



BELLINGHAM PLANNING BOARD

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November 8, 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

- **Old Business:**

BJS: Motion to approve the October 18, 2001, minutes.

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

BJS: Motion to approve the October 4, 2001, minutes.

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

- **New Business:**

- **81-P, Hartford Ave, Bellingham Venture Limited Partnership:**

Carmine Thomas, representing the partnership, combining 2 parcels into 1, lot 3C, there is required frontage. EWG asked who the principles in the partnership were. Mr. Thomas stated that it was an entity at least partly controlled by S.R. Weiner and he wasn't exactly sure who else.

RVD: Motion to approve the 81-P for Bellingham Venture Limited Partnership.

- **81-P, Hartford Ave, Bainbridge Realty Trust:**

Combining two lots; applicant intends to come in for a back-lot subdivision at a later date. The total frontage is 150' and 100' on both lots.

RVD: motion to approve the 81-P application for Bainbridge Realty Trust, Edward Gately, on Hartford Ave.

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

- **Discussion regarding As-builts:**

The Board asked that we request Mr. Wright of Hartford Village come in with a phasing plan, an agreement for how he's going to make certain improvements. PED suggested he tie certain on-site improvements according to certain phases of construction or blocks of units.

RVD: Motion to approve the as-built plan for Hartford Village.

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

- **Discussion on role of Inspector for Planning Board, Ted Bailey:**

Discussion took place on line items; people - developers, didn't know what they're paying for. Don DiMartino stated on a monthly basis, each developer gets an invoice whenever there is a draw-down on the account. He believes the developers are getting an economic deal. The closest inspector is down the cape, an hour ½ travel time each way, hour for the inspection; the minimum inspection would cost 4 hours at \$75 an hour. Ted bills at \$35 an hour, it's much more cost effective this way.

RVD: I'm not questioning his ability or expertise as an engineer. I'm not an engineer. Tim Jones had \$15,000 put into an account. At \$35 an hour, that would be 428 hours of inspections, over 10 weeks at just one job. Are you telling me you were out there that many hours?

D. DiMartino. I don't know what the next step is. Ted watches as pipes are installed, engineering contractors are responsible for correct installation, not Ted. He makes sure connections are made, construction standards are met.

RVD: Penny Lane plans were wrong?

TB: Yes.

RVD: The Planning Board should have seen the new plans to correct the problem. The Planning Board didn't see it; that's how it got messed up.

RVD: It seems strange that they pay, and pay again and pay again.

DD: They're paying for shop draw and review.

PED: It's true; there are permitting plans and construction documents.

RVD: Gerry Lorusso put \$12,000 into an account to have a wall reviewed. It's built incorrectly, are you responsible for inspecting that? Should you have caught that?

T. Bailey: Oh, yeah, that was off.

RRL: So, with the as-builts, what plan are we approving if all these changes have been made?

SDC asked Ted Bailey if he could be more available for the Board at meetings when issues come up. He agreed.

RRL: If there was a problem, that some developer's didn't want the Town's inspector, could they choose an independent one?

D. DiMartino: If they have a problem with Ted, it's no problem. They can request for any engineering consultant. We request it in writing that they don't want Mr. Bailey as their inspector.

T. Bailey stated it would help requiring the contractors to have a license for work being done.

RRL: Well, it's 8:15, we need to move on.

• **Planner's Report: Paige Duncan:**

⇒ Home Depot is coming in. There is a question on whether a modification to the Special Permit is required. Phil Herr said they needed to. The applicant disagreed. Now they are filing for the Special Permit, though they didn't think they have to. BJS asked for a determination from Phil, before the next meeting, so the Board didn't need to get into an argument of semantics over the issue.

RVD brought up an issue questioning the safety of the yellow area at Home Depot. BJS questioned the safety of the garden center area. Home Depot puts merchandise where people should be walking, and it makes it so people have to walk in the traffic area. PED suggested a letter to Home Depot stating they need to come in for permits and if it continues, they won't be issued their garden center permit.

RVD stated he was on the Board when Home Depot filed previously, and they were required to come before the Board annually for their garden center permit. Stuart has given them their permit in the past. RVD feels Home Depot should come before the Board if they aren't going to follow the plans.

⇒ JPI has filed no revised plans as of yet. There was a meeting today with myself, Denis Fraine, Bill Hermistone from the ZBA, special town counsel, John Richard Hucksam, Jr., and Carole Hamilton from the Community Opportunities Group to discuss what needs to be reviewed for the Chapter 40B development project and exactly who would handle what.

BJS asked the Planning office to get a package together of all the correspondence regarding JPI and keep it for reference.

Parking ratios were discussed. Beth Partington, the Coordinator for the Planning Board, conducted a survey of Planning Departments listed on the Mass Assoc. of Planning Departments finding out existing Comprehensive permits, required parking ratios and actual existing parking ratios, and submitted the information to the Board for their review of the 40B application.

⇒ The office is getting ready. The move should take place after Thanksgiving.

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

The public hearing for the Construction Garage was opened.

BJS: Motion to continue the Public Hearing to December 13, 2001, at 9:00p.m.

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

BJS: Motion to grant an extension for the decision filing date to January 21, 2002.

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

- **Hidden Pines, Preliminary Definitive Subdivision Plan, Mechanic Street:**

Paul DeSimone, designer on the project explained that the project is on a 13 acre piece of land across from Blackstone street, David Road area. Mr. Wickett, owner of the land, submitted the plan to freeze zoning.

Paul Yorkis, attorney: We're hoping this gets approved to lock in zoning. We're very receptive to ideas or suggestions you may have or want for this area.

BJS asked if there was a problem in developing this parcel with the fact that the elevation significantly decreases on the property.

Mr. Yorkis: We're very open to suggestion for this parcel, possibly 55+ development; possibly 3 units in a pod. We know there is already one in Town; we're not looking for it to be like that. We want this to be very attractive, spacious.

BJS: So it's not going to look like a Monopoly Board?

Mr. Yorkis: Absolutely not.

SDC: In the housing class I'm taking, we saw there was an alternative to affordable housing, you don't necessarily have to come in as a comprehensive permit, but you can do it yourself.

Mr. Yorkis: If this was done, there would be no way to differentiate exactly which ones would be affordable visually, demographically or any way.

PED suggested they look at assisted elderly housing.

Mr. Yorkis assured the Board in no way, shape or form were they looking to build out every inch of the property.

EWG: Are you looking for ideas on types of businesses?

Mr. Yorkis: Yes.

EWG: Low traffic, it's a very dangerous intersection. Businesses with very low traffic.

SDC: Motion to approve the preliminary subdivision for Hidden Pines.

RVD: Second. Vote: 5-0.

BJS: Don DiMartino suggested there are possibly some private developers coming in who might make it possible to do the road improvements.

Mr. Yorkis: Yes, we're looking in to that. We have several people we're looking at for that parcel.

⇒ **Development Plan, ANP, Maple Street, 25' Earthen berm sound barrier:**

The applicant has withdrawn the plans for this as it has been worked out with the Town of Franklin.

RVD: Motion to accept withdrawal on ANP 25' berm.

BJS: Second. Vote: 5-0.

⇒ **Development Plan, Bungay Brook Golf Course, 53 Locust Street:**

Public hearing opened at 9:00p.m.

RVD: Motion to waive reading of article.

BJS: Second. Vote: 5-0.

Mr. Joseph Antonellis: We're coming before you tonight for an amendment to the approved site plan and because the current addition changes the condition of the Special Permit for removal of ground cover permit in a water resource district. The current construction changes the amount of ground cover being altered on a wetland.

Tonight we propose an addition to the clubhouse and changes in the disturbances to the water resource district.

Mike Simmons, of Guerriere and Halnon, revisions were made to accommodate the requests made by the Commission on Disabilities, that an island adjacent to the handicap parking space separate it from the other traffic and the signage be changed to the correct height. Also, the slab isn't 226; it should be first floor.

RRL: This is the better way to go, so there is no tent.

SDC: Have you done nitrogen testing?

PED: Results of groundwater monitoring were submitted today and are in the file.

Mr. Emile Gareau stated nitrogen testing will be done every year once they are open.

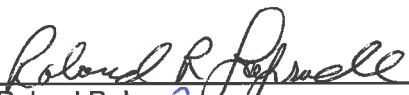
RVD: Motion to approve the Water Resource District Special Permit for Bungay Brook Golf Course with the following conditions: 1. The configuration of site development, buildings, drives, parking, open space, stormwater management, and utilities shall substantially conform to the submittal materials; and 2. All conditions contained in the original Special Permit dated July 22, 1999 shall remain in full force and effect.

RVD: Motion to approve Development Plan for Bungay Brook Golf Course with the following conditions: 1. The basement of the clubhouse will be used for storage only (no function space), 2. Maintenance building will be used for maintenance purposes only (no function space), and 3. No overflow parking on the site or street. Parking within striped parking spaces only.

RVD: Motion to adjourn at 9:45p.m.

SDC: Second. Vote: 5-0.


Minutes Accepted on: 12-13-2001
(date)



Roland R. Laprade



Brian J. Sutherland



Edward W. Guzowski



Richard V. Dill

Steven D. Choiniere, Sr.