



BELLINGHAM PLANNING BOARD

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February 8, 2001 Meeting Minutes

Present at the meeting:

Richard Dill (RD), Chair
Valerie DeAngelis (VD), V. Chair
Edward Guzowski (EG), Secretary
Steve Choinere (SC)
William Wozniak (WW)
Glenn Wocjik (GW), Alternate

Other officials: Philip Herr (PH), Thomas Guerin (TG)

Called meeting to order at 7:00p.m.

- Page Duncan, interview for Planner Position currently with Beals and Thomas discussion re: hours/wages

VD: Are you familiar with bylaws? How do you feel about site inspections?

PD: As a planner, my experience is limited, I'm not an engineer.

VD: Are you able to identify mistakes as an engineer?

WW: Years ago, we had a shopping center go in and they put the road way 8-10 feet too close to the building, I was the one who noticed that. At Toys R US, the building comes into the sidewalk. Could you identify something like that?

PD: Yes, I'd be able to do that.

VD: Bellingham is growing in leaps and bounds; do you have any recommendations?

PD: In my experience as a planner, I've found that impact fees are unsuccessful, moratoriums, deadlines, I'm curious what the town feels regarding these.

VD: What about rezoning as a means of controlling growth?

PD: Well, it's not usually the norm for areas to want to rezone from business to residential to control growth.

RD: How do you feel about being the start up of a planning department? What do you feel are some of the necessary items?

PD: Microsoft office, Project Powerpoint, pc, internet access, regulatory website, fax, copier, ability to copy plans.

RD: The DPW has the capability to do that.

EG: Are you a nit picker? We need someone to be able to pick apart the plans and be a liaison between the applicant and the planning board on the little issues.

PD: I love details, I'm a stickler for details, I would say that plans and paperwork are my forte. I would certainly be able to take care of the small things that could be ironed out before a meeting.

RD: In 5 years do you see yourself full time?

PD: No, I actually don't, I have a 2 year old son. I love working and I love being home with him, so I want to be with him, not working full time.

PD: I do have concerns re: town planning and politics. I had a very bad experience with it in the past and don't want to go through that ever again. Well, if you have a supportive board, politics is a non-issue.

RD: Thank you for coming in, we appreciate your time, we'll be making a decision within the month.

- General business:

Al Florentz, 81-P application, we're cutting 5 lots on Center Street.

Lot 1 has 150 feet of frontage, needs to have plans revised.

WW: Do the plans require a locus?

PH: No law requires a locus, the law requires that it is clear that it is not a subdivision.

WW: People like Andrew's Survey should connect with Don DiMartino and his digitized map, it would be the right scale.

RD: You need to come back 2/22 at 7:00 under general business, with the plans showing a locus and that it is clear that it isn't a subdivision, with the correct frontage.

- Wayne's Small Engine

RD: Not here.

VD: We need to get in touch, standard form to continue or withdraw or re-submit and extension.

WW: We need to vote or they'll get constrictive rites to plan.

PH: You have clear rights to deny it, use is clearly not zoned, 10 year variance, flood control requirements are not met.

RD: Phil contacted Land Planning last week.

PH: If we vote to deny it, they could come back in.

WW: Motion to deny Wayne's Small Engine Site Plan, on the basis of flood plan hazard zone, building elevation, refer to Phil Herr's letter dated 2/1/01.

EG: Second

RD: Vote: 5, approved.

- Van Lumber:

RD/EG abstain, as they did not originally sit in this meeting.

Mike Simmons, Guerriere & Halnon, Inc. This is the site plan in tact from the last meeting. We're proposing a 22,000 square foot addition on the Northerly side. We've created new parking on the Southerly side of access. The detention basin is indicated. Plans were sent out to BDO for review, with clarification on drainage basin.

The fire chiefs concerns on fire protection of the site. We will install a fire hydrant across the street to tap existing main line.

We met with Don DiMartino, the note says sewer main location prior to tapping off hydrant. Verify we don't have to cross it. We're asking for a waiver for the depth of the detention basin due to the grade of the land. We're agreeable to putting up a 6' chain link fence around the basin instead of the 4' height required by law.

The number of parking spaces required are 94, we've met that from existing and proposed use, size 9' x 18' There is discussion on the shared retention on site.

Tom Guerin: The hydrant satisfies our safety concerns.

Mr. Simmons: We're asking for a waiver on the depth of the retention basin.

VD: (read BDO letter) Sheet 4/4 now reads 3:1 not 2:1.

VD: Any questions?

MS: This is an 81-P Submitted to Town Clerk and board, extinguish lot line, create 1 lot, abolishes easement.

SC: Motion to approve DPR for Van Lumber, with waiver for 10' deep retention pond, provided 6' fence surrounds the basin.

WW: 2nd., vote: 3, yes, unanimous, RD, EG abstained because they weren't in the first meeting when the proposal was first submitted.

- Pierce Estates:

VD: Motion to waive the reading of the article. WW: Second. Vote, Approved, 5.

Walter Baznight, partner with Jeff Pierce, forming the Bellingham Realty Corporation. I'm also an architect and project designer.

RD: We'll let the applicant give his presentation, then get to as many questions as possible.

WB: This is our team: Kara Brewton, Rich Schwartz, Tom Dichico, Jeffrey Pierce. The site is directly behind Schaeffer Nursery. A long sloping parcel. We own the site and have under agreement direct access to Fox run with Special access from Morse Trust. There have been a number of plans for the site. We plan around 82 lots. In the 80's a plan was before the board for 260 condominiums. The upper portion of the land is zoned B-2, business and suburban. The southern portion of the site is suburban only. We've owned the property since 1994. We paid \$300,000 outstanding taxes for condos never built. We proposing a cluster zone which accomplishes a large common open space. The design of the road is to minimize cuts and fills and have a minimal impact on the land. We're proposing 40% open space, trying to mimic the look of the existing site with minimal amounts of lawn. 60% of the sites look over conservation areas. Sites are staggered. The types of homes we're proposing cost about \$350,000. with 2500-3000 square feet with all the amenities.

VD: What size are the lots?

WB: An acre and a half down to 20,000 square feet. There is some flexibility in positioning houses. The intent is to keep natural vegetation keeping a sense of privacy.

VD: What is the total size of the parcel?

WB: 104 acres.

VD: How much will be common land?

WB: About 40 %, so a little over 40 acres. Jim Reger of the Conservation Commission is happy with the plans.

Phil Herr: This hearing is about a special permit for cluster division, the meeting is about a preliminary plan for subdivision. There is an issue of impervious surface issue in a water resource district. The property is entitled to subdivide. The Special permit allows him to combine more open space with shorter frontages. The question before us is: Is it better to develop cluster or conventional?

RD: As far as the lot counts, what abuts what? The roadway is 20% more than required; we don't get a big benefit from reduced frontage.

WB: We had a neighborhood meeting with the abutters. There is support for a jogging path.

Glenn Gerrior: I'm a former Planning Board member. He's proposing 20,000 square foot lots behind Schaefer Farms. The proposal in the 80's that this Board approved was much better. There needs to be a buffer between the plaza and Schaefer Farms. Does this paper show all the owners of record?

WB: We're attempting to see if a special permit was feasible.

WW: I looked for a name on there and didn't find it.

Mike Donovan, 779 South Main Street: This property abuts the shopping plaza. The road comes in between 779 and 781 South Main Street. It could easily come in down by the plaza instead of all this traffic between two houses. Also, how much of the open space is good land?

WB: 60 % of the 36 acres is uplands, about 1/3 is open uplands.

Mr. Donovan: My concern is the migratory animals in the area, deer, birds, where will they go if these wetlands are developed?

WB: We don't intend to make this all lawns and paved like developments in the 50's. We want the land to stay in tact. It could even be a deed covenant or deed restriction to keep the land as natural as possible.

WW: The enforcement of rules in deeds is in question. What is the benefit of the common open space versus no fences allowed?

Tom Guerin: On the right of the stream, Arnold Brook, what trees do you propose to cut down?

WB: It's all clear in there.

Tom Guerin: There are trees all along there you haven't indicated.

EG: The open spaces, these would be deed to the Conservation Commission? What kind of road?

WB: The width of the road is 22' with Cape Cod berm on either side.

EG: There will be a huge traffic impact. The way the road is configured. A mile and a half is not very far to go to cut through. What about the impact on schools? We'll need a peer review to do a traffic study and have a safety officer check the site distance.

WB: Utilities will be underground. Sewerage is underutilized in that end of town. Now the town is pumping fresh water to get the sewer to run.

Steve Schaeffer: I have many concerns about this development. It would be hypocritical to be against the development of this property. There are problems with the conventional development of this property. The question is whether this is really a cluster development. The condos proposed in the 80's were small pods off roads. The houses are backed up to the lot of the nursery. It may seem like a nursery would be a good neighbor, but we get shipments and trucks and have equipment going all day. They're loading huge homes onto 20,000 square foot lots. The Blakely plan was a good plan, better than the one they're proposing tonight.

Phil Collamatti, 300 Center Street. There should be a buffer, but we don't have anything to compare it to.

EG: 22' for the road is too narrow.

Glen Gerriere: The Blakely plan was much better. They spent a year and a half working out the plan. You could flip the road around in back of Schaeffer and create a buffer between the business and the residences.

RD: Phil, the amount of road that can be straight in a cluster, is there something about a turn?

PH: In section 410, 411, it doesn't quantify. This plan does not well serve those guidelines. The notion of doing a development with significant open spaces makes sense. The formula in zoning is not clear. In doing the math, the cluster is appropriate. Several issues have come up, such as clear drawings that people can take home. Drawings showing existing vegetation. We suggested they bring a conventional drawing showing cluster vs. conventional. In the definition of a collector road, serves 50 dwelling units. This is clearly a collector street, there's no way around it. 30' road with sidewalks on both sides in section 411 design guidelines. In a cluster zone, the purpose is to reduce manmade elements. This plan makes the man-made structures most obvious. The Blakely plan did the opposite. The visual prominence of natural

landscape. It does open to beautiful open views. They're proposing an envelope of frontage. This plan doesn't do what your intent calls for under subdivision regulations. The applicant hasn't done anything that I've asked for.

RD: Before the next meeting you'll have a conventional plan to compare to showing both egresses, show the buffer, a traffic study, copies of Meadow Wood Condo special permit, tree markings on print.

VD: Motion to continue public hearing to 3/22/01. EG: Second. Approved, 5.

VD: Motion to extend the application for special permit for Pierce Estates to 3/26/01.
WW: Second. Approved, 5.

- J & P Auto

Jerry Moody: We've been waiting to hear from BDO.

RD: Have Dennis contact BDO. It's gone on this long. Is anyone following up? We need to have an in-person meeting, say: what do you need, whatever it takes.

RD: We're going to have Dennis intervene.

VD: Motion to continue DPR for J & P Auto to 2/22. SC: Second. Vote: Approved, 5.


SC: Motion to accept extension to 2/26/01. EG: Second. Vote: Approved, 5.

RD: Find out if Billy's eligible to vote, if he was here the original night of the hearing.

RD: In regard to EMC, we're going to appoint a subcommittee to handle some of the issues regarding traffic. We can't have 3 from the Planning Board or it will constitute as a meeting, so I was thinking Don DiMartino, Phil, someone from Bruce Campbell and Assoc., 1 or 2 board members.

Phil: It's important to have clear communication with the board in regard to decisions and emails and agendas.

WW: Motion to adjourn at 11:15. VD: Second. Approved, 5.

 8-9-2001
Richard Dill (date)

Valerie DeAngelis (date)


Edward W. Guzowski, (date)

William Wozniak (date)


Steven D. Choiniere (date) 8/9/01