



BELLINGHAM PLANNING BOARD

6 MECHANIC STREET
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October 18, 2001 Meeting Minutes

- **Present at the meeting:**

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

Other officials: Paige Duncan (PED), Town Planner
Thomas Guerin (TG), Fire Safety Officer

- **Old Business:**

BJS Motion to accept 8/9/01 meeting minutes.

EWG: Second. Vote: 3-0. Approved.

Discussion took place regarding the process of getting minutes on the web in a reasonable time. Minutes are a legal record, not a verbatim of the minutes; they don't go into an in-depth detail.

81-P, Essex Street, Rick Goodrow,
Basically doing a land swap.

EWG: Motion to accept 81-P for Christopher Leclair dated 1/22/01 revised 6/8/01.

SDC: Second.

PED: Suggest this endorsement does not imply compliance with zoning.

Motion passes, 4-0

- **Hartford Village: 55+ Condominiums, Landscaping schedule, Brad Wright:**

Discussion took place regarding landscaping, trees and shrubs for screening. 7 units are currently occupied.

EWG complimented Mr. Wright on the concept, stating the need for this type of development in town.

BJS asked if there was going to be phasing done on the project.

Mr. Antonellis, attorney for the project, stated buildings were being built as far as market necessity demanded, so in that way they were being phased, not eight units every 6

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months on a schedule. It's not a formal phase. The emergency access has been done. Mr. Wright stated they had to fire their site men; that they got off to a slow start. BJS stated at one point it was a dust bowl. Mr. Antonellis said that in the early part of construction there were many difficulties. "Imagine your best friend always doing work for you, had always done a great job, deciding he didn't want to work any more. This is a project next to Mr. Wright's home, in a town he lived in. He had to fire his friend for the good of the project."

Discussion on whether it would be necessary to move trees planted opposite what the plans called for. The Board agreed the intent was to offer a buffer from the street. B. Wright agreed to put in an additional row of shrubs as increased buffer in the spring to compensate for the incorrect planting. The remainder of the plantings will be done according to the plans.

- **Edwards Estates Definitive Subdivision, off Laurel Lane, Bond Setting:**

Lou Mountzoures, attorney and partner for Edwards Estates. Ted Bailey is on vacation and the applicant is waiting for the DPW to set the bond amount.

BJS: Move to accept the Form J, pending approval from Don DiMartino.

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

BJS: Move to sign the Form G to release lots 1-12, inclusive, pending the Form J approval.

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

- **Planner's Report: Paige Duncan:**

The move was discussed. The budget was discussed. BJS suggested looking into used office equipment. Tom Guerin suggested that we contact Bob Rousseau of the school department. RRL suggested meeting with Denis Fraine to discuss the budget, office equipment and the move. There was discussion regarding a second meeting in November. SDC, RRL and PED wouldn't be available, so it was decided to keep just the one meeting in lieu of the holiday.

The appeal period expired on the Maple Springs decision. The Town bought a parcel of the land on the project that was not under contract. The Board didn't reconsider their vote and now the project as previously presented could not go forward without that parcel.

SDC asked if the vote was supposed to be brought up. RRL said that RVD wasn't here, so it couldn't be discussed, since it was regarding his vote. It was discussed that rescinding a vote now would be moot since at best, they would have to submit a different plan.

BJS stated that it is up to RVD to bring it up again, if he wants to discuss it at the next meeting.

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- **Construction Garage, Lot 3A, Maple Street:**

BJS: Motion to continue the public hearing to November 8, at 8:30pm.

EWG: Second. Vote: 4-0, Approved

SDC: Motion to extend date which decision has to be filed to December 18, 2001.

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

- **EMC, Milford Bellingham Technology Park, behind Farm Street:**

SDC: Motion to accept continuance to 12/13/01 at 9:00pm and extension to 12/21/01.

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

- **Connor's Crossing, Preliminary Definitive Subdivision, Mechanic Street:**

Tim Jones is proposing 3 business lots, 5 residential. Commercial property is involved and has to go as preliminary plan. We originally filed as a definitive subdivision.

Issues that came up were possibly moving the entrance near David Road, looping the water to Marion Road, a hydrant at the entrance and every 500', 3 total. There was a conflict between two sections of the subdivision regulations, p. 4-2, 4-3, section 4215, 4225. Site distance and proximity to David Road are a major concern and the Board asked the Coordinator to consult with the Town Safety Officer, Lt. Haughey.

BJS: Move to continue to January 10, 2002 at 8:00pm.

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

BJS: Motion to extend application for filing to January 18, 2002.

SDC: Second. Vote: 4-0

EWG: Mr. Chairman, we received some complaints from residents on the rock pile on High Street. When is that going to be taken care of?

BJS: Could you give us a construction schedule by the next meeting?

T. Jones: It hasn't been abandoned; there has been work done every day. I'm doing extra to make their land usable. The people on one side are receiving a monetary value every week I am there. The direct abutters are being compensated. I've gone to every measure to make sure they are satisfied.

BJS: It was brought up at Town Meeting, people driving by, residents, not necessarily abutters; it's an eye soar.

T. Jones: I understand that and the work is being done and it shouldn't be much longer.

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The meeting broke for a five-minute recess.

- **Jefferson at Bellingham, 300 luxury apartments off North Main Street, JPI:**

The proposal is a Chapter 40B development going through the Zoning Board of Appeals.

Drainage was discussed; they are following the higher level of standards to meet MEPA levels. There is emergency back up power for the entire development as well as redundancies.

BJS stated that it seems a major portion of the development is on borrowed land and suggested paring down the project to remain on their own parcel without borrowing easements from other property.

Josh Davis, the Land Attorney for JPI stated the reason the treatment are is on the easement is to leave behind a conforming lot with the ability to be built.

Steve Pavlovitch with Rizzo and Associates, we're creating a legal lot under the subdivision rules and regulations that could possibly be used for future use.

Tom Guerin stated there are a number of issues and the plan needs to be dramatically changed. There is no access to the backs of the buildings. A lot of things could possibly change and if he has his way, all the green will disappear to accommodate fire safety needs.

BJS: Isn't it possible to move the clubhouse to the other side and moving the access road so you wouldn't have these easement issues?

Andrew Kaye, with JPI: We're obligated to leave contractual frontage, no matter what we do with the cul-de-sac, the access will provide and entry to the back parcel.

RRL: It's my concern that the driveway will turn into a road.

Josh Davis: As it sits right now, the back parcel would have to get a variance or zone change due to the fact that it's going through a less intensive district.

BJS: The potential impacts could be a road being created through suburban.

There was discussion regarding building height, parking spaces designated at 1.78 per unit. The Board felt 2 per unit would be more adequate. It was discussed that JPI would get the board results of their traffic studies and impacts in other developments.

BJS: If we have the information reviewed and it turns out that indeed it isn't adequate, would you be willing to change the plans?

A. Kaye stated the plans were most probably changing and this could be discussed.

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RRL asked how they would be able to construct without tampering with wetlands. Mr. Kay stated they would honor the 25' no touch wetlands buffer, that the conservation areas would be maintained.

J. Davis stated the 40B process is a moving target. The frustration is the tentativeness of how the project evolves.

BJS: Even though this is 40B, it is still a major residential development, while exceptions are being made that it is a 40B project, I would like to address this as a residential development.

EWG asked that JPI get the input from the Commission on Disability.

A. Kaye said they follow the standards of the Mass. Architectural Board, some of the most conservative boards as far as handicapped accessibility goes. 5% of the units are fully accessible on the first floor. It was discussed that some of the units are built and can be made to order for persons with disabilities. Tom Guerin questioned this, that handicap accessible was for first floor only, what if people on the 3rd floor had visitors that were disabled?

Assurances that the apartments remain luxury for long term were discussed. Mitigation is a big question up in the air. RRL asked at which point do we discuss traffic? PED stated that Bruce Campbell and Assoc. were ready to start the consultation.

BJS: You're maximizing to the nth degree the total amount of impacts on the community. The feasibility of this is a big issue. You have the smallest amount of land, with the maximum build-out, stealing from pieces of land around it. Maybe you need to get more land if the number of units is non-negotiable. Some changes need to be made. There are some major issues, not just window dressing. I'm just looking at impacts and consequences of those impacts.


It was discussed that JPI would go before the ZBA for a review on November 15, 2001, and after plans were changed and closer to what could actually be presented, that they would come before the Planning Board at a later date.

SDC: Motion to adjourn at 10:50pm.


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

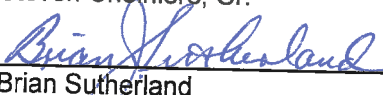
Minutes Accepted on: 11-08-01
(date)


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