



# BELLINGHAM PLANNING BOARD

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## May 9, 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

- **Board Reorganization**

The Planning Board re-organized as follows:

Steven D. Choiniere, Sr. as Chairman  
Brian J. Sutherland as Vice Chairman  
Edward W. Guzowski as Secretary

The Board re-appointed Beth Partington as Coordinator for a one year term.

SDC handed the meeting over to BJS, as he had to leave.

- **New Business:**

Meeting Minutes: The Board tabled the minutes for 4/11/02 and 4/25/02 for further review.

- **Maplebrook Condominiums, South Maple Street, Extension Request:**

The applicant is requesting an extension to 7/31/02 because of the 6/13/01 Special Town Meeting on the sewer. MEPA approved the most recent 20 units for sewer. They're facing the issue that on-site treatment facility is prohibited in Zone 2.

RVD asked if we were prolonging the impacts that would benefit people by extending this out.

BJS stated road improvements that were asked to do had been done.

RVD stated they needed to insert a pipe all the way down and tap it off.

RVD asked what the sewer meeting was going to do for them?

RRL stated they would be back to square one.

PED stated Phil Herr said the water treatment plant might be a good idea. If we don't extend it, there's another precarious position. PED asked Lee Ambler for counsel on what would happen if the Board denied the extension, but he hasn't gotten back to her yet. The Special Permit expired 4/27/02, but they filed the Development Plan before it expired.

RRL motioned to grant the extension to 7/31/02.

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

- **Discussion on Newspapers:**

The Board discussed advertising. Currently Public Hearing Notices are advertised in two papers: The Woonsocket Call and The Milford Daily News. The Country Gazette is delivered free to every resident in Bellingham and it was discussed that this might be the better option for Bellingham residents, since everyone gets it. It would also be cheaper for applicants, since it would mean only one advertisement. Currently, the circulation and cost for the following three papers is as follows.

**Country Gazette:**

Friday publishing, goes free to every resident in Bellingham, circulation: 4,620 with a penetration of 83% of population, unable to tell whether North or South. Ad needs to be in on Monday by 5:00pm  
Cost: \$9.82 per column inch

**Milford Daily News:**

Daily publishing, circulation: 1568 in Bellingham, with a penetration of 28% of population, unable to tell whether North or South. Ad needs to be in 3 business days in advance. Can Bill applicant.  
Cost: \$10.50 per column inch

**Woonsocket Call:**

Daily publishing, circulation: Home delivery to 853 Bellingham residents, unable to tell whether North or South. Ad needs to be in 3 business days in advance. Bill Planning Board, get payment from applicant.  
Cost: \$1.30 per line, \$18.20 per column inch.

Amy Cook said she had advertised in three different papers and didn't get any response. She feels it doesn't really matter what paper you advertise in.

RRL: Motion to send a bullet notice for 4 weeks in both the Call and the Milford Daily News stating that the Planning Board now advertises in the Country Gazette.

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

RVD stated bottom line, we're going to use the Country Gazette from now on.

*(Since the Board's meeting, PED found out that to change papers, the Planning Board must change it's Procedural Rules via a Public Hearing, so until that takes place, advertising will remain in The Call and The Milford Daily News)*

- **Valley View Bond Issue:**

PED discussed an email from Don DiMartino recommending to keep some of the bond and release the remaining \$8,000 of the bond to the Morses'.

RVD asked how do we go to over a year ago saying there was money in there to be given back, to last week Don DiMartino saying there wasn't enough money, to now we're giving back \$8,000.00?

BJS stated that he thought it was because at the time, As-builts were not required and now they are and it didn't seem fair to charge the Morses' for something that's required now.

RRL stated that everyone is in agreement now, and we just need to vote on it.

RRL: Motion to add Valley View Fox Run to Town Meeting on 6/13/02 and release \$8,000 to the Morses' through a letter to the treasurer.

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

- **JPI (Jefferson at Bellingham, 300 Luxury Apartments) ENF Comment Letter:**

PED wrote a letter responding to the JPI ENF (Environmental Notification Form). She stated concern over access to the industrial zoned land. BJS asked if there are any other four-story buildings we know of. There are not.

RRL asked how many more studies do we need to tell us there's a traffic problem? EMC did a study; these people did a study. Pierce did a study. We don't need any more people telling us we have traffic problems.

EWG stated that right now there's a lull in the economy, but probably years down the road, the complex behind Home Depot is coming, that we should get a traffic mitigation plan in place now.

PED stated if JPI isn't approved, there's Fafard with Shores at Silver Lake waiting in the wings to come in with a 40B.

RRL stated that the 350-acre parcel on Depot Street could be a residential development as well, now that the Land Courts overturned the zoning.

The Board approved of the letter PED wrote. PED will send it out.

RVD brought up something under old business. He discussed the Public Hearing Notices to papers used to be done by the applicant and wondered why we don't do it that way any longer. He thought that somewhere in the switch between the 3-4 clerks that the Planning Board took it back on.

RRL and BJS agreed that it was a good idea. BJS asked if we needed to vote on it.

PED stated she wanted to check in the regs. before adopting that and she would get back to the Board.

- **Planner's Report:**

PED stated that the JPI meeting is May 30, 02 at 7:30.

Next Thursday is the MAPD conference.

PED met with Barry Lariviere and Phil Herr regarding the Zoning Map. It's in it's final stages.

RVD is putting together an all board workshop.

EWG stated that wish lists from other boards would come in handy when applicants came in. The Selectmen used to have an All Boards meeting, but it's turned into a budget meeting.

PED commended RVD for bringing that up and taking the initiative in getting it done. PED thought it would be great for each Planning Board member to have a project.

RRL stated that Fred Daprado is appealing the decision made by the Attorney General, so we would wait and see what happened.

RRL: Motion to Adjourn.

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

Minutes Accepted on: \_\_\_\_\_  
(date) (prepared by: Beth E. Partington)

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Steven D. Choiniere, Sr.

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Brian J. Sutherland

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Edward W. Guzowski

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Richard V. Dill

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Roland R. Laprade