



BELLINGHAM PLANNING BOARD

6 MECHANIC STREET
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January 10, 2002 Meeting Minutes

- **Present at the meeting:**

Roland R. Laprade (RRL), Chair
Richard V. Dill (RVD), Vice Chair
Steve D. Choiniere, Sr. (SDC)
Edward W. Guzowski (EWG)
Glenn C. Wocjik (GCW), Alternate
*Not present: Brian J. Sutherland (BJS)

Other officials: Paige Duncan (PED), Town Planner
Beth Partington, (BEP), Coordinator
Thomas Guerin (TG), Fire Safety Officer
Lt. James Haughey, Police Safety Officer

RRL opened the meeting at 7:00p.m.

RVD motioned to sign an 81-P for Lloyd Brown.
SDC: Second. Vote: 4-0, approved.

EWG: Motion to submit report from Town Planner dated 1/10/02.

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

The budget was discussed. It was suggested by Denis Fraine and Marilyn Mathieu that departments stay at level funding. The Planning Board is staying at level funding.

RVD: motioned to submit the budget to keep level funding to re-allocate funds, \$1,800 to the Planner position, \$500 to the Coordinator position.

EWG: second. Vote: 4-0.

- **Maple Sands: Sand Castle Lane Bond Reduction:**

Bill Ronca, Sand Castle Lane is near completion, asking for a bond reduction. Ted Bailey recommended \$20,000 remain for the bond to stay at 15%.

RVD motion to accept reduction for Maple Sands Corporation to release \$100,000 from their passbook savings account.

- **Shores of Silver Lake, Preliminary Subdivision, Silver Lake off Center Street:**

SDC thinks he is an abutter, and will not vote, but since it is preliminary, he can sit in on the presentation.

Endre Hollosi: Presented the plan proposing a 3 lot subdivision.

It was discussed that the plans were not a complete submittal, that the environmental analysis was not submitted.

EWG motioned to deny the preliminary subdivision on the grounds of an incomplete submittal.

RVD: Second. Vote: yes: 2 (RVD, EWG), no: 1(RRL), abstain: 1 (SDC). Motion to deny is approved.

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

Performance reviews were discussed. The Planner and Chair will review the Coordinator's Position. RVD was chair the 1st 6 months, RRL the 2nd, so they will both have input into the review. The entire Board will review the Planner position.

- **Connor's Crossing, Preliminary Development Plan, off Mechanic Street:**

Sarah Pultz, representing Mr. Jones for Connor's Crossing: proposing to line up the roads, drainage is not currently underground.

Ted Bailey stated that Mr. Jones has a lot on his plate right now and wants to make sure he keeps his ongoing projects current. Deer Run was allocated at \$250 a year and last year the cost was \$360. Mr. Bailey wanted to make sure enough bond was set.

SDC: Motion to approve with following: Water main looped to Marion, 12" T at Mechanic, looping water providing an easement between lots 4 & 5, adjacent lots must be cleared of debris, stumps, rock before constructions starts on structures, water model, 3 hydrants, filing with natural

RVD: Second. Vote: 4-0.

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

Bob Poxon: Seeking to remove 12 trees to provide site distance, all on town right of way.

RVD: Is the screening part of the plan or the re-plantings?

Mr. Poxon stated the screening would be tall arborvitae trees.

It was suggested they talk with Conservation Commission.

RVD: Motion to approve the Scenic Road Special Permit with conditions as such:

1. Trees are not to be removed until all permits are approved.
2. Tree re-plantings to be done in locations approved by the tree warden.

EWG: Second. Vote: 4-0.

*Note: The client is intending to combine two lots into one so the parcel will have frontage according to the new zoning laws.

RVD: Motion to continue the development plan for the Construction Garage on lot 3A to 1/24 at 7:30.

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

RVD: Motion to accept extension for the Construction Garage on lot 3A to 2/1/02.

SDC: Second. Vote: 4-0.

• **Pierce Estates: Preliminary Subdivision, Special Permit, off South Main Street:**

Due to Mr. Sutherland's absence, the applicant is requesting an extension and continuance. This will also allow the traffic study to be reviewed.

RVD: Motion to continue Pierce Estates Special Permit and Preliminary Subdivision to 1/24/02 at 8:30p.m.

SDC: Second. Vote: 3, approved, 1 abstention (EWG, as he is an abutter)

- Tim Jones came in to discuss the Deer Run maintenance agreement and other projects. He feels there will be no problem in keeping up his schedule and disagreed with Mr. Bailey. There was considerable discussion on the High Street rock ledge difficulties and other projects.

RVD: Motion to adjourn at 9:45pm

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

Minutes Accepted on: 1-24-02
(date)

Roland R. Laprade
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Brian J. Sutherland

Edward W. Guzowski
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Beth E. Bastington
(prepared by:)

Richard V. Dill
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Steven D. Choiniere, Sr.
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