

**BELLINGHAM PLANNING BOARD**

**P.O. BOX 43**

**BELLINGHAM, MASSACHUSETTS 02019**

**RICHARD V. DILL, CHAIRMAN**

**PAUL CHUPA**

**VALERIE J. DeANGELIS**

**ANNE M. MORSE**

**WILLIAM M. WOZNIAK**

**STEVEN CHOINIERE (Alt.)**

**MINUTES OF REGULAR MEETING**

**November 22, 1999**

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

**GENERAL BUSINESS**

The Board members signed miscellaneous invoices.

RD asked about minutes from ZBA regarding the Summit Bank discussions and their sign. I spoke to Stuart today and he is still waiting to here from the ZBA before he does anything about their sign.

JK said that she spoke to Laura, the ZBA clerk and asked for copies of the minutes.

RD brought up the Bellingham Corporate Park that is proposed for behind Home Depot and asked if the Planning Board was asked to comment?

JK says that the Planning Board received a copy of the ENF.

RD says that Cliff Matthews is asking for comments from the Planning Board with regards to this project. He says that everyone else filed back with correspondence except for this Board.

WW also asked about the new High School and the fact that they need to come before this Board for a Development Plan Review.

RD asks JK to send a letter to Denis Fraine regarding the new High School and they need to come before the Planning Board for a Development Plan Review. They are exempt from the fees but they still need to file with all Boards involved.

JK explained to the Board the security that was put up by Lorusso for Weston Estates and comments from Lee Ambler. Lorusso has Weston Estates financed through Ben Franklin

Savings Bank. When they went to post the Bond, Ben Franklin told them that it had to be opened under Weston Estates and the Town of Bellingham, not Lorusso and the Town of Bellingham. The Form E-1 that was filed with the Security is filled out with Lorusso and I asked Lee how we should straighten this out. He said we should just put Lorusso aka Weston Estates on the Form E-1 and that will be okay. As well as making the date on the E-1 reflect the date of the Decision and when they shall have the project complete. They requested an extension for completion for July of 2001 and Lee said that date should be on the Form E-1 as well.

The Board was okay with doing that with Lorusso on Weston Estates.

### **LYONS / GROVE STREET – 81-P SUBMISSION**

Mr. Lyons submits an 81-P plan for land he owns on Grove Street to adjust a lot line to convey 2 lots from Edison to create more frontage. We had also sent a copy of the land sent to Phil Herr.

WW asked where the frontage to this lot was?

Ms. Wallace explains that it was around the corner.

WW asked where it is now?

Ms. Wallace says that it got sold.

WW asked how it got sold leaving this lot with no frontage?

Mr. Lyons says that the Planning Board signed a plan splitting off the lot that gave the larger lot frontage. We originally thought that Edison had already conveyed the land that gave the lot frontage but they didn't. So, now this plan we are presenting gives the main lot frontage. Right on the previous plan it showed the conveying land we are doing tonight saying "TO BE ADDED" to that lot.

WW says that it doesn't sound like the previous 81-P was legal.

RD mentioned the locus not being on the plan.

JK went and got the previous 81-P that was signed to compare with this 81-P that is in front of the Board tonight.

RD says that a letter should go to Salvetti and let them know that no more plans will be signed unless all the required information is on the plans, including a locus.

VD mentions that the second 81-P corrects the whole parcel, because the first 81-P was not correct.

Mr. Wallace says that Mr. Herr said that the Planning Board wouldn't have a problem signing this plan because you aren't creating a subdivision and there is plenty of frontage for the lot in question. He showed a plan that was colored up with way Mr. Herr wanted it.

AM motions to sign the 81-P for Lyons on Grove Street. PC seconds. Unanimous vote of 5 (RD, PC, VD, AM and WW).

**BELLINGHAM SHOPPING CENTER – DEVELOPMENT PLAN REVIEW & SPECIAL PERMIT – PUBLIC HEARING - CONTINUED**

AM abstains.

JK says that Bellingham Shopping Center is requesting an extension and continuing the Development Plan Review and Special Permit public hearings for Bellingham Shopping Center because they don't have the information needed to discuss.

PC motions to grant an extension for action on Bellingham Shopping Center Development Plan Review and Special Permit Public Hearing to January 27, 2000 and to continue the Public Hearings to January 13, 2000 @ 8:00 pm. VD seconds. Vote of 4 (RD, PC, VD and WW). AM abstains.

**GENERAL DISCUSSION**

VD mentions that she went through copies of the decisions for Stor/Gard and has a few comments. We talked about a lot of stuff that I don't see in the decisions.

WW mentions that there was supposed to be something in the decision that there was to be no outside storage.

VD asked if Town Counsel had seen these decisions?

JK says that she sent him a copy but has not heard from him yet.

VD says that she isn't ready to act. JK should let Phil know what comments the Board has. It was my understanding that they were going to put trees and a stockade fence to screen the abutters. I don't see that in the decision. The part about the insurance where they indemnify the Town. I think it should be determined up front. They should know what the insurance is going to be prior. I think Denis Fraine should be made aware of this before we sign this decision so that we can get some input from him. Someone needs to make a determination on what is adequate insurance.

AM says that insurance is only good as long as you pay the premium.

SC says that you have to call every year to get updated insurance certificates. You only get notified if the insurance is cancelled.

VD says that the way Phil worded the decision it basically puts the responsibility on the Town Administrator.

SC asked why the insurance issue couldn't be like the maintenance of the detention areas on projects. Enough money to cover the insurance premiums so we make sure it stays in tact.

VD says that there is nothing in the decision that mentions no outside storage and that was discussed.

WW also mentioned that nothing other than self-storage allowed at this site without an amendment to the Special Permit.

VD mentioned the waivers they were requesting regarding the free boards and it isn't clear in the decision. I think it should be mentioned about the free board and berm and what they are waiving.

VD talks about the letter from Ms. Julie Samia regarding the Bellingham Corporate Park to the Planning Board and feels that we should respond. She makes it sound like this project is a done deal and it isn't.

VD moves to adjourn at 8:50 pm. AM seconds. Unanimous vote of 5 (RD, PC, VD, AM and WW).



Richard V. Dill, Chairman



Paul Chupa



Valerie J. DeAngelis



Anne M. Morse



William M. Wozniak