



BELLINGHAM PLANNING BOARD

5 COMMON STREET
BELLINGHAM, MASSACHUSETTS 02019
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4/29/04 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)
Arthur P. MacNeil (APM)
Glenn C. Wocjik (GCW), Alternate

Other officials: Stacey J. Wetstein, (SJW) Town Planner
Amy Cook, (AC), Commission on Disabilities

RVD opened the meeting and stated the meeting was called to sign the development plans for Dunkin Donuts and Volta Oil before the elections took place.

RVD stated he liked the format of the comments from Lee Ambler. It made it easier to read.

BJS stated that's what he does with the minutes, tracks the changes.

RVD stated SJW emailed the decision to Lee Ambler. Lee Ambler in turn emailed his comments and changes to SJW.

GCW was concerned the changes weren't being tracked.

RVD had discussed the protocol on the voting. He stated some of the changes were for clarification for when the exchange of mitigation funds would take place. Town Counsel and the Town of Bellingham changed the wording of the deed restriction to keep the 200' buffer zone.

BJS confirmed that it was on the plan. He had concerns the mitigation funds were designated for more than just traffic and roadway improvements. He wanted it to be used for noise concerns as well.

APM asked RVD if the mitigation funds turned out to be inadequate, what recourse would the residents have?

RVD stated he wasn't sure. The public hearing had been closed and there was nothing more that could be done now.

SJW changed the language to include noise mitigation.

RRL: Motion to sign Northeast Distribution, Inc., Dunkin Donuts Major Business Complex Special Permit Decision as drafted 4/29/04.

EWG: Second. Vote: 4-0, approved, 1 abstention (APM).

SJW read paragraph 7 of the decision.

RRL: Motion to sign the Northeast Distribution, Inc., Dunkin Donuts Development Plan Approval Decision dated 4/29/04 as amended.

EWG: Second. Vote: 4, approved, 1 abstention (1APM).

Volta Oil Special Permit for Drive-thru:

Discussion took place on the wording of the decision.

RVD stated the decision could read: The Applicant shall not construct any fueling stations or fueling systems within the Mechanic Street (Route 140) right-of-way to allow for possible future development of the roadway.

BJS felt the date of the plans should be referenced in the decision. There was concern someone reading the decision might not have the most recent plans.

There was discussion on the wording of the pumping station for the diesel pump. Several members felt clarification was required to show diesel fueling station would have 2 hoses/ pumps, but it would be a master/slave hook up. The clarification was so that if a future owner wanted to turn the station into 2 separate fueling stations, that would be prohibited.

Discussion also took place on the wording of the use of the mitigation funds. Clarification was requested to ensure the funds would be available for traffic impact at intersections and roadways affected by traffic generated as a result of the project. It was determined that the intersections were the Town Center as well as South Maple and Lake Street.

APM: Motion to sign the decision for Volta Oil Co., Inc. Special Permit for a drive-thru as amended.

RRL: Second. Vote: 5, approved.

RVD discussed the language of the vertical and horizontal changes. He didn't feel that if it were made smaller that it mattered.

SJW stated that if you shrink the building, it could impact the site.

RRL agreed with the language that the five feet could make a significant change.

RRL: Motion to sign the Volta Oil Co., Inc. Development Plan Approval Decision as amended.

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

EWG: Motion to adjourn.

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

Minutes Accepted on: 6-10-2004
(date)

(prepared by: Beth E. Partington)

Roland R. Laprade
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