent.

### DISCUSSION RE: PROPOSED ADDITION AND GAS PUMPS TO CUMBERLAND FARMS IN NORTH BELLINGHAM, HARTFORD AVENUE

Clerk explains that the store manager contacted her to get on the agenda for February 11, 1993 for Developmental Plan Review. Clerk explained the procedure and asked Mr. Chris Leoncini to distribute plans to town officials and have them sign off on a distribution list. Apparently Mr. Leoncini distributed photocopies of parts of the site plan instead of actual plans. In addition, it appears that Cumberland Farms has two plans which they want to submit for review because they do not know which plan they actually want to go with.

Members review the plan and photocopies of the proposed Developmental Plan Review and tell Clerk to advise Mr. Leoncini that actual blueprints must be submitted for review. In addition, the plans are incomplete. Cumberland Farms should have their engineer review Section 1420 of the Bylaw to ensure that the plans comply. The engineer's stamp and signature must be on the plan as well. The proper setbacks are not shown on the plan and there is no legend to show what everything is.

Clerk will explain this to Mr. Leoncini. Unless this information is received promptly, they will not be able to come in on February 11, 1993 because there will not be enough time to advertise in the newspapers.

### DISCUSSION RE: SHARON DALPE, INFORMATION PERTAINING TO HER REQUEST FOR A BACKLOT SPECIAL PERMIT

Clerk explains that Ms. Dalpe phoned asking for information pertaining to applying for a backlot special permit. Clerk explained the procedure to Ms. Dalpe, i.e. the application, abutters list, advertisement, etc. Apparently, Ms. Dalpe's



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parents spoke with the Building Inspector, who they said told them that they should just go get on the Planning Board's agenda. Clerk spoke with Mr. Emidy and he understands that procedures must be followed. He did tell the prospective applicants that they have to obtain an abutters list and advertise for a public hearing.

Ms. Dalpe has phoned on a few other occasions to discuss this matter. It seems that she and/or her parents are unwilling to follow the procedure which must be followed in order to apply for a backlot special permit.

Board members advise Clerk that unless the Dalpe's follow the proper procedure, the Board will be unable to hold a public hearing.

## DISCUSSION RE: BUDGET MEETINGS WITH FINANCE COMMITTEE

Clerk asks members if they have been notified relative to the timeframe for budget meetings with the Finance Committee. Since JM has been on vacation and correspondence is sent directly to him, we do not know the date for the budget discussion. Clerk will distribute copies of the proposed budget to all members in case JM is not available for the meeting.

EM advises Clerk to phone Henri Masson, the Planning Board liaison for the Finance Committee, to ascertain the date for the budget discussion.

## RIVERVIEW PARK, PHASES II AND V CONTINUED PUBLIC HEARINGS DEFINITIVE SUBDIVISION

EN opens the discussion.

Janice Hannert, representative from Fafard Companies, points out the phases on a plan. Phases II and V are colored in green. The town is currently holding discussions regarding the wells on Phase V. Nothing has been done yet. Due to the economic climate, they request an extension on Phase II. They are holding various discussions relative to having the road go straight or end as a cul-de-sac. They have no particular direction right now.



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EN asks where Maple Street is.

J. Hannerts points it out on the plan.

EM asks about the other phases.

J. Hannert responds that Phases III and IV have been approved.

EN points out that they should have a legend on the plans showing which phases have been approved.

EM asks how long of an extension they are requesting.

J. Hannert responds that they are requesting a 3 month extension but would like more if the Board is willing to do that especially since the Phase V extension is requested more for the town's interests.

EM notes that a longer extension allows them to freeze the zoning longer. However, in light of the situation, he has no problem with the extension.

J. Hannert indicates that a 6 month extension would be better.

GG states that the Board could give an extension to July 1, 1993.

Clerk notes that the Board usually goes on summer hours during the summer months and holds one meeting instead of two per month.

GG therefore makes a motion to continue the meeting to July 22, 1993 at 8:00 p.m.

EM seconds motion. Unanimous vote of 3 (EN, EM and GG).

EM makes a motion to accept the applicant's request for an extension to August 5, 1993. GG seconds motion. Unanimous vote of 3 (EN, EM and GG).

EM makes a motion to adjourn the meeting at 8:25 p.m. GG seconds motion. Unanimous vote of 3 (EN, EM and GG).



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John P. Murray, Chairman

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Anne M. Morse, Vice Chairman

*Emile W. Niedzwiedz*  
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*Glenn E. Gerrior*  
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*Edward T. Moore*  
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