



BELLINGHAM PLANNING BOARD

5 COMMON STREET
BELLINGHAM, MASSACHUSETTS 02019
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PlanningBoard@bellinghamma.org

February 27, 2003 Meeting Minutes

- **Present at the meeting:**

Steve D. Choiniere, Sr. (SDC), Chair
Brian J. Sutherland (BJS), Vice Chair
Edward W. Guzowski, (EWG), Secretary
Roland R. Laprade (RRL)
Glenn C. Wocjik (GCW), Alternate

Not present: Richard V. Dill (RVD)

Other officials: Phil Herr, Planner Consultant
Beth E. Partington (BEP), Coordinator
Amy Cook, (AC), Commission on Disabilities

SDC opened the meeting at 7:05pm.

81-P – G & G Associates, combining 7 lots into 1. It's a subdivision from 1916, to total 15,000 square feet.

RRL questioned the legality of approving the plan. Trenton Street is a street the Selectmen blocked off at the Hilltop Farms Store.

BYron Andres, of Andrews Survey and Engineering, asked if they knew of any other determination of the road, other than it being blocked off.

RRL stated he didn't know of any.

PH said they can make a drawing and submit it as and 81-X, but there are subtle differences in vested rights with an 81-X as opposed to an 81-P. Whether he can build under those lots in another question. If all you're trying to do is clean up the title, you may want to do an 81-X.

EWG asked if G & G is documented as the owners and requested the owners be listed by name if and when they return.

ANP 81-P

The purpose of the plan is to define the lands ANP intends to convey to the Town of Bellingham.

PH said to his knowledge no one has determined whether or not this was the original intention of the Town. Broadly it is. Originally the small parcel in the back was to be conveyed as well.

BJS asked how can we in good faith sign this without first checking to see if this was the original plan?

BJS asked if it was the intent of ANP to give the other parcels to the Town?

Mr. Alan Gottlieb stated as far as he knows, if they are not in use by the plant, he doesn't know, but if not, he doesn't think they need them.

PH stated the Town went through an extensive process of impact analysis.

AG stated ANP has no interest in developing land around the plant.

BJS asked if it's a problem to bring the plan back with that clarified.

AG stated they would like to get this plan moving. There's a whole process to get through this before this land can be conveyed to the Town.

PH: It is not uncommon for the Planning Board to include annotations. There seems to be apprehension in approving this as complete.

BJS: Motion to endorse the limited plan of land on Maple Street to be conveyed to the Town of Bellingham.

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

♦ **Maple Street Construction Garage Development Plan**

Bob Poxon discussed the new proposed layout, proposed area for dumpster storage with reprocessed compact asphalt. The access to the rear of the property will only be used after 7am. They've added bins made of large concrete blocks for sand, crushed stone, processed asphalt, 10x7x16, not the real big tall ones that you see down the road.

Discussion took place regarding gates for the two entrances of the applicants' driveway to prevent people from dumping trash on the premises or in the dumpsters.

EWG stated he'd like to hear comments from the neighbors.

The Fiskes stated they were happy with the new plan, that the applicant was willing to work with them and deal with their concerns.

BJS: Motion to accept the modified development plan in Bellingham for lot 2A (formerly lot 3A and C) with additional notation of 17 and 18.

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

Mr. Funari asked about his Certificate of Occupancy.

BJS: Motion to have BEP write a letter to Stuart to recommend giving the landowner the CO with the assumption that all the work indicated will be completed.

RRL Second. Vote: 4-0, approved.

♦ **Maplebrook Condominiums:**

RRL: Motion to grant extension to April 3, 2003.

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

RRL: Motion to continue the public hearing to 3/27/03 at 8:30pm.

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

♦ **Beaver Pond Estates:**

BJS: Motion to continue the preliminary discussion to 3/13/03 at 7:30pm.

RRL: Second. Vote: 4-0.

Discussion took place on why this was continuing so many times. The Board wanted them to withdraw without prejudice if they had to continue again.

BJS: Withdraw my motion to grant the extension.

RRL: Withdraw my second to grant the extension.

♦ **General Business:**

Discussion took place on advertising for the Planner Position.

RRL stated that there is now an Inspectional Services meeting every Tuesday.

EWG: Motion to accept minutes of 2/13/03.

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

BJS: Motion to pay bills.

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

BSJ: Motion to adjourn.

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

Minutes Accepted on:

February 13, 2003

(date)

(prepared by: Beth E. Partington)

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