



BELLINGHAM PLANNING BOARD

5 COMMON STREET
BELLINGHAM, MASSACHUSETTS 02019
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June 10, 2004 Meeting Minutes

• **Present at the meeting:**

Roland R. Laprade (RRL), Chair
Edward W. Guzowski, (EWG), Vice Chair
Thomas J. Guerin (TJG), Secretary
Brian J. Sutherland (BJS)
Arthur P. MacNeil (APM)
Glenn C. Wocjik (GCW), Alternate

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

RRL opened the meeting at 7pm. He requested that all comments be directed through the Chair first for a more organized meeting format.

TJG requested a moment of silence to remember former President Ronald Reagan.

General Business:

BJS: Motion to accept the minutes of 4/29/04.

APM: Second.

Vote: 4-0 approve, 1 abstain.

BJS: Motion to sign the vouchers.

APM: Second.

Vote: 4-0 approve, 1 abstain.

Bellingham Estates, Lot Releases for Model Home and Construction Trailer

Board signed lot releases for High Ridge Estates, except for RRL who will sign in front of Town Clerk on Friday.

Hidden Pines Subdivision Plan Signing:

EWG: Motion to sign the Development Plan (Subdivision) Hidden Pines Subdivision.

APM: Second.

Vote: 4-0 approve, 1 abstain

Planner's Report:

SJW discussed the resumes received for the Coordinator position and possibilities for interview times, preferred date being June 24, 2004 after the Planning Board meeting. Planning Board told SJW to schedule interviews for that date and to make a recommendation to the Board as to her preferred applicant.

Bellingham Shopping Center 81-P:

BJS: Motion to sign the 81-P for Plan of Land Located in Bellingham, Massachusetts Lots 2, 3, 4 and Parcel B, dated 5/19/04.

APM: Second

Vote: 5-0 approved.

848 South Street 81-P:

BJS: Motion to sign the 81-P for Plan of Land in Bellingham, MA Prepared for Brian Cook, signed by the engineer on June 8, 2004.

APM: Second

Vote: 5-0 approved.

High Ridge Estates Bond Reduction Discussion:

TJG discussed the out-of-order hydrants and the need for those hydrants to be operational.

Tim Jones (TJ) said he ordered two more and will check to see if a third one needs replacing. Approximately 2-3 weeks.

TJG: Motion to reduce the bond by \$82,000 for Phase I and \$60,000 for Phase II for total of \$142,000.

APM: Second.

Vote: 5-0, approved.

RRL opened discussion on the sidewalks along Lake Street as to whether or not they should be constructed at all or constructed as shown on the plans (with or without the 1-foot grassy strip between the sidewalk and the road).

Beth Sullivan, 315 Lake Street, is a neighbor interested in keeping the plans for the sidewalks, as it makes a loop through High Ridge that many people use. Doesn't care if the grassy strip is kept or taken out.

Casey Tuttle, 327 Lake Street, wanted to know how much wider would the road be without the sidewalk at all. Some general discussion on the variable width of the road and that the town has all the right-of-way it needs for the sidewalk and road, so no more land-takings required.

John Tuttle, 327 Lake Street, wanted to know who would maintain the sidewalk during the winter. Some general discussion on calling the DPW to get the sidewalks cleared off or if he should do it himself.

TJ informed the Board that he doesn't care either way about putting in the sidewalks, but that if he does put in the sidewalks, he would be submitting a bill to the Town for \$44,000 owed him for improvements that he made on Lake Street that were not part of the project.

TJG: Motion to draft a letter to Don DiMartino asking him to eliminate the grassy strip on Lake Street.

APM: Second.

Vote: 5-0, approved.

Bellingham Estates (formerly Pierce Estates) Subdivision Modification:

EWG recused himself from the discussion as an abutter to an abutter within 300-feet.

Eric Gardner (EG): Discussion on how Toll Brothers changed the phasing plan to take into consideration the Board's concerns that lots would be released before sewer and other infrastructure was completed.

As presented, Phase I would now start from Fox Run Road, Phase II attaches to Phase I, Phase III jumps to the South Main Street end, and Phase IV finishes with everything in the middle. They will attempting to do the wetlands crossing this summer and if everything works out, they would like to work on Phase III before Phase II.

The Board complimented the plan and the changes that Toll Brothers worked on to accommodate the Board's concerns.

BJS: Motion to draft a modification to the decision for Bellingham Estates, aka Pierce Estates, per the phasing plan as submitted in a letter dated June 8, 2004.

APM: Second

Vote: 4-0 approve, 1 abstain

Home Depot:

BJS wanted to discuss The Home Depot's lack of compliance and permits. Would like it to be resolved for the June 24th meeting. SJW will draft a letter to Stuart LeClaire, Building Inspector, to determine when the permits were last issued and to arrange for the manager of The Home Depot, garden center manager and building inspector to be at the June 24th meeting.

BJS: Motion to adjourn.

APM: Second.

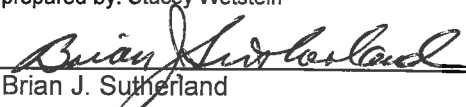
Vote: 5-0 approved.

Minutes Accepted on: _____

date

prepared by: Stacey Wetstein


Roland R. Laprade


Brian J. Sutherland


Edward W. Guzowski


Arthur P. MacNeil


Thomas F. Guerin