



BELLINGHAM PLANNING BOARD

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July 12, 2001 Meeting Minutes

Present at the meeting:

Roland R. Laprade (RRL), Chair

Brian J. Sutherland (BJS)

Steven D. Choiniere (SDC)

Edward W. Guzowski (EWG)

Not Present: Richard V. Dill, Glenn C. Wocjik

Other officials: Paige Duncan (PED), Town Planner

Ted Bailey, Town Engineer

RRL opened the meeting at 7:05

- New Business:

BJS: Motion to accept meeting minutes from 7/28/01.

EWG: Second: Vote: 4-0, passes.

- Ted Bailey, Project Reports:

Currently overseeing 13 subdivisions in town. All contractors put binder paving down and then come in to set surety bond. Has requested construction schedule from Lorusso Construction but hasn't received one yet. There are drainage problems on Penny Lane; sidewalks, grass strips and berm have not yet been installed.

BJS: Is there any indication when the developer is going to complete the work?

EWG: Are these things supposed to be completed before the occupancy is allowed?

TB: No one's ever denied occupancy for these types of issues.

EWG: Have we got enough money in the bond?

TB: Yes.

RRL: We're working on a system to prevent this type of thing from happening again.

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TB: If the Planning Board doesn't push for all the infrastructure work before the surety bond is set, there's not much that can be done afterwards besides wait.

RRL: Steve, did you have a conversation with Stuart on this particular issue requiring as-builts?

PED: In the language, it didn't link the foundation to the infrastructure.

BJS: We had said the utilities would be in, so we assumed the foundation would be in.

SDC: The wording was no construction above the foundation before the as-builts were completed.

TB: Once he gives the foundation permit, he has a guideline he has to follow to give out the building permit within a specified time; I'm not sure what it is.

SDC: If you don't allow the binder to go in before the drains are set and the infrastructure isn't in, would this prevent that? Should we send a letter to Lorusso Mr. Chairman?

BJS: Also, Hartford Village isn't completed.

RRL: Okay, well, it's 7:30, we need to open the public hearing for Bellingham Metal Works, we can finish this after the public hearing.

- 7:30pm Bellingham Metal Works, Development Plan, Depot Street

SDC: Motion to waive the reading of the article. BJS: Second. Vote: 4-0, passes.

Bill Halsing, of Land Planning, Inc. The applicant Bellingham Metal Works is proposing a building for office space, 2 stories, 816 square feet on each. The parking is changing slightly as is the driveway. The owner has a verbal agreement for accessibility for the corner of the driveway, making it easier for trucks to enter in for deliveries.

SDC: Was the parking from the original plans completed?

B. Halsing, no it hasn't been. The applicant hasn't completed the original addition yet and has already outgrown the existing building, with office space in a rented trailer on the property.

SDC: Is the sign already there?

BH: Not yet, it's a small operation; he's still working on it. The lot area is 58,583.

EWG: You have a verbal agreement with Lantor; what if they sell?

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BH: Yes, verbal.

EWG: You expect us to approve this? You have a lot of work to do.

BH: We're here on behalf of the applicant. We discussed trying it another way, but this is what the applicant wanted.

RRL: Come in with a plan with the sprinkler system, a legally binding document showing access on both fire road and driveway. Nothing can get issued until the hydrant is hooked up.

SDC: We want the Fire Department to approve the sprinkler system. It would be good to have a visitor parking space next to the handicap space.

RRL: Should we have a safety officer check the site distances? Need to add the visitor parking space, get the written agreement, modify plans to show road, hook up the hydrant, check width of driveway. A lot needs to be worked out. Also, show what was not completed on the original plans and add it to this plan.

SDC: Motion to continue to August 9th, at 7:45p.m.

BJS: Second, vote: 4-0.

- Ted Bailey Project Report, continued:

RRL: Was there open space with Blackstone fields?

TB: Lot 13

RRL: Phil was saying there was land that was supposed to be deeded that never was and I believe that was Hixon. One of these was Beaver Pond, with Hixon. That was very important. The developer 90% of the time is not the owner. The properties have been sold after Planning Board approval.

SDC: Is all the work going to be completed before they come in for the bond?

Most of the 13 projects were discussed. One of the biggest problems is with the Hixon Street Development. The bond is \$68,000, the developer has a quote for \$80,000 and has basically said, the Town can keep the money and do the work. He will be coming before the Board to seek a bond for Blackstone Fields. The Board wants to make sure it's high enough to assure the work will be done and if not, paid for.

- Planner's Report, Paige Duncan

Zoning changes were discussed. Paige thought there were so many changes proposed that it might be better to wait for the May Town Meeting instead of rushing for the

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October Town Meeting. EWG and BJS thought it was crucial to get the zoning changes in now to protect the townspeople.

It was discussed that PED would submit the Zoning changes to Town Counsel for review of the Articles being submitted. They will be edited, Paige will advertise for them, they will be discussed at the Planning Board meetings and worked on for submittal for the October Town Meeting.

It was discussed that no one applied for the Coordinator position, that Beth was interested in staying. The Board discussed keeping Beth Partington on as the Coordinator.

SDC: Motion to adjourn meeting.

BJS: Second. Vote: 4-0, approved.

Minutes Accepted on: 8-9-2001
(date)

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