



BELLINGHAM PLANNING BOARD

5 COMMON STREET
BELLINGHAM, MASSACHUSETTS 02019
(508) 966-0991; FAX (508) 966-2317
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June 26, 2003 Meeting Minutes

- **Present at the meeting:**

Edward W. Guzowski, (EWG), Vice Chair

Brian J. Sutherland (BJS), Secretary

Roland R. Laprade (RRL)

Richard V. Dill (RVD)

Arthur P. MacNeil (APM)

Glenn C. Wocjik (GCW), Alternate

*Not Present:

Richard V. Dill, Chair

Other officials: Beth E. Partington (BEP), Coordinator
Amy Cook, (AC), Commission on Disabilities
Tom Guerin, (TG), Deputy Chief of Fire Department

EWG sat as acting chair in absence of RVD. EWG opened the meeting at 7pm. EWG explained the interview process the Board undertook in filling the vacancy for the Planner position. After interviewing 8 applicants, the Board decided on Mr. Paul DeCoste. Mr. DeCoste informed the Board that he had accepted another position. The Board decided to offer the position to Stacey Wetstein, of Medway.

BJS: Motion to withdraw the nomination of Mr. DeCoste.

APM: Second. Vote: 5-0, approved. BEP stated that RVD cast his vote by proxy.

RRL: Motion to appoint Stacey Wetstein as Town Planner.

BJS: Second. Vote: 5-0, approved. (RVD voted by proxy.)

BJS discussed Home Depot over running the walkways and asked to send a letter to the Building Department to have them check it.

TG will look at tomorrow as well.

- **Buffy Road update, Gerry Lorusso, Bruce Babcock:**

Gerry Lorusso stated that everything is done at Penny and Buffy is 90% completed. EWG stated the neighbors are satisfied; the road looks good.

GL said the berm, topcoat and sidewalks were all that was left. They're going to loom and seed it and possibly plant the trees. Whatever doesn't survive will be replanted in the fall, then all that's left will be the legal work.

Bruce Babcock stated they are taking contracts for the plaza. There are essentially two jobs: the plaza building, parking and drainage and the roadway, with the light. There will be four phases to the construction.

EWG asked if the stores would be ready before the light.

GL stated safety is the biggest concern. If it comes down to it, they could use a temporary light.

RRL stated that he wasn't speaking for the Board, but he'd be in support of whatever it takes to get this going, as this project has been standing vacant for too long.

RRL asked if it would be possible for sewer to go in the plaza, with the development going in behind there.

BB stated that long term, yes, there are several ways of putting it in. Short term, they're not looking to do that. Sewer would require a notice of project change and filing with MEPA, which is a lengthy process.

GL stated they are filing with MEPA, but it won't be completed before the plaza is opened.

RRL: Motion to reduce Buffy Lane to 38,000, releasing the balance to Gerry Lorusso.

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

▪ **Grenon Backlot Special Permit, Public Hearing:**

There was much discussion over the conditions listed in the decision. Bruce Lord wanted condition #3 taken out. He felt to register the plans, this would require the applicant going to the Franklin Planning Board.

GCW felt it didn't need to be taken out, as it stated "or acceptable documentation to the Planning Board." He also felt it only pertained to the Building Inspector.

RRL felt #3 could be taken out.

BJS: Motion to send the decision to Town Counsel, for his determination on the language of the decision.

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

▪ **8 Mill Street, Development Plan Approval Public Hearing:**

RRL discussed the use of the new building as a warehouse.

Peter Sergio, owner of the building since 1982, stated that it will be used for rental. It's currently being rented by Gordi Associates. He's a chemist.

RRL stated the present use is a lab, but you're expanding it as a warehouse.

BJS stated the parking needs to meet the intended use. There has to be adequate parking for the employees. As of now, it's a small building with adequate parking. You're increasing the building and our concern is you won't have adequate parking if the use changes.

RRL said all we're saying is that you only have adequate parking for warehousing.

GCW stated parking for a lab is 29, for warehouse is 14.

RRL stated once you reach build-out, you won't be able to change it.

PS stated that he understood the limitations and would accept them.

BJS: Motion to accept the proposed building addition for 8 Mill Street, dated 12/27/02, revised through 6/9/03.

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

BJS: Motion to pay the bills.

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

APM: Motion to adjourn.

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

Minutes Accepted on: 8/14/03
(date)

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

Richard V. Dill
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Brian J. Sutherland
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