



BELLINGHAM PLANNING BOARD

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

March 14, 2002, 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
Beth Partington (BEP), Coordinator
Thomas Guerin (TG), Fire Safety Officer
Lt. James Haughey, Police Safety Officer

RRL opened the meeting at 7:00pm

- **Open Space and Recreation Plan**

SDC reviewed the Open Space and Recreation plan submitted by PGC and Associates. PGC and Assoc. is looking for a letter. They've submitted a report to us and they want a letter saying the Planning Board has read the report and approve of it. They're trying to get all the town working together towards a common goal. Bellingham doesn't have The Community Preservation Act of levying a tax to purchase open space. You can use the money to purchase say the mill down on Pear Street and the state matches it. It could be used to renovate the building to elderly and low-income housing.

It sets out goals; a 5 year action plan, to acquire additional open space such as Charles River, Box Pond, Silver Lake, Peter's River, canoe launches along the Charles, bike paths, both regionally and through the town. When funds become available, it can be used as a guide. They want the Planning Board to work towards these goals. The hardest thing is getting people to pay and come up with the funding.

Bellingham has done relatively well with their open space and we haven't adopted the CPA with the land at High Ridge for the Boy Scouts, the open space at Pierce.

RVD: Motion to authorize PED on behalf of the Board to draft a letter on behalf of the consortium in support of the Open Space and Recreation Plan.

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

RVD discussed the review process not being done in an open forum basis on TV. He suggested it be done in private, one-on-one. It's up to the Board. He doesn't feel it needs to be done in an open forum; it can be done one-on-one, on the phone, handed to Roland, done in private. The Board agreed, they will meet with or call PED within in the next two weeks. RVD also discussed the name change for Allen's Way. The name is too close to Allence Way. The applicant did agreed to changing the name; it never got changed and could create problems with rescue if people don't use 911 or use a cell phone.

RVD also discussed the removal of a pile of stumps that had been pushed over from property in Franklin at Bainbridge Woods. At the previous meeting Mr. Bailey stated that if money was left over from the bond, the Town could remove the pile of stumps. Mr. Dill didn't feel the town should pay for stumps that another town or developer pushed onto land in Bellingham. It could be a courtesy to send the woman a letter stating the stumps are from the Franklin sewerage project, that she should take it up with them.

SDC also brought up work that was to be completed on Blackstone Fields.

- **Hartford Village Discussion:**

Mr. Brad Wright came before the Board to discuss the angle of the houses being built. He wanted to straighten out the angle to make access to the driveway easier for the tenants. The Board felt that because it was a Special Permit Public Hearing and that the neighbors were present for the original hearing they could not change the plans that the previous board had voted in.

BJS stated that he had been at those meetings and the reason for the angle was for privacy and to make the look on Hixon Street less cookie cutter looking.

- **Bond Reduction, Weston Estates, Buffy Road, Lorusso Construction**

Mr. Gerry Lorusso came before the Board regarding a bond reduction for Westin Estates. There is disagreement with Mr. Bailey and the bond amount set.

RVD asked why the Form J being used is the DPW form and not the one the Planning Board approved. Mr. Bailey stated the only difference was that it was separated into different areas. RVD wanted to know why we don't just use the original one. He felt the Board spent a lot of time working on it. PED stated the numbers were the same just organized differently. RVD stated to Mr. Lorusso that he needed a letter from Con. Comm.

G. Lorusso: the only thing on Penny Lane is I'm getting charged for Penny Land and Buffy Road. It's one project, not 2 separate road. It's one subdivision and being charged twice.

Mr. Bruce Babcock, an engineer for Mr. Lorusso stated they weren't looking to go below the minimum requirements but to not be charged double.

Mr. Babcock presented a change in the drainage design system. The original system was over-kill, that the DPW agreed that if this worked, they could go with it. Mr. Babcock stated the new one was designed under a 100 year storm, requiring 10,000 cubic feet.

RVD stated that if the Board accepted this, it would need to go out for independent review.

RVD: Motion we send the new drainage proposal out for independent review with post construction and impact on the development at the cost of the applicant.

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

Mr. Lorusso requested the bond not be increased to \$27,000 but stay at \$15,000.

PED stated the town goes by certain numbers. You bought a subdivision; some of the problems have been because you bought a subdivision already in existence. Buyer beware.

RRL asked what are we going to do about the bond reduction? SDC asked when will you come in again for another bond reduction and how long will it take to get the drainage taken care of?

G. Lorusso agreed to the work being completed on Penny no later than June 30, 2002, and on asked that Buffy be no later than spring, 2003.

SDC: Motion to decrease the bond for Penny Lane from \$63,000 to \$20,400. Decrease Buffy from \$142,000 to \$123,000, with the condition that no more bond reductions until we have a schedule and the drainage issues are resolved.

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

RVD stated Mr. Lorusso brought up a good point asking for an example of a schedule. An extension was discussed. Mr. Bailey discussed that it be granted according to Town Meeting. EWG felt that Mr. Lorusso would abandon the project to start working on the Shopping Center and that November should be enough time.

EWG motioned to grant the extension for Weston Estates with the following conditions; Penny Lane to be completed by 6/30/02 and for Buffy Road to be completed by 11/30/02.

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

RVD: Motion to continue Energy Electric to 4/11/02.

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

- **4th Avenue Street Acceptance at Town Meeting:**

Bruce Lord requested that the name be changed from 4th Avenue Extension to simply 4th Avenue.

RVD: Motion to recommend the balance of 4th Avenue Extension for acceptance at town meeting and that the name be changed to 4th Avenue.

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

The applicants for Sand Castle Lane Street Acceptance did not attend the meeting and this was skipped.

RRL opened the Public hearing for Dunkin Donuts.

RVD: Motion to continue the Special Permit hearing and development plan public discussion to 4/25 at 8:00pm.

BJS: Second. Approved, vote: 5-0.

RVD: Motion to grant an extension for Dunkin Donuts to April 20, 2002.

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

- **Pierce Estates:**

EWG stated on the advice of Town Counsel, he is an abutter to an abutter within 300' and will recuse himself.

Mr. Basnight presented the preliminary plan. The road layout is virtually the same. The lotting issue is what is changed. PED asked if at the definitive state, the applicant would be willing to put housing envelopes. Mr. Basnight agreed. They wanted to avoid the property looking like a monopoly board type development and would be more than willing to do that.

SDC: Motion to approve the revised plan, specifically that it is a revision to the conventional preliminary subdivision plan originally submitted by the applicant to the Board on October 1, 2001, revised through March 12, 2002 and that the plan also amends the plan approved by the Board and referenced in the Special Permit Decision.

RVD: Second. Vote: 3, approved, 1, deny, (BJS), 1 abstention (EWG).

Honey Dew Donuts maintenance fund was discussed. The Conservation Commission will set up the \$4,000 fund.

There was a discussion regarding tying gifts to project approval. RVD stated he did not feel right asking for money when considering approval of projects. Mitigation is one thing, but when it is tied to approval, that's another. How does the money tied to the school with Tim Jones' project have to do with the impact of the project? EWG felt that the development of 90+ houses had a huge impact on the schools and it certainly did tie in to that development. There was much discussion on the issue.

RVD: Motion to adjourn at 10:07pm.

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

Minutes Accepted on: 3-28-2002
(date)

Brian D. Choiniere
(prepared by)

Roland R. Laprade
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