

## **THURSDAY, JANUARY 10, 2002\***

MEETING LOCATION: TOWN HALL ANNEX

- 7:00 General Business:
- New Business (Meeting minutes, Brown 81-P, Draft Annual Report, Planning Board Equipment Inventory,)
  - Old Business
  - Planner's Report (JPI Update, Zoning Update, St. Gelais)
- 7:30 Shores at Silver Lake – Preliminary Plan Discussion
- 8:00 Connor's Estates Preliminary Plan - Continued Discussion
- 8:30 Maple Street Construction Garage: Development Plan – Continued Public Discussion and Scenic Road Permit - Public Hearing
- 8:45 Pierce Estates: Special Permit Public Hearing and Preliminary Plan Public Discussion

## **\*THURSDAY, JANUARY 24, 2002\***

MEETING LOCATION: TOWN HALL ANNEX

- 7:00 General Business:
- New Business (Meeting minutes, 81-P's, As-Built Policy, Stallbrook Plaza handicap accessibility)
  - Old Business
  - Planner's Report
- 7:30 Maple Street Construction Garage: Development Plan - Continued Public Discussion
- 8:00 Energy Electric (South Main Street) - Development Plan Public Discussion
- 8:30 Pierce Estates: Continued Special Permit Public Hearing and Preliminary Plan Public Discussion
- 9:30 Honey Dew Donuts (Pulaski Blvd) – Development Plan Discussion

## **\*THURSDAY, FEBRUARY 14, 2002\***

MEETING LOCATION: TOWN HALL ANNEX

- 7:00 General Business:
- New Business (1/14/02 meeting minutes, 81-P's)
  - Old Business (Disability Commission; Hartford Village As-Built Certificate, units 501-506)
  - Planner's Report
- 7:15 Pierce Estates Special Permit Decisions (Cluster and WRD)

- 7:45 Robert St. Gelais: 49 Cross Street – Informal discussion regarding lot lacking adequate frontage
- 8:00 Pond View Estates: Definitive Subdivision Plan – Public Hearing
- 8:30 Dunkin Donuts (South Main Street) - Special Permit Public Hearing (Drive-thru) and Development Plan Public Discussion
- 8:35 Energy Electric (South Main Street) - Development Plan Public Discussion
- 8:45 Discuss Zoning for Annual Town Meeting

### **\*THURSDAY, FEBRUARY 28, 2002\***

MEETING LOCATION: TOWN HALL ANNEX

- 7:00 General Business:
  - New Business (2/14/02 meeting minutes; 81-P's; Edwards Estates transfer of bond \$\$ ownership)
  - Old Business (Ed Gately regarding Bainbridge Woods, As-Built Policy)
  - Planner's Report (finalize zoning to be submitted to BOS; distribute performance review paperwork – due 3/28)
- 7:45 Caryville Crossing as a town road? Jeb Booth to discuss
- 8:00 Honey Dew Donuts (290 Pulaski Blvd) – Special Permit Public Hearing (Drive-thru) and Development Plan Public Discussion
- 8:30 Conroy Development – Informal Discussion re: development on Mechanic Street
- 8:45 Tim Jones – Highridge Inspection Issues

### **\*THURSDAY, MARCH 14, 2002\***

MEETING LOCATION: TOWN HALL ANNEX

- 7:00 General Business:
  - New Business (Meeting minutes, 81-P's, Open Space and Recreation Plan letter)
  - Old Business (Hartford Village - discuss orientation of units along Hixon, and Hixon Street addresses)
  - Planner's Report (Update on performance review process– due 3/28)
- 7:45 Bond Reduction, Buffy Road, Lorusso Construction
- 8:00 Pond View Estates: Definitive Subdivision Plan – Continued Public Hearing
- 8:30 (Need to continue Energy Electric to April 11<sup>th</sup> at 8 pm)

Fourth Avenue/Fourth Avenue Extension - Discussion of Street Acceptance (to be voted upon at May Annual Town Meeting)

- 8:45 Sandcastle Lane – Discussion of Street Acceptance (to be voted upon at May Annual Town Meeting)
- 9:00 Dunkin Donuts (South Main Street) – Continued Special Permit Public Hearing (Drive-thru) and Development Plan Public Discussion
- 9:15 Pierce Estates – Review of Revised Preliminary Plan

**\*THURSDAY, MARCH 28, 2002\***

MEETING LOCATION: TOWN HALL ANNEX

- 7:00 General Business:
- New Business (Meeting minutes; 81-P's)
  - Old Business (Edwards Estates – discuss possibility of waiver to allow 13<sup>th</sup> lot, Blendtek, re: new parking)
  - Planner's Report: Performance Reviews (all forms should be filled out and ready to be discussed)
- 7:30 Zoning Public Hearings
- Development Plan
  - Adult Uses
  - Parking Regulations
  - Sign Regulations
  - Isolated Lots and Subdivisions

**\*THURSDAY, APRIL 11, 2002\***

MEETING LOCATION: TOWN HALL ANNEX

- 7:00 General Business:
- New Business (Meeting minutes; Mechanic/Maple 81-P; Craig Riolo: discuss lot on Lake Street – 876-9953)
  - Old Business
  - Planner's Report
- 7:30 Zoning Public Hearings
- Infectious Waste/Hazardous Materials (Petitioner: Board of Selectmen)
  - Re-zone Assessors Map 88, Parcel 18 from Agricultural to Business (Petitioner: Lloyd Rhodes)
- 8:00 Energy Electric (South Main Street) – Continued Development Plan Public Discussion
- 8:15 Consigli Office Building (North Main/Depot St) – Development Plan Public Discussion
- 8:45 Pond View Estates: Definitive Subdivision Plan – Continued Public Hearing

## **\*THURSDAY, APRIL 25, 2002\***

MEETING LOCATION: TOWN HALL ANNEX

- 7:00 General Business:
- New Business (Meeting minutes, 81-P's)
  - Old Business (Blendtek discussion: fence vs. 286 trees)
  - Planner's Report
- 7:30 Bill Eagan: Blackstone Fields (trees and road name); Hixon Farms (completion schedule)
- 8:00 *To be continued or resubmitted (??) - Dunkin Donuts Public Hearing (DPA Decision Due: 5/17/02)*
- 8:05 Zoning Discussion: What's Next for Fall Town Meeting?

## **\*THURSDAY, MAY 9, 2002\***

MEETING LOCATION: TOWN HALL ANNEX

(Steve and Glenn absent)

- 7:00 General Business:
- Board Reorganization (if Steve can stop by)
  - New Business
    - Meeting minutes (4/11/02, 4/25/02)
    - Maplebrook extension request
    - Signatures
  - Old Business
    - Where to advertise? Let's make a final decision
    - Valley View Bond Issue
    - JPI ENF Comment Letter
  - Planner's Report
    - JPI continued hearing to 5/30
    - PED out at MAPD conference next Thursday (5/17)
    - Draft Certificate of Occupancy Sign off Form
    - June 13<sup>th</sup> Special Town Meeting – PED cannot attend.
    -

## **\*THURSDAY, MAY 23, 2002\***

MEETING LOCATION: TOWN HALL ANNEX

(Rick absent)

- 7:00 General Business:
- New Business
    - Meeting minutes (4/11/02, 4/25/02, 5/9/02)
    - Oak Knoll Lot Release
    - Hartford Village As-Builts

- Old Business
    - Hixon Farms – Email from Don DiMartino
  - Planner's Report
    - Procedural Rules Update (advertising, what else?)
    - JPI continued hearing on 5/30
- 7:30 Bellingham Business Center (210,000 sf warehouse facility on Mechanic Street between Moore's garage and Varney Sand and Gravel): Development Plan and Water Resource District Special Permit Public Hearing (*DPA Decision Due: 6/17/02*)
- 8:30 Connors Crossing Definitive Subdivision (7 lot subdivision: 3 commercial, 4 residential; next to Post Office) – Public Hearing (*Decision Due: 7/15/02*)
- 9:00 401 Hartford Ave: Backlot Special Permit – Public Hearing

### **\*THURSDAY, JUNE 20, 2002\***

MEETING LOCATION: TOWN HALL ANNEX

- 7:00 General Business:
- New Business (Meeting minutes, 81-P's)
    - 5/9/02 Minutes
    - 5/23/02 Minutes
    - Sarno 81-P (2 lots on High Street)
  - Old Business
  - Planner's Report
    - Proposed purchases
    - Release of engineering review fees for "dead" projects
    - All boards meeting
    - Discuss planner contract and maternity leave plans.
- 7:30 Pierce Estates: Definitive Subdivision Plan (78 Lots off South Main Street, behind Schafer's Nursery) – Public Hearing (*Decision Due: 7/17/02*)
- 8:30 **(Request for Postponement)** Bellingham Business Center (210,000 sf warehouse facility on Mechanic Street between Moore's garage and Varney Sand and Gravel): Development Plan and Water Resource District Special Permit Continued Public Hearing (*Development Plan extended through 7/2/02*)
- 9:00 Bevilacqua Paving Company – Informal Presentation Maple Street Project.
- 9:30 **(Request for Postponement)** Connors Crossing Definitive Subdivision – Continued Public Hearing (*Decision Due: 7/15/02*)

### **\*THURSDAY, JUNE 27, 2002\***

MEETING LOCATION: TOWN HALL ANNEX

- 7:00 General Business:
- New Business (Meeting minutes, 81-P's)

- 81-P: 874 South Main Street, Howard Wilson
- Old Business
- Planner's Report
  - Sign Planner Contract
  - Zoning for October – Update
  - Budget Wrap Up
- 7:15 Planning Board Procedural Rules Amendments - Public Hearing
- 7:30 **Request to Withdrawal Without Prejudice:** Dunkin Donuts Drive-thru Special Permit & Development Plan Continued Public Hearing (South Main Street)
- 8:30 EMC Milford/Bellingham Technology Park Preliminary Subdivision Plan (4 lots off Farm Street, access through Milford) – Public Discussion (*Decision Due: 7/5/02*)
- 9:00 EMC Maple Street Campus Preliminary Subdivision Plan (11 lots off Maple and High Streets) – Public Discussion (*Decision Due: 7/5/02*)

## THURSDAY, JULY 11, 2002\*

MEETING LOCATION: TOWN HALL ANNEX

Rick and Steve absent

- 7:00 General Business:
  - New Business (Meeting minutes, 81-P's)
    - 6/13/02 Minutes
    - Hixon Estates Bond reduction/release
    - Highridge Estates – Tripartite Agreement
    - ANP – Changes to Plan (ONE minute discussion of whether formal or informal submission is required)
  - Planner's Report
    - Update on Zoning Articles for STM – Must be submitted tomorrow!
- 7:30 Hidden Pines – Informal Discussion
- 8:00 401 Hartford Ave: Backlot Special Permit – Continued Public Hearing, ***Request to be continued to 8/22/02, 9:00pm***
- 8:00 High Ridge Estates Tripartite Agreement discussion with Tim Jones
- 8:30 Bellingham Business Center (210,000 sf warehouse facility on Mechanic Street between Moore's garage and Varney Sand and Gravel): Development Plan and Water Resource District Special Permit Continued Public Hearing (Development Plan extended through 8/30/02) ***Request to be continued to 8/22/02, 8:00pm***
- 9:00 Connors Crossing Definitive Subdivision – Continued Public Hearing (Decision Due: 7/15/02)

**\*THURSDAY, JULY 25, 2002\***

MEETING LOCATION: TOWN HALL ANNEX

- 7:00 General Business:
- New Business (Meeting minutes, 81-P's)
  - Old Business
  - Planner's Report
- 7:30 Maplebrook Commons Condos, Phase II-III (110 units) - Development Plan (*Decision Due: 7/31/02*)
- 8:30 Shores at Silver Lake: Definitive Subdivision Plan (3 large lots located between South Main Street and Silver Lake Road) – Public Hearing (*Decision Due: 7/29/02*)
- 9:00 Pierce Estates: Definitive Subdivision Plan (78 Lots off South Main Street, behind Schafer's Nursery) – Continued Public Hearing from 6/20/02 (*Decision deadline extended to 8/2/02*)

**\* \* \* SPECIAL MEETING \* \* \***

**\*TUESDAY, JULY 30, 2002\***

MEETING LOCATION: BELLINGHAM PUBLIC LIBRARY  
BLACKSTONE STREET

- 7:00 JPI Comprehensive Permit – Plan Review/Discussion. Consultant input and drafting of a Planning Board report to the ZBA.

**\*THURSDAY, AUGUST 8, 2002\***

MEETING LOCATION: TOWN HALL ANNEX

- 7:00 General Business:
- New Business (Minutes: 7/11/02)
  - Old Business
    - Cumberland Farms bond release (see my memo)
    - Brookside Estates – utilization of remaining security funds
  - Planner's Report
    - See my written report
    - APA Conference
- 7:30 Planning Board Procedural Rules Amendments - Continued Public Hearing
- Fees
  - Roberts Rules of Order/Other Rules
  - Delivery Confirmation Receipt
- 8:00 JPI Comprehensive Permit – Plan Review/Discussion.
- Discuss WRD issue.

- Review and finalize initial Planning Board letter to ZBA
- 8:30 Connors Crossing Definitive Subdivision – Continued Public Hearing (*Decision deadline extended to 8/16/02*)

**\*THURSDAY, AUGUST 22, 2002\***

MEETING LOCATION: TOWN HALL ANNEX

- 7:00 General Business:
- New Business (Meeting minutes, 81-P's: Walkey on Paine Street)
  - Old Business
  - Planner's Report
    - Phil Herr's contract
    - JPI: WRD and NEF Funding
    - Revolving list for Stuart/digital camera discussion
- 7:30 Excavave Corp. (4,200 sf contractor's garage - 215 Depot Street): Development Plan Approval Public Hearing (*Decision due 9/7/02*)
- 8:00 Bellingham Business Center (210,000 sf warehouse facility on Mechanic Street between Moore's garage and Varney Sand and Gravel): Development Plan and Water Resource District Special Permit Continued Public Hearing (*Development Plan extended through August 30, 2002*)
- 8:45 **Postponed** - Street Acceptance Meeting: Hixon Street and Beaver Pond Road – to be held after ConCom approval
- 9:00 **Postponed** - 401 Hartford Ave: Backlot Special Permit – Continued Public Hearing to be held September 26, 2002, at 7:45pm

**\*THURSDAY, SEPTEMBER 12, 2002\***

MEETING LOCATION: UPPER TOWN HALL MEETING ROOM

- 7:00 General Business:
- New Business (Meeting minutes: 8/22/02,)
  - Old Business (Sign Bellingham Business Center WRD Special Permit)
  - Planner's Report – *Please read before the meeting, as it's long and detailed. We should discuss Items #1, #3, #4, #10 and #11*
- 7:30 Zoning Public Hearing – remove reference to burying of stumps in Section 4652 of the Zoning Bylaw.
- 7:45 Bellingham Animal Hospital – Informal discussion of proposed addition.
- 8:00 Shores at Silver Lake: Definitive Subdivision Plan (3 large lots located between South Main Street and Silver Lake Road) – Public Hearing (*Decision deadline extended to 9/20/02*)



- 8:30 High Ridge Estates: Tripartite Agreement, Lot Releases
- 9:00 Pierce Estates: Definitive Subdivision Plan (78 Lots off South Main Street, behind Schafer's Nursery) – Continued Public Hearing from 6/20/02 (*Decision deadline extended to 9/20/02*)

**\*THURSDAY, SEPTEMBER 26, 2002\***

MEETING LOCATION: TOWN HALL ANNEX

- 7:00 General Business:
- New Business (9/12/02 Meeting minutes, 81-P's: Jean Trudel 471 Pulaski Blvd)
  - Old Business
  - Planner's Report
- 7:30 Planning Board Procedural Rules Amendments - Continued Public Hearing
- 7:45 401 Hartford Ave: Backlot Special Permit – Continued Public Hearing
- 8:00 Connors Crossing Definitive Subdivision – Continued Public Hearing (*Decision deadline extended to 10/4/02*)

**\*THURSDAY, OCTOBER 10, 2002\***

MEETING LOCATION: TOWN HALL ANNEX

- 7:00 General Business:
- New Business (September 26, 2002 meeting minutes; 81-P's - Csizmesia land on Lake Shore Drive)
  - Old Business (401 Hartford Ave Backlot Decision; Connors Crossing Definitive Plan Decision)
  - Planner's Report
- 7:15 Guerriere & Halnon – Belcastro Conceptual Development Plan – Maple Street (Informal discussion)
- 7:30 Stuart LeClaire – Inspector of Buildings re enforcement issues, etc.
- 8:00 Rod Walkey – New England Country Club conceptual discussion
- 8:30 Back-lot Subdivision Special Permit: Craig Riolo/Lake Street (Highridge Estates Modification)
- 9:00 Shores at Silver Lake: Definitive Subdivision Plan (3 large lots located between South Main Street and Silver Lake Road, extension of cul-de-sac) – Public Hearing (*Decision deadline extended to 9/20/02*)

Agenda closed – nothing to be added after 9 pm so that adequate time is available for Shores of Silver Lake

**\*THURSDAY, OCTOBER 24, 2002\***  
**MEETING CANCELLED**

**\*THURSDAY, NOVEMBER 14, 2002\***  
MEETING LOCATION: TOWN HALL ANNEX  
Brian Absent

- 7:00 General Business:
- New Business (10/10/02 meeting minutes; 81-P's – Letourneau, French)
  - Old Business (Sign Shores at Silver Lake decision)
  - Maple Street Construction Garage, accept new plans, discuss fence
  - Issue Tracking – review matrix
  - Gerry Lorusso – Buffy Road Completion - **postponed**
- 7:30 **Request for Continuance Anticipated: Maplebrook Commons Condos, Phase II-III (110 units) - Development Plan (*Decision deadline extended to 12/6/02*). Written report on status of groundwater discharge permit will be provided to Board prior to meeting.**
- 7:35 Beaver Pond Estates – Preliminary Subdivision Plan (D & F Builders, Inc.) - 9 acres, 3 residential lots proposed on Beaver Street (*Decision deadline extended to 11/22/02*)
- 8:00 Bevilacqua Paving Site Plan – Development Plan Approval for an Asphalt Drum Mixer (Bevilacqua Paving Services): Maple Street (*Decision Due: 12/14/02*)

**\*DECEMBER 12, 2002\***  
MEETING LOCATION: TOWN HALL ANNEX

- 7:00 General Business:
- New Business
    - 11/14/02 Meeting minutes
    - Napoli/Farm Street 81-P
  - Old Business
    - Buffy Road Drainage, Weston Estates Update
    - Pond View Estates Signing
    - 401 Hartford Ave Backlot Special Permit Signing
- 7:30 Construction Garage Development Plan Approval: Postponed to 1/9/03 7:45pm
- 7:45 New Town Hall Development Plan Informal Discussion, Denis Fraine
- 8:00 New England Country Club Garage Development Plan Approval- Withdrawn
- 8:15 **Maple Street Construction Garage Informal Discussion**
- 8:30 Corsi Street 81-P, Letourneau – Documentation to be provided from DPW and Town Counsel

- 8:45 Beaver Pond Estates – Preliminary Subdivision Plan (D & F Builders, Inc.) –  
9 acres, 3 residential lots proposed on Beaver Street  
Continuance to 1/9/03 at 8pm; extension to 1/31/03
- 9:15 Varney Brothers' Construction Garage Development Plan Approval,  
79 Hartford Ave, Shea Engineering

**\*THURSDAY, DECEMBER 26, 2002\***  
NO MEETING - HOLIDAY RECESS- HAPPY NEW YEAR!