



# BELLINGHAM PLANNING BOARD

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## September 13, 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 (SDC)  
Edward W. Guzowski (EWG)  
Glenn C. Wocjik (GCW), Alternate

Other officials: Paige Duncan (PED), Town Planner

RL opened the meeting at 7:03.

- **81-P, Center St., Harold Burr:**

RVD: Motion to approve 81-P, Center Street, Harold Burr.

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

- **81-P, Center St., Bob Adam:**

SDC: Motion to approve 81-P, Center Street for Bob Adam with note saying one lot is not a buildable lot.

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

- **Bond Release, Antron Engineering, Mechanic Street**

RVD suggested a standardized form for bond releases to make sure work done is not the intent, but what is actually on the plan.

RVD: Motion to release bond for Antron Engineering, \$15,000 plus interest.

SDC: In section 1422, sub-section e, under procedures it states in the Zoning by-laws that the Planning Board needs to receive certification from a registered architect, landscape architect, engineer or other design professional that all construction has been

completed in accordance with the approved development plan. What we have states that it is done to the intent, but not the actual plan.

PED to follow up with Antron to make sure this is done.

RVD: Withdraw my previous motion. Motion to release 15,000 plus interest after we receive letter from NE Construction saying the work has been done according to the plan not the intent.

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

**Old Business:**

RVD: In the Globe, a Selectman in Mendon is trying to put an end to chapter. 40B.

SDC: Is he trying to say Selectmen will have the final say in subdivision approval?

RVD: No, he's trying to get it as a vote. I would like to discuss a reconsideration of vote of Stallbrook/Maple Springs at the next meeting of October 4<sup>th</sup>.

• **EMC: Milford/Bellingham Technology Park off Farm Street:**

Dana Clow, of Beals & Thomas, Inc., representing EMC: We wanted to come before the Board and discuss our plans with you and give you an update. The Milford Planning Board disapproved the plan because we were asking for a waiver on a 500' dead end road and the concern of traffic related issues.

There are 154 acres in total, 26 as wetlands, with a 100 year flood zone on the property. The road in Bellingham is intended to be a private road. EWG asked if approval was agreeable to having a covenant to keep the road private forever to be maintained by the owner of the subdivision if ever sold. EWG asked if approval was contingent upon water in Milford. He also suggested it be in the deed, that they have exclusive easement to the town for that specific purpose.

RRL: Suggested the road from Milford to Bellingham accessing industrial land from residential is illegal and needs to be resolved.

D. Clow stated this issue is being dealt with and they are not sure if emergency access is considered access. In case law, it's a gray issue.

RRL: Requested clarification on this issue with Town Counsel.

D. Clow: Don Schmidt suggested there is room for this interpretation.

BJS suggested they put it in writing.

RVD: Motion to accept the extension for EMC to October 18, 2001 and continue the discussion to 10/18 at 7:30p.m.

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

- **Special Permit: Springston Backlot Subdivision, Mechanic Street:**

Jack and Barbara Springston appeared before the Board, explaining this has been a long process, that they were before the Planning Board last year and didn't have enough square footage, so then they went to the Zoning Board and got a waiver for the square footage for the driveway.

SDC: Motion to approve the Backlot Subdivision for Springston Realty Trust.

RVD: Second, with the amendment that the person in back always has access.

Barbara Springston said it will be a deeded right of way for the front lot.

Vote: 5-0, approved.

RRL: We need to send a letter to Barbara Springston saying something changed on the plan.

- **Zoning Changes Public Hearing: Intensity of Use:**

Fred Duprado: is it the intent of the board to increase lot size in B-1, B-2 and residential as well to curb traffic? Small business owners may not be able to afford the larger size lot.

SDC stated he was against increasing lot size to 60,000, thinking it will hurt the smaller business owner. There was a great deal of discussion regarding lot size.

RRL stated this prevents houses being able to be built on 20,000sq. ft. in business use areas. RVD said it was also to keep the aesthetics of the town.

RVD: Motion to close the public hearing on the Intensity of Use issue.

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

RVD: Motion to submit the intensity of use article to the Finance Committee to be presented at Town Meeting.

EWG: Second. Vote: 4-1, approved, SDC - nay.

BJS: Motion to submit the Major Residential Development, article 19, with Phil Herr's recommendations to the Finance Committee to be presented at Town Meeting.

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

Bob Badzmierowski, of the Board of Selectmen introduced himself to the Board and commended the Planning Board for their format to the Finance Committee on what a yes vote and no vote meant. He also discussed the articles the Planning Board was presenting.


PED discussed meetings that the Board's attendance is requested at. PED stated that the next two months were going to be very busy. 9/18, JPI Open Space plan, 9/20, Finance Committee, 9/27, JPI was presenting in the Library to ZBA. The Planning Board would meet on 10/4 and 10/18, special Town Meeting will be the 10<sup>th</sup> and possibly go into a second day. PED also stated she appreciated the Board being so willing to attend all the meetings.

BJS: Motion to adjourn, 10:30p.m.

RVD: Second.

Minutes Accepted on: Oct 4 2001  
(date)

  
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Roland Laprade

  
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Richard Dill

  
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