



# BELLINGHAM PLANNING BOARD

5 COMMON STREET  
BELLINGHAM, MASSACHUSETTS 02019  
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## April 24, 2003 Meeting Minutes

- **Present at the meeting:**

Steve D. Choiniere, Sr. (SDC), Chair  
Brian J. Sutherland (BJS), Vice Chair  
Edward W. Guzowski, (EWG), Secretary  
Richard V. Dill (RVD)  
Glenn C. Wocjik (GCW), Alternate

\*Not present: Roland R. Laprade

**Other officials:** Beth E. Partington (BEP), Coordinator  
Amy Cook, (AC), Commission on Disabilities  
Stuart LeClaire, Building Commissioner

SDC opened the meeting at 7:05pm.

- **81-P, Signature not required forms:**

RVD: Motion to approve the 81-P for Trenton Street.  
BJS: Second. Vote: 4-0, approved.

RVD: Motion to approve the 81-P for DeSimone and Associates, combining parcel 2B and 1B and creating lot 2A for Rivedo on Depot Street.  
BJS: Second. Vote: 4-0, approved.

- **General Business:**

RVD stated he spoke with the Mass Planning Association and the ad for the planner position will be placed in May.

- **JPI Update:**

BJS gave an update on JPI. Oil was found on the site. There is question as to the installation of retention basins for run-off. He is planning a meeting with the Town Counsel for the project, the consultant engineer and two members of the Planning Board to prepare the Planning Board's recommendation.

RVD commended BJS on his work and efforts put for with JPI. A lot of time was involved attending all the meetings and representing the Planning Board and he extended his appreciation.

- **Sand Castle Lane Street Acceptance, Maple Sands Corporation**

Bill Ronca stated he posted a bond for the perpetual cleaning of the retention areas. The street has been inspected by the DPW and given the go ahead.

BJS: Motion to recommend Sand Castle Lane for street acceptance as a Town road.

SDC stated he would like a signed copy of the prints.

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

- **Maplebrook Condominiums, Phase II and III, off South Maple Street**

Larry Knorl, representing Benchmark Engineering stated that the approval by DEP groundwater discharge permit was only days away and asked that the Board approve the plans.

SDC stated he gets an A for effort on trying right up to the end to get it through.

RVD: Motion to continue to May 8, 2003 at 7:45.

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

LK also asked that per the request of the Fired Safety Officer, Mr. Guerin, that Old Stone Bridge Lane be changed to the name of Old Bridge Lane.

RVD: Motion to draft letter to Tom Guerin.

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

- **8 Mill Street, Development Plan Approval**

RVD: Motion to accept extension through 5/27/03.

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

RVD: Motion to continue the Mill Street Development Plan to 5/22/03 at 8pm.

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

- **Pierce Estates, South Main Street, Modification to Special Permit:**

RVD: Motion to waive the public reading of the article.

BJS: Second.

EWG stated that on the advice of Town Counsel, he is regarded as an abutter to an abutter within 300 feet and recused himself.

Vote: 4-0, approved.

**81-P, Approval Not Required Plan:**

Richard Schwartz, attorney for the applicant stated that they are changing 11 lots. The reason for the change is working with Con Com and this is the layout that Con Com preferred.

RVD: Motion to approve the 11 81-P's for Pierce Estates, Bellingham Realty Trust, lots: 38, 39, 40, 41, 42, 43, 46, 47, 48, 49, 67.

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

**Amendment to the Special Permit:**

R. Schwartz stated the applicants are trying to have all the permits match in conjunction with one another. They changed the verbiage on the traffic mitigation, i.e. the traffic signal; the applicant is to provide funding of \$250,000. Item number 3, inserting Con Com be the recipient of the open space, with a two-acre parcel being created for a community pool. The plan complies with the requirements of zoning with the 81-P changes.

RVD: Motion to accept the three amendments as referred to in the letter.

RRL: Second.

SDC asked if there was any more discussion.

EWG asked if there would be a fence or gate for the pool, and he asked what would keep trespassers or people from the shopping center coming over.

RS stated it would be in the decision of the association if they were prudent. The process of the pool came about with Con Com after we did our process with the Planning Board.

GCW stated he does not like the idea of a community pool for safety reasons and for the fact that people are buying these expensive homes and can't put a pool in if they so choose.

RVD stated someone could make a motion and he could vote no.

BJS stated he has lived in communities where there are community pools and it was amenable. It takes away the sting of not allowing above ground pools.

David Scott of 763 South Main Street, questioned if the hiking trails would have the same restrictions as the pool association?

RS stated that they would be deeded to the Con Com and would not have the same restrictions as the owner association of the pool.

There was much debate as to why the pool restriction was added from Con Com and the GCW did not like the plans being changed after the fact and that they were getting an extra two acre parcel out of the deal.

RS stated they could take one of their parcels and put a community pool on it.

GCW stated that in fact they weren't and still had the same amount of lots, so they were making out on the deal.

RS stated it was in concession to the Con Com restriction of no above ground pools on some lots. He thought it was all pools, while Walt Basnight thought it was just above ground pools.

Vote: (Motion stated above, prior to discussion on motion) 4-0, approved.

• **General Business, continued:**

RVD: Motion to pay the bills.

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

RVD: Motion to adjourn.

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

Minutes Accepted on:

5-8-2003  
(date)

Beth E. Partington  
(prepared by: Beth E. Partington)

Steven D. Choiniere, Sr.  
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