



# BELLINGHAM PLANNING BOARD

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5 COMMON STREET  
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## June 24, 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 (not present)

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

### **General Business:**

RRL opened the meeting at 7pm.

APM: Motion to sign minutes dated May 13, 2004 and June 10, 2004.

BJS: Second.

Vote: 5-0 approved.

BJS: Motion to sign the vouchers.

APM: Second.

Vote: 5-0 approved.

### **Bellingham Estates Modification Decision:**

TJG: Motion to sign Bellingham Estates Definitive Subdivision Plan Modification.

BJS: Second.

Vote: 4-0 approved, 1 abstain.

### **Stacey Wetstein reappointment Discussion:**

BJS: Motion to reappoint Stacey Wetstein as Town Planner.

APM: Second

Vote: 5-0, approved

### **Dunkin Donuts Northeast Distribution Center 81-P:**

Ted Tye (TT): 81-P does two things in that it separates the parcel to be used by Dunkin Donuts and separate the 200' buffer.

BJS: Question about subdivision road. He thought that there was to be only one road for the entire parcel, and that the Dunkin Donuts driveway was to start at the existing proposed cul-de-sac. He thought all other future roads to the side parcels would come off of that. Ted Tye stated that it was never presented that way in the meetings and that this is just a driveway to their parcel.

TJG: Motion to sign 81P for land on Depot Street dated June 4, 2004.

EWG: Second

Vote: 5-0 approved

### **Robert Nutting, South Main Street 81-P:**

Discussion that transferring the strip of land would make one existing conforming lot into two non-conforming lot. BJS would be more in favor of if Mr. Nutting were able to find a way to keep the existing conforming lot at 20,000 sf.

81-P returned to applicant to try keep 20,000 sf on existing conforming lot while still giving some land to the other parcel.

### **Highridge Bond Release:**

Discussion as to the reasoning behind the rescission. SJW stated that further research into the tripartite agreements indicated that there was not enough money to cover the remaining off-site work.

TJG: Motion to rescind the motion made on June 10, 2004 to release monies in the amount \$142,000.

APM: Second.

Vote: 5-0 approved.

### **The Home Depot:**

Renee Matte (RM)- Store manager

TJG: Visited the site with Stuart LeClaire, Building Inspector on June 23, 2004 and met with the garden store manager. They discussed some violations, Stuart allowed them to keep things on parking spaces near garden center.

RRL: Previous approvals given to a manager several managers ago. Anything taken up parking spaces requires a development plan modification. All the Board is asking for is a development plan modification for any permanent changes.

RM: Wasn't aware that needed a permit for any event. A development plan change needs to come from corporate.

BJS: Concern was that there seems to be lack of responsiveness and follow-up. Problems with debris around lot, spaces taken up with sheds, trailers, etc. He has no faith that anything will get done as to fixing up site.

EWG: His understanding was that Stuart issued a permit for the garden center.

Discussion as to what leverage the Board has to get anything done b/c the Home Depot has their permit for the garden center through the end of the summer. However, TJG noted that they are storing their sheds in an area that isn't permitted, so that if the Board doesn't hear from the corporate office in 30-days, then the garden center permit and the 30-day permit for the shed area should be revoked. The Home Depot must show in the temporary permit how many parking spaces being used, exactly how long, exactly what will be stored- specifics. A preliminary design for the development plan modification must be submitted within 30-days.

TJG: Motion to close the meeting.

EWG: Second

Vote: 5-0 approved.

Minutes Accepted on: 7-8-04  
(date)

Stacey Wetstein  
(prepared by: Stacey Wetstein)

Roland R. Laprade

Brian J. Sutherland  
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Edward W. Guzowski  
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