



# BELLINGHAM PLANNING BOARD

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## February 22, 2001 Meeting Minutes

Present at the meeting:

Richard Dill (RD), Chair

Valerie DeAngelis (VD), V. Chair

Edward Guzowski (EG), Secretary

William Wozniak (WW)

Glenn Wocjik (GW), Alternate

Not present: Steve Choiniere

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

Called meeting to order at 7:05p.m.

- Old Business:
- J & P Auto, 311 Farm Street, Development Plan – discussions over communication, need to get in touch with Mr. Oberlander.
- EWG: Discussion regarding Pierce Estates, Definitive Subdivision off South Main St., whether or not he is an abutter. He is an abutter to an abutter to an abutter. The question is whether or not he is within 300 feet. RVD had a question regarding abutters. Need to check with Assessors Office as to how abutters to abutters are determined. VD suggested to request an opinion in writing from Town Counsel. EWG would submit a letter as to his standing on Pierce.
- Mr. & Mrs. Grennon of Shellendy Estates, definitive subdivision off Pulaski Blvd.:

They have 7 ½ acres, want to build 1 home, have plans. This was approved in 84 and continued in 92, expired in 97.

VD: Isn't this the one that we recently rescinded?

WW: Yes, it is. They needed to come in for an extension back in 97. We did that so that they would have to comply with current zoning laws.

WW: Zoning board would have to grant you a permit for frontage. Waiver for frontage for 25 feet. Go before the Zoning Board and try to get a waiver for variance for frontage, claim hardship for frontage.

Mrs. Grennon: We had a plan that was approved. We came before you for months, and now you're telling us that we can't? Other people do it. You let other people do it.

VD: If you get a variance you can submit as a back-lot subdivision. Otherwise, you'd have to re-submit. You could go to the town clerk's office to see how they gained their variance.

Mrs. Grennon: We came before this board for months and spent thousands of dollars. We can't do that again. This is ridiculous. We sold our home in Rhode Island and want to move back to Bellingham on land that we own, and now you're saying we can't do it?

WW: It's a shame, but it expired. You needed to come in for an extension before it expired 4 years ago. Now you need to go through Zoning.

- 81-P. Maplebrook Commons, Endre Hollosi

RVD: Phil and Lee need to see it before we can sign it.

WW: The association has nothing to do with ownership.

VD: Phil needs to look at this and Town Counsel with an explanation of what you're doing.

- Susan O'Malley: bought a piece of land in 91. It was never recorded in Dedham. 64 Littletree Lane.

WW: Need a new plan with proper dates.

VD: ask your engineer to give you a new copy of the mylar. The mylar plan needs another approval not required block.

- Bainbridge Woods Bond Reduction, Raydale Realty Trust, Edward Gately:

There is discussion regarding a stone wall and fence that were put up to finish off the project. The applicant requested the town divide the release amount into two checks released to Bardon Trimount bought by Aggragate Industries. Middlesex Paving was bought out by Aggragate. The money is to be released right to the paving company.

Mr. Gately felt that a Mr. Woodbridge wanted things done that weren't part of the original agreements, that there is a list from a homeowner who wants things done after the subdivision was planned.

VD: Motion to retain 24,300, remaining amount of 18,067.23 to Aggragate with the remainder remaining security for Raydale Realty Trust.

EWG: Was this having to do with Pine Street?

TB: Pine Street was Lorusso, Aggragate was on Maple St. I went to Mr. Gately on sight to see if he was going to get an extension because his 2 years was up. I initiated his request to come before the board.

RVD: I was concerned because Ted said, "I used my influence to get Aggragate to get the work done."

TB: It was the wrong wording. I just connected two people together.

WW: We hold the interest because of the inflation.

VD: 24,600 will be released.

WW: Second. Vote: 5-0, passes.

WW: This board should not be in the practice of cutting 2 different checks. We are not in the practice of doing other people's business. If it comes down to the board's job to see that a paving company is paid, that is not our position.

- Form Centerless Grinding, Development Plan, Maple Street, cont.: Don Neilson with Guerriere and Halnon

There was discussion on the peer review for storm water by BDO. WW asked if the applicant had to file under scenic road law. Mr. Neilson said there were no trees being altered.

Motion to continue Development Plan Review to March 22 at 9:30p.m., extension to 3/26/01.

- Crystal Falls Subdivision, Definitive Subdivision, Mechanic Street, cont.

The applicant requested a continuance.

VD: Motion to continue Crystal Falls Public Hearing.

EWG: Second. Vote: 5-0, passes. Motion to accept extension to 4/16. Passes 5-0.

- Interview for Planner Position:

Peter Gerald Coffin of Mendon, MA

There is discussion regarding the position and hours and setting up the office.

RVD: Can you tell us your experience?

P. Coffin: I'm an environmentalist at heart, with a watershed approach. Currently working for a project for BU.

RVD: The Board is looking for 24 flexible hours, part of that, including the meetings. We want someone on site to check plans, review master plan, amend articles and by-laws. You're building the planning department – no set path. We drew up the job description, but it's a very open position.

VD: We need a planner who plans to be here long term, not as an interim, would this fit in your plan?

P. Coffin: Yes, I plan on doing some farming and this would be a good supplemental position for that.

VD: How about handling growth.

EWG: A lot of our time is wasted going over plans, are you the type of person who can knit-pick the forms and applications?

P. Coffin: One of my weaknesses is playing the devil's advocate, trying to see all sides. But I am certainly able to read plans and check for completeness. I'm not that familiar with your by-laws.

WW: A lot of things can be done at the planners level. Then we could vote on the important things.

EWG: This is a part time board. Where do you think we'll be in 5 years?

P. Coffin: I think this position would work well with my plans and my family. My children are still young.

VD: What about site visits?

P. Coffin: I love maps; I love plans. I believe in looking at the site. My experience as a surveyor I feel competent. That's the fun part.

RVD: Thank you for your time; we'll be making our decision within the month.

- 81-P, Five lots off Rail Road/Center Street, Al Florentz

We're creating 5 lots. Zoned suburban, agricultural.

WW: Motion to sign 81-P for lots 1,2,3,4,5, on corners of Railroad Street and Center.

EWG: Second. Vote: 5-0, passes.

- John Warfield: 34 William Way, discussion on finishing subdivision

There was discussion regarding Mr. Warfield, the owner of 34 William Way to finish the definitive subdivision. It was discussed that the first phase of the development plan brought

before the Planning Board was completed and Mr. Warfield wanted to add 2 new buildings. These were not on the original plans and he was directed to begin the development plan process again for the 2 new buildings and parking.

- J & P Auto Public Hearing, Development Plan, 311 Farm St., cont., opened at 9:30p.m.

Revision on plans from 11/12/2000

Tim Baxter: Communication needs to be addressed.

RVD: I'd be camped out at his door.

T. Baxter: I went down there.

RVD: Today was the first time I ever got in touch with him.

WW: This isn't the first job sent to BDO after he's asking for certain things. We need to go back and do it.

Jerry: There has been communication between the two firms, but it isn't complete and there hasn't been an agreement.

RVD: Let's go to Mr. Phil Herr as a mediator. I'll get in touch with Mr. Oberlander.

WW: Motion to continue J & P Auto with approval for extension to 3/26.

EWG: Second. Vote: 5-0, passes.

WW: 34 William Way, is it a major commercial complex as listed in section 25-70? We need to call John, send Phil and me a copy of the plan before he submits.  
Maybe the rule needs to be changed.

WW: Motion to adjourn at 10:15. EWG: Second. Approved, 5-0.

  
Richard Dill

(date)

Valerie DeAngelis

(date)

  
Edward W. Guzowski,

(date)

William Wozniak

(date)

  
Steven D. Choiniere *SR.* (date)