



# BELLINGHAM PLANNING BOARD

---

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

## August 23, 2001 Meeting Minutes

- **Present at the meeting:**

Roland R. Laprade (RRL), Chair  
Richard V. Dill (RVD), Vice Chair  
Brian J. Sutherland (BJS)  
Steve D. Choiniere, Sr. (SDC)  
Edward W. Guzowski (EWG)  
Glenn C. Wocjik (GCW), Alternate

Other officials: Paige Duncan (PED), Town Planner

RL opened the meeting at 7:02p.m.

- **New Business:**

- **81-P: Irving Street, Wayne Spencer**

The Board didn't sign the plans because the lots were non-conforming and signing the 81-P would have made them even more non-conforming.

- **Granite City Electric Discussion, Pulaski Boulevard:**

Formerly Imperial Electric, discussion regarding paving the side lot, lot 2, next door to the property. The lot was cleared and ready to be paved and Earl Vater of the Building Inspector's Office had shut the project down.

The Planning Board requested Granite City to see an engineer and get drainage calculations and come before the Board with a Development Plan.

- **Consolidated Coating, 5 William Way, Development Plan:**

Mike LaPlante, of Andrews Survey and Engineering, representing NE Construction proposing a building addition of 12,500 square feet, 22 employees, 5 new proposed parking spaces. Mike Graf, the Board of Health Agent said the septic passed, but would still need an inspection. The scale is 1/30. RVD asked if the new area gets sprinklered.

Phil Cox, an architect on the project said yes, it did. There will be a new drainage system and an addition of a handicapped spot.

PED: The parking is non-conforming, they don't have enough and are requesting a waiver.

RVD: Motion to approve Development Plan for Consolidated Coating at 5 William Way.

SDC: Second. Vote: 5-0, approved.

RVD: Motion to accept waiver of parking spaces based on contingency of use: up to/not more than 55 employees, would require a Development Plan Approval.

SDC: Second. Vote: 5-0, approved.

- **Old Business:**

Covenant for Crystal Falls Definitive Plan. (Board signed the plan)

Maple Springs denial of Special Permit: It was discussed that the Board would consult with Lee Ambler on the decision. The Board has 90 days to file the decision.

It was discussed that several of the Board members would attend a workshop for the comprehensive permit.

The Planning Board has been approved to move into the little white house.

Low income housing units were discussed. All the rental units in the town go toward it.

Joseph Broderick, Is that workshop on the 40-B laws?

RRL: Yes, it is.

- **Lorusso Construction update:**

PED suggested construction schedule for Weston Estates regarding a drainage issues, ending up with a solution. Mr. Lorusso is willing to complete the water loop to back of property toward Pheasant Run, easement to be set up for completion. Mr. Bailey stated the property owners are applying for a permanent easement. It takes time. He also stated surface run-off is affecting residences from Indian Run Road.

Bruce Babcock, a registered professional engineer, addressed the drainage structures. He also stated they surveyed the site and it is not built completely according to plan.

There are 3 drainage areas. The first is not built according to plan. The impact is negligible. They also need to uncover a man-hole invert to estimate the impact of the second one.

RRL asked if Don DiMartino had seen this. Mr. Bailey stated they had them in January when the bond was set. His understanding was that it was as they are admitting, that it isn't built according to plan.

RVD asked Mr. Babcock the worst case scenario of the drainage being off, that Ted had submitted a letter stating the frames and gates were not matching the roadway, which was 8" off.

RVD: Don't they pay you to inspect these?

T. Bailey: Yes.

RVD: So, if it's built wrong, whose fault is it?

T. Bailey: Their engineers.

RVD: Why?

RRL: Let's not get into that issue now. What remediation has to be done to solve the situation?

T. Bailey: Levelling is required. You're going to end up with a roadway 6-7" thick. That road is going to last forever.

PED: How are these roads going to winter? If these aren't completed, how will it be affected?

If it's a red line change that requires a new plan, it should be brought back to the Planning Board.

EWG: There is a lot of work to be done on Penny Lane. Can you give an idea when that will be completed?

G. Lorusso: November 30<sup>th</sup>.

PED: Any idea when the fence will be up?

T. Bailey: Still 3 situations. Don requested outside review. I don't think that's necessary. The inspection account has \$23 left.

RRL: Well, meet with Ted, Don, Bruce all at once to come to an agreement by next week.

Public Hearing: Opened at 7:30 The purpose of the public hearing is to provide interested parties with an opportunity to comment on proposed changes to the Bellingham Zoning By-Laws. To amend Section 1422 to establish the Town Planner as the primary contact for Development Plans, to amend section 1423, 1425, 1433, to amend Section 3282 to establish drainage design, to amend Section 2400 Use Regulation Schedule to add Conference, Training, or Meeting Facilities, To amend the table in Section 2600, Intensity of Use Schedule. The complete text of these proposed amendments to the Zoning by-Laws is on file at the Office of the Town Clerk.

PED: Under the advertisement, the intensity of use didn't mention 20-40,000. Lee Ambler recommended it be re-advertised.

RVD: Motion to close the public hearings on Zoning, except for intensity of use.

BJS: Second. Vote: 5-0, approved.

Amy Cook came before the Planning Board to introduce herself as the chairman of the commission of disabilities, and to request the Board go by AAB regarding standards and regulations for handicap accessibility.

RRL thanked Ms. Cook for her input and stated the Planning Board is committed to following the rules and regulations regarding the standards for handicap accessibility.

• Form G/34 Monique Drive:

The office received a call from a realtor and this lot was never released on the original subdivision, and is not on file with the Registry of Deeds. The subdivision is over 30 years old and the original form G could not be located. The owner can't sell the house without this form G being signed.

RVD: Motion to sign form G for 34 Monique Dr.

BJS: Second. Vote: 5-0, approved.

RVD: Suggested that next time something like this occurs, Lee Ambler be contacted.

BJS: Motion to adjourn.

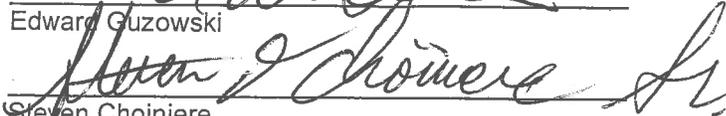
RVD: Second.

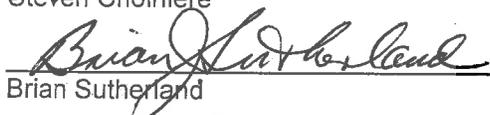
Minutes Accepted on: Oct 4, 2001  
(date)

Roland Laprade  
Roland Laprade

  
Richard Dill

  
Edward Guzowski

  
Steven Choiniere

  
Brian Sutherland