



BELLINGHAM PLANNING BOARD

5 COMMON STREET
BELLINGHAM, MASSACHUSETTS 02019
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PlanningBoard@bellinghamma.org

October 28, 2004 Meeting Minutes

- **Present at the meeting:**

Roland R. Laprade (RRL), Chair
Edward W. Guzowski, (EWG), Vice Chair (not present)
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 meeting at 7:00 pm.
BJS: Motion to sign the minutes for October 23, 2004.
APM: Second.
Vote: 4-0, Approved

BJS: Motion to sign the vouchers.
TJG: Second.
Vote: 4-0, Approved.

RRL: Meeting conflict for Nov 11, 2004, as it is Veteran's Day holiday and Town is closed for official business; Monday, November 29, 2004, 7:00 PM discussed as tentative date at Town Hall Complex.

BJS: Motion to change any business previously scheduled for November 11, 2004 to Monday, November 29, 2004.
APM: Second.
Vote: 4-0, Approved.

Board Discussion:

SJW advised Board of scheduled Project Review meetings between Planning, Building Inspection, DPW, Fire and Safety or any pertinent department. RRL stated Denis Fraine, Town Administrator, suggested to RRL a 6-month schedule for all departments so that they can plan accordingly. SJW will send schedule to all departments and boards covering the next six months. Also, Planning office is in the process of updating conditions for current projects in GeoTMS. An interdepartmental review of GeoTMS is scheduled for November 2, 2004.

RRL provided update on off-site improvement subcommittee guidelines. At the next Board of Selectmen meeting, changes in the street opening permit process will be

discussed. The subcommittee would like to change the street opening permit process to a special permit that will work specifically on requirements. The subcommittee feels it is important to specify to the developer and bonding company exactly what will be required under permit. Joint meeting will be scheduled to add new regulations to subdivision regulations. RRL will keep Planning Board updated.

Home Depot Development Plan Modification

RRL: Continued public hearing opened at 7:15 PM.

Frank Kelly, Greenberg Farrow, Architectural Engineers for Home Depot, presented revised plan to board reflecting actual on site conditions, as well as projected future operations. Fire lane will be striped to free space and signage posted. Seasonal sales, space for tool rental, display of landscape trailers are shown and to eliminate pedestrian traffic to view sheds, they are to be relocated to other side of road. Mr. Kelly also presented a sample of operating instructions from another Home Depot location. They will rewrite these operating instructions for the Hartford Avenue store to reflect the proposed changes and comments from the Board. They will also incorporate any zoning and lease issues as well. Plans will show area of control by Home Depot according to lease agreement. All displays and seasonal activity will fall within this area.

Board noticed conflict with proposed plan and handicapped parking spaces area by tool rental center area and discussed possible resolutions for relocating these spaces. The Board also suggested that some type of barrier be used to prevent "spread". Board also expressed concern about Home Depot employees parking in front of AC Moore, limiting parking for A.C Moore customers and employees. They would like Home Depot to post employee parking restrictions and show signage in drawings. At the next meeting, The Home Depot will have corrected plans and operational instructions specific to Bellingham.

BJS: Motion to continue The Home Depot Development Plan Modification public hearing until November 29, 2004 at 7:15 PM.

TJG: Second.

Vote: 4-0, Approved.

BJS: Motion to grant extension for The Home Depot Development Plan Modification for decision deadline to December 10, 2004.

TJG: Second.

Vote: 4-0, Approved.

Depot Street Industrial Parks II & III Preliminary Subdivision

RRL: Continued public hearing at 7:30 PM

Barbara Jerrier appeared on behalf of Varney Brothers requesting a withdrawal without prejudice for this project.

BJS: Motion to accept withdrawal without prejudice for Depot Street Industrial Parks II & III Preliminary Development Plan

TJG: Second

Vote: 4-0, Approved

Isaac Cummings Definitive Subdivision

RRL: Continued Public Hearing opened at 7:35 PM.

Board advised applicant that one of the board members was absent and if applicant wished to continue his presentation at this public hearing, that board member would not be able to vote on application. Applicant was given the option to proceed or reschedule. Applicant chose to proceed.

Bill Halsing, Land Planning, had received Meridian's comments and proposed alternate solution. Rather than redoing drainage calculations as suggested, they would like to see if amount of impervious material removed from parking lot can be compensated by infiltration and they would install roof drainage systems.

Board expressed concern about adequate drainage on property. Applicant has not spoken with Meridian regarding their comments as they were waiting for feedback from Planning Board. Bill Halsing will meet with Meridian to see if proposal will work from an engineering standpoint. RRL wants to see results of their discussions at next meeting. Board also discussed detention basin and would like opinion from Meridian before make any decision of whether the applicant must conform to regulations.

BJS: Motion to Continue public hearing for Isaac Cummings Definitive Subdivision to November 29, 2004 at 7:45 PM.

APM: Second.

Vote: 4-0, Approved.

BJS: Motion to extend decision deadline for Isaac Cummings Definitive Subdivision to December 10, 2004.

APM: Second.

Vote: 4-0, Approved.

Pine Acres Definitive Subdivision

RRL: Continued Public Hearing opened at 7:45 PM.

Continuing discussion on Pine Acres subdivision. Leo Dalpe presented Board letter from land surveyor, Gerald Brisson, requesting continuance to Nov 11, 2004. He was advised that next meeting would not be scheduled until November 29, 2004.

EJG: Motion to continue public hearing for Pine Acres Definitive Subdivision to November 29, 2004 at 7:30 PM.

APM: Second

Vote: 3-0, Approved, 1Abstain

EJG: Motion to condition public hearing for Pine Acres Major Residential Special Permit until November 29, 2004

APM: Second

Vote: 3-0, Approved, 1 Abstain

EJG: Motion to extend decision for Pine Acres Definitive Subdivision until December 10, 2004

APM: Second

Vote: 3-0, Approved 1 Abstain

EJG: Motion to extend decision for Pine Acres Major Residential Special Permit until December 10, 2004

APM: Second

Vote: 3-0, Approved, 1 Abstain

Hunter Development, Development Plan Review

RRL: Continued Public Hearing at 8:00 PM

Board advised applicant that one of the board members was absent and if applicant wished to continue his presentation at this public hearing, that board member would not be able to vote on application. Applicant was given the option to proceed or reschedule. Applicant chose to reschedule

Residents, Doug Kelly of Hartford Ave and Charles O'Toole had questions procedural questions for the Board

APM: Motion to continue Public Hearing for Hunter Development Plan Review to November 29, 2004at 8 PM

BJS: Second

Vote: 4-0, Approved

APM: Motion to continue Hunter Development Plan decision deadline to December 10, 2004

BJS: Second

Vote: 4-0, Approved

Hunter Development, Special Permit Drive Thru

APM: Motion to continue Hunter Development Special Permit Drive Thru to November 29, 2004 at 8 PM.

BJS: Second

Vote: 4-0, Approved

BJS: Motion to extend decision of Hunter Development Special Permit Drive Thru to December 10, 2004

APM: Second

Vote: 4-0, Approved

BJS: Motion to adjourn

APM: Second

Vote: 4-0, Approved

Minutes Accepted on: 12-09-04
(date)

Brian J. Sutherland
(prepared by: Mary Chaves)

Roland R. Laprade
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