



BELLINGHAM PLANNING BOARD

6 MECHANIC STREET
BELLINGHAM, MASSACHUSETTS 02019
(508) 966-0991; FAX (508) 966-5844
PlanningBoard@bellinghamma.org

April 12th, Meeting Minutes

Present at the meeting:

Richard Dill, Chairman (RD)

Valerie DeAngelis, Vice Chairman (VD)

William Wozniak (WW)

Steven Choiniere (SC)

Edward Guzowski, Secretary (EG)

Glen Wocjik, alternate member (GW)

Other Officials Present: Paige Duncan, Planner (PD)

Tom Guerin, Fire Safety Officer (TG)

RD opened meeting at 7:05.

- Under General Business there was discussion regarding the temporary garden centers at Home Depot and Wal Mart.

RD: Stuart asked, "Do I issue a fee?"

SC: One permit was for 3/1 and 7/15, for Home Depot and Wal Mart Parking lots.

It was discussed that they should go to Stuart for a permit annually for the parking lots. The Board would like them to come in annually to go over the plans for the outdoor garden center and make sure that cars and fire trucks could still go through. In the past, at Home Depot, they've overstepped the plan and gone beyond what was originally in the permit. It's not the Board's position to police the permit, we need to send Stuart something in writing to get some control over this issue. We want to see them in here and go over the plans.

- TMC Services, 1 William Way

Matt Clark, of TMC: We have a plan with and 8" main, the Board approved an 8" main. We think a 6" main will work. Our engineers looked at it and a 6" main works.

Tom Guerin, we thought they needed to come before the board and get approval for the 6" main.

Don DiMartino: why not test it now before the revision?

TG: We need approval before we do the test.

MC: It can't be changed.

WW: Wait a minute, what if it doesn't pass?

MC: We'll have to run another line. The Master Plan calls for 12"
Don DiMartino calls for 8". It meets FPA approval.

VD: Would the Board have to re-advertise?

PD: It's not that significant a change that you'd have to re-advertise.

RD: What's the recommendation?

TG: It's 8", now the master plan says 12" as in Pierce estates. His engineers say a 6" will work. You have an approved plan for an 8", so he needs something.

RD: Let's expedite, get the test done, then we'll go through the revision.

WW: That's how I look at it; get the test done.

SC: I'm sorry, I make a motion we insist on an 8" main, if that was what was approved.

EG: You can't jeopardize fire safety.

MC: We did calculations to support the 6" main.

RD: Why are we asking for an 8" main, should the Board require data?

TG: There was no data, DPW recommends nothing less than 8". Our requirement was that we say where the hydrant goes.

WW: I'd like to get some correspondence from Don D.

VD: I would suggest you get the test. This whole argument could be moot.

RD: Tom and Don give recommendations.

VD: The Board should have documentation.

RD: Draft a letter to DPW re: 6" vs. 8" main and also see what type of inspection was done on the main to cut the tap. It's inspected by the Town to see if it was done correctly. cc: Stuart on that.

WW: Get your test done and come back to us.

- New England Country Club

Rod Walkey: New England Country Club. We're the new owners, with plans for a new club house. I'm a Financial Planner, a lover of the game of golf. The property came up for sale last summer. There's great potential to clean it up. Our goal is to make it the #1 rated course in the state.

We're looking for some other sources of revenue. The current clubhouse and buildings are old and dilapidated. We're proposing a 70,000 s.f. footprint of a building. We plan on keeping the course public and don't want to raise the greens fee. We'd like to be able to have multiple use, a 4 or 5 star restaurant, a pro shop. Also, the kitchen able to use for banquets, weddings, conference facilities. We've met with Phil Herr.

VD: The parcel was re-zoned to agricultural. Would you get it re-zoned to B-2?

RD: Consult with Paige.

WW: It's always been a golf course, is there any grand-fathering?

RW: Well, we just wanted to come before you for a preliminary discussion, get some ideas and see where to start.

WW: Are you aware of the wetlands in there where you want to put the road, that's why it was never done before?

RD: Well, we suggest you get with Paige Duncan, our new Town Planner and go over your plans, see what you can put together before going to the actual development phase.

RW: Thank you.

- Crystal Falls Commons Subdivision

7:50 Crystal Falls Commons, subdivision, continued.

Craig Ciechanowski, attorney. Re: the comments from BDO, drainage retention for storm water.

Don Nielson, Guerriere and Halnon. As each of these properties are developed, they are to have their own drainage.

VD: What size main does this have?

DN: 8", it's looped to Maple Street.

VD: Are we going to end up with 8 individual detention ponds?

DN: Yes.

CC: There could be shared systems.

DN: We are laying in a dry sewer, if it's ever used, the 1st lot can get water sewer, the remaining lots will need septic.

RD: Each lot will have drainage and septic?

DN: Yes, or there may be one owner,

RD: The existing retention shared with Van Lumber, was that originally designed to hold for the entire property?

VD: Does the applicant intend to apply for capacity?

WW: So you're on a list?

CC: Yes

PD: Has anyone figured out the maximum square footage? 50,000 of commercial uses, 250,000 industrial.

WW: Could you put a number on the number of trips per day?

VD: Part of the problem is at the definitive subdivision if this ends up 8 lots and they come in individually, it would need to be worded carefully.

CC: We need to look at it as it pertains to the subdivision by-laws. I don't know how we can commit to mitigation before we know the use and size of the buildings.

VD: I think Paige and Phil could draft a decision the board would approve.

CC: Write your decision once we hit the cumulative and the 4th one puts us over 50,000. It's our responsibility to make the utility easement accessible.

WW: What do you do with the road? You have your detention basin in the easement.

RD: Mr. Wozniak is asking what are you going to do if the utilities need to use the easement?

SC: You're showing conceptual lots, will retention ponds fit on these lots? My concern is the detention basin is across the easement.

VD: If you revise the detention does it have to go back to zoning?

RD: Make sure it's revised, fix the detention, get with Paige and Phil.

VD: Make a motion for Paige and Phil to work out a draft decision of approval.

CC: Would it be appropriate to close the public hearing?

VD: No, there has been no decision made, the hearing stays open until the decision.

WW: We already know what the decision is going to say, except for what is going to happen, regarding what will trigger the mitigation.

RD: Do we have a 2nd?

WW: If any ideas come out, can we be notified via email?

WW: Second. Vote: 5, approved.

VD: Motion to extend public hearing to April 26th,

WW: Second. Vote: 5, approved.

- EMC Development Plan Review

WW: Motion we accept the continuance of EMC. SC: Second. Vote 5, Approved.
Continued to 8:00p.m. on April 26, 2001.

- Marchand Preliminary Subdivision

Mike Simmons of Guerriere and Halnon, property is on Lake Street/Wrentham Rd.

We've created 3 lots, 2 buildable, zoned suburban agricultural and residential. The detention basin to absorb water from the road.

WW: There's one existing house?

MS: We're asking for a waiver on the sidewalks and the road because it's private.

VD: So it will be a dead end main, no looped. Do you need to apply for a special permit for a water resource district?

MS: If a special permit is required then we'll come with that.

VD: Is the intent of this to remain a private road forever?

WW: I would think you could put that in the decision.

MS: This is a pre-existing non-conforming lot, it would make it even more non-conforming.

Jerry Marchand: there's a law that states if a lot is non-conforming it can't change without approval.

PD: If the board feels this is acceptable, then be prepared to accept it on a town wide level.

VD: Is this going to be owned by a homeowner's association to share maintenance of the road and retention pond?

WW: You're going to run town water down? I think you should come back.

RD: What's the down side of it?

PD: I just want the Board to be aware that it could open things up, it could happen with every 6 acre lot in the town. The board may want to determine how it feels about this.

SC: How do you turn one down and not the other.

PD: I agree it would be nice.

VD: I feel like I don't have enough info to make a decision on this. The road width, curbing, offset, drainage structure, dead end water line. Would you agree to a condition that it could be no more than 3 dwellings?

EG: Get with Paige, go over this with Paige, get it in writing.

- Maplewood Condominiums:

Discussion took place over the Special Permit for Maplewood Condominiums. Endre Hollosi of Benchmark Engineering asked for an extension. Endre is also filing for and 81-P on the property.

VD: Motion to approve Special permit for 6 months for Maplewood Condominiums.

SC: Second. Vote: 5, Approved.

VD: Town Counsel said it doesn't conform to zoning.

Endre: It doesn't change the Special Permit, nothing else changes.

WW: Is it a subdivision, does it have frontage?

PD: I would recommend you do put the disclaimer

VD: Paige, could you discuss this with Lee?

VD: Motion to continue 81-P for Maplebrook to 4/26 with approval for extension to 4/30.

WW: Second, Vote: 5, Approved.

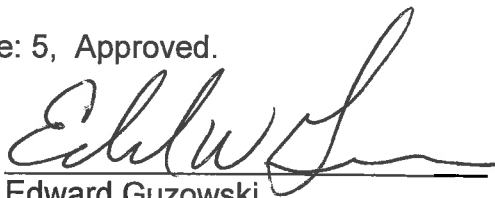
Rd: Motion to accept 1/11 minutes adding changes indicated by Ed.

WW: Second, Vote: 5, Approved.

VD: Motion to adjourn, 10:50, SC Second, Vote: 5, Approved.



Richard Dill



Edward Guzowski



Steven Choiniere


Valerie DeAngelis
William Wozniak