



BELLINGHAM PLANNING BOARD

5 COMMON STREET
BELLINGHAM, MASSACHUSETTS 02019
(508) 966-0991; FAX (508) 966-2317
PlanningBoard@bellinghamma.org

Meeting Minutes July 22, 2004

• 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) (not present)
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 7 pm.

BJS: Motion to sign the vouchers.

TJG: Second.

Vote: 4-0 approved.

TJG: Motion to hire Mary Chaves as the new Planning Board Coordinator.

BJS: Second.

Vote: 4-0 approved.

Nutting 81P:

TJG: Motion to sign the 81P for the Plan of Land Located n South Main Street & Elvira Street, Bellingham, Massachusetts.

EWG: Second.

Vote: 4-0 approved.

Maplebrook Condominiums Extension Request:

Endre Hollosi of Benchmark Engineering, discussed the request for a one-year extension on Condition #3 of the July 3, 2001 Development Plan Approval letter requiring that the road be paved within two years of the groundbreaking for the first building. Mr. Hollosi stated the binder coarse has been laid, but construction vehicles are still using the road, which could damage the finish coat. The one-year extension will provide the applicant with time to finish all major site work and construction. The top coat will be laid after the construction has been completed.

BJS: Motion to grant a one- year extension starting July 22, 2004 to Maplebrook Condominiums Phase I, to apply the finish top coat surface relative to Condition #3 of the July 3, 2001 Development Plan Approval.

TJG: Second.

Vote: 4-0 approved.

General Discussion:

The Planning Board discussed a potential 40B project for 250 units off of Lake Street. It was recommended that new member, Tom Guerin, attend a 40B workshop. SJW will keep the Board informed of any developments with regard to the project.

SJW discussed The Home Depot proposed development plan modification. She stated that she had met with the engineer for The Home Depot and that a modification should be submitted by the end of July. She requested authorization to notify the Building Inspector, on behalf of the Board, of whether or not permits should be granted or denied based on the timeliness of the modification submission.

BJS: Motion to send a letter to the Building Inspector that if The Home Depot does not submit a Development Plan Modification by August 3, 2004, that all permits be revoked for exterior activity.

EWG: Second.

Vote: 4-0 approved.

BJS: Motion to send a letter to the Building Inspector that if The Home Depot does submit a Development Plan Modification before August 3, 2004, that a 60-day temporary permit be issued while the modification is being reviewed by the Board.

EWG: Second

Vote: 4-0 approved.

BJS: Motion to adjourn.

TJG: Second.

Vote: 4-0 approved.

Minutes Accepted on: 8-26-2004
(date)

Stacey Wetstein
(prepared by: Stacey Wetstein)

Roland R. Laprade
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