

BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

**WILLIAM M. WOZNAK, CHAIRMAN
RICHARD V. DILL
PAUL CHUPA
EDWARD T. MOORE
ANNE M. MORSE**

MINUTES OF REGULAR MEETING

MAY 14, 1998

Meeting commenced at 7:00 p.m. All members were present. Minutes recorded by Planning Coordinator Jill Karakeian.

HICKORY HILL – BOND REDUCTION

AM abstains and removes herself from the hearing room.

Maurice Morin is here requesting a bond reduction at the Hickory Hill Subdivision.

RD reads letter from DPW dated 5/13/98 approving the work that has been completed.

Maurice Morin lets the board know that he requested more money but Mr. DiMartino pointed out some additional work that needed to be completed.

WW asks about street lights and if they are required.

Maurice Morin states that he put a street light at the culdesac on his own. It was not required.

EM moves to reduce the amount of the bond down to \$8,300.00 that is held at Ben Franklin Savings and Loan in Acct. #02-017760-0. PC seconds. Vote of 4 (WW, EM, PC and RD). AM abstains and is absent from the hearing room.

FINANCE COMMITTEE

AM rejoins the meeting.

Jim Caddick comes before the Board to discuss the Finance Committee's process as far as Articles on warrant for Town Meeting.

WW asked Jill to contact Lee Ambler and ask what the procedure is? Does the Planning Board have to go before the Finance Committee with certain Articles. Lee Ambler told Jill that it is a Bylaw that every Article has to go before the Finance Committee before it can go to Town Meeting.

Jim Caddick told the Board that the Finance Committee has already talked to Denis Fraine to try and straighten out the warrant process.

PC says that the Selectmen opens warrant and closes them to soon.

Jim Caddick says that the Finance Committee really wants to work on the scheduling.

AM says that maybe the Board should pass over the Assisted Living Article because so many people have questions about it.

Jim Caddick says that the law is somewhat redundant. Trying to clarify the law and regulations as far as procedure. He feels that on Articles, the Finance Committee should come to the Planning Board meetings when Articles are being heard to make sure that if the Finance Committee has any questions, they can be answered then. He also told the Board that the salary for the clerk was cut and they left \$2,000.00 above what Jill's salary was. Also, told the Board that they are invited to meet before the Finance Committee @ 6:30 pm on Town Meeting night.

SPRING MEADOWS – REVISIONS

Joe Giovinazzo came before the board with updated plans for the Spring Meadows Subdivision. He put a note on plan stating that there were changes that were not approved by the Board.

EM wants to know how the note on the plan made a difference in the drainage.

J. Giovinazzo did recalculations on how the topo was off.

EM asks if the changes should be reviewed by Amory Engineering because of the changes and he was the Town's Engineer that reviewed the original plans.

J. Giovinazzo says he will send everything to Amory Engineering for their review. Says his company had to do a lot of work to find out what was wrong. Drainage calculations are very limited.

WW notes that there have been three engineers involved in this development.

EM asks that there be a new signature block with note of changes.

GENERAL BUSINESS

AM moves to accept the minutes of March 12, 1998. EM seconds. Unanimous vote of 5.

AM moves to accept the minutes of March 26, 1998. EM seconds. Unanimous vote of 5.

Members sign payroll for Jill and bills from Phil Herr for 2nd and 3rd Quarter as well as an invoice for reproduction services.

WW asked about Rawson Road and what was going on with the Street Lights.

Jill states that she spoke to Lee Ambler and asked him what the next steps were. He took all the information down about what the original bond amount was, how much was released and when and what was remaining. We are waiting to here from Lee Ambler as to what is next.

MCDONALD'S DEVELOPMENT PLAN REVIEW-CONTINUED

John Carde is here representing McDonald's Corp. He has a revised plan to meet Phil Herr's requests.

Sgt. Timothy Buskirk came before the Board to discuss with the Board and McDonald's the traffic problem when there is a high volume especially on certain holidays as well as high volume shopping times. He would like to see McDonald's make one way in and one way out. If this building was somewhere else it probably wouldn't be a problem. Says that it would be good for the Town if McDonald's would make this change. Traffic flow is a major problem.

J. Carde says that it is not McDonald's that is the problem.

T. Buskirk says that 100' will not make a difference in McDonald's business. It makes no sense not to do the change. Anytime the town is patrolling the parking lot they do not let people in the first entrance.

EM votes not to approve the plan because McDonald's won't change the exit and entrance to one way in and one way out.

T. Buskirk asks if we make it worse by adding the addition and not changing the enter and exit or make it better.

J. Carde says the problem is in the design of the entrance into the whole shopping plaza.

T. Buskirk states that the intersection is not complete. There are plans to make the intersection better.

J. Carde says that it is his understanding from Bob Frazier that there was going to be 4 lanes instead of the two that are coming into the plaza now.

T. Buskirk says that the changes that are going to be made will definitely help with problem once the addition on the building is complete. Recommends that McDonald's make one exit and one entrance.

J. Carde asks the Board to approve the plan with the condition that there be one exit and one entrance and then let McDonald's decide.

AM would not have a problem approving with the condition of exit and entrance change.

RD agrees with AM.

J. Carde can't change the curb cut because of emergency easement.

WW says that if McDonald's needs to make some changes to other entrance to make this work that would be fine with the Board.

EM reads the statement from Phil Herr regarding Bob Frazier's meeting with T. Buskirk and states that T. Buskirk agrees with Bob Frazier.

T. Buskirk says he did not agree with Bob Frazier. He told him we would work together.

RD says that he feels that we can control the situation not by doing the change.

AM moves to approve the Development Plan revised 5/12/98 with added notes contingent upon exit only (emergency easement) per Section 1420, 1422(b), and no building permit shall be allowed until McDonald's have complied to. EM seconds. Unanimous vote of 5.

ZONING BOARD OF APPEALS

John Sikonski came before the Board asking about the amendments to the Articles that are going to Town Meeting and where they originated from.

WW says that a lot of it came from the Master Plan and Phil Herr.

AM says that the age limit was a big question.

EM says through the hearing process he didn't pass it because he didn't understand it.

J. Sikonski says his primary concern is about boarding. Someone could have an apartment complex.

EM states that this was not the idea and thinks we should pass it over.

WW says we will make a motion to pass it over.

AM said let it go to Town Meeting and raise issues regarding questions and verbiage that needs to be clarified. I think this needs to be discussed at Town Meeting.

PLANNING BOARD REORGANIZATION

WW turns the Chair over the Clerk. Clerk calls for Chairman nominations. EM nominates WW. RD seconds. Clerk calls for other nominations. No response given so Clerk calls for a vote. Unanimous vote of 5 for WW as Chairman.

WW takes over as Chairman and calls for Vice Chairman nominations. AM nominates RD for Vice Chairman. EM seconds. WW calls for other nominations. No response given so WW calls for a vote. Unanimous vote of 5 for RD as Vice Chairman.

WW calls for nomination for Secretary. EM moves to nominate PC. AM seconds PC as Secretary. Unanimous vote of 5 for PC as Secretary.

WW moves to reappoint Jill Karakeian as Clerk. RD seconds. Unanimous vote of 5.

AM moves to adjourn at 9:10 pm. EM seconds. Unanimous vote of 5.



William M. Wozniak, Chairman

Richard V. Dill

Paul Chupa

Edward T. Moore

Anne M. Morse