



BELLINGHAM PLANNING BOARD

5 COMMON STREET
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January 22, 2004 Meeting Minutes

- **Present at the meeting:**

Richard V. Dill (RVD), Chair
Edward W. Guzowski, (EWG), Vice Chair
Brian J. Sutherland (BJS), Secretary
Roland R. Laprade (RRL)
Glenn C. Wocjik (GCW), Alternate

Not Present:

Art MacNeil

Other officials: Stacey J. Wetstein, (SJW) Town Planner
Beth E. Partington (BEP), Coordinator
Amy Cook, (AC), Commission on Disabilities

- **General Business:**

The 12/11/03 minutes were passed over. (RVD not yet in attendance.)

BJS: Motion to sign the 1/8/04 Minutes.

RRL: Second. Vote: 3-0, approved.

BJS: Motion to sign the vouchers.

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

Pine Acres Subdivision was passed over due to lack of quorum for signatures.
Hartford Village future meeting time was discussed and board members invited to attend, as well as the meeting for Volta Oil.

Planner's Report:

SJW discussed the letter of recommendation for Meridian Engineering. BJS stated it was fine as long as it was limited to the discussion of their quality of work.

SJW: We're researching copies for the office and should have something to give you at the next meeting. SJW discussed that they all have the capability to print 11" x 17" to copy plans.

SJW: An applicant came in with a multifamily unit for targeted housing for approximately 27 units. They meet all the square footage and frontage requirements.

RRL asked if they would be condo style units.

SJW stated they have two plans, one in which there would be one building of garden style units and the other concept was smaller, multi-level units.

RRL stated assisted living would be a good concept for the town.

EWG stated it would be little traffic and little burden on the town.

SJW stated they would be willing to donate a portion of land along the Charles River.

RRL stated the total land was 9 acres, how are they able to come in with 27 units.

SJW stated the language for the targeted housing was not very clear and she was checking with Paige on the interpretation on it.

BJS thought that Hartford Village was able to come in with extra units because it is zoned multifamily.

SJW stated she would check on specifics before next meeting.

Paul van Helden was in the office today. He has concerns that Dunkin Donuts is not doing the MEPA.

SJW phoned the MEPA office today and the way it works is that the project has to meet the thresholds for their review, which it doesn't.

BJS stated he had been asked to speak with some residents by PVH, which he had done last week. They were interested in the project, how to offer comments, and how it was different from the power plant as it referred to the permitting process.

RVD arrived at 7:15pm.

BJS stated the power plant had to get an air quality permit, which triggered the approvals.

RK Plaza did not get appealed. There is no policy as far as Development Plans go and SJW wanted to make sure with the Board that they wanted to continue in stamping the plans Approved.

Pine Acres Preliminary Subdivision Decision:

RRL: for the record, he is abstaining from this discussion.

EWG: Mr. Laprade is recusing himself because he is an abutter to this project.

BJS stated that Mr. Dalpe had come in before the meeting and dropped off a set of plans showing that parcel 19 has been reduced from 90000 sf to 79,000sf, so that it could not be misconstrued to be possible to construct a duplex on the property.

BJS Motion to approve the Preliminary Subdivision Plan for Pine Acres revised 1/13/04.

RVD: Second. Vote: 3-0, approved, 1 abstention.

▪ **General Business (continued):**

RVD spoke with Stacey regarding the flashing signs, which just popped up in our beautiful downtown center. I talked with SJW to go over the sign bylaw. The first one was blindly approved. I spoke with Stuart that this one got approved to say time and temperature. I want to make this a priority of this board. Now we have Dean Bank down south, Strata bank up north and now this one in the center. That can't happen. They put it in and then went to ask for it. I'm one for saying, "Tear it down".

BJS: I noticed that huge sign is back up on Maple Street at Maple Street Construction.

RVD: I think they have a permit for it now.

BJS: Why is it suddenly up?

RVD: From my understanding as long as it's portable and you could take it down and pull it out at night, he could put it up with a permit. Even if the Board doesn't want to go forward with this, I'll go forward with it myself.

BJS: Motion to accept the 12/11/03 meeting minutes.

RVD: Second. Vote: 3-0, approved.

▪ **1167 South Main Street, Informal Discussion on a preliminary subdivision:**

Bill Halsing of Land Planning discussed the plans. This was formerly the Elderly Adult Day Center. Several years ago they put in a drive and a break away gate with a storm water retention basin improving the run off. With this proposal, this would just be a driveway to the house and the two businesses. There are several businesses in town that have this type of layout. We were looking for some guidance to see if the Board would entertain this type of concept.

BJS stated his concern is the traffic. If people think it's a road, they might go down there and not be able to get out and they'd have to back out once they realize it was a wrong decision.

BH stated that we would certainly look at that.

EWG asked what the Fire Department thought about it.

Mr. Desper stated the Fire Department was agreeable as long as the trucks could turn around.

BJS asked the use of the front building.

Mr. Desper: It would be for a single family home. He stated he was thinking of taking off the green house and restoring the farmer's porch.

RRL: So you're talking a private right of way and it would never be a town-accepted street.

BH: Yes.

RVD: Sure it could. You wouldn't have the recommendation of the DPW and the Planning Board, but you could have a vote at Town Meeting. Stranger things have happened. Land has been rezoned.

Mr. Desper: I would even be willing to leave the gate in if you wanted.

BJS: At least there's a parking lot for the business so that if people go up, they could turn around.

EWG: That's going to be a small business of sorts.

BH stated it would be light manufacturing for home decoration, window treatments and such.

EWG stated it doesn't sound like a bad idea.

GCW: You have enough frontage for two parcels. You're putting in a street to create frontage.

BH: Correct.

RRL: They're basically doing what Lorusso and Marchand did. We're going to have to waive our regulations in exchange for this being a private way.

SJW: It's just my understanding that you weren't in favor of waiving any regulations. In which case this wouldn't work if you had to waive. So you'd have to choose if it was better to have this property developed this way or would you have to wait until someone came in with something that would go by the regulations.

RRL: I think the precedent has been set. This is one of the properties it works for.

SJW stated that for this property, which seems to have such difficulty, this is a good solution.

RRL: Chances are that if they came in with a road that was acceptable for this property it would probably be a cul-de-sac. The DPW doesn't like to maintain cul-de-sacs.

SJW stated we would probably need to have a condition stating you would maintain the plowing.

GCW stated that he hates waiving any regulations but in this case it would probably work.

The board and Planner reiterated for Mr. Desper and the people viewing the meeting at home that the conversation was only a discussion, that it was not an approval. He agreed and stated clearly his understanding of that point.

RVD: Motion to adjourn.

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

Minutes Accepted on:

2/12/2004
(date)

(prepared by: Beth E. Partington)

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