



BELLINGHAM PLANNING BOARD

5 COMMON STREET
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January 27, 2005 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)
Glenn C. Wocjik (GCW)

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

RRL opened meeting at 7:00 P.M.

General Business

TJG: Motion to sign minutes of December 9, 2004.
BJS: Second.
Vote: 4-0, Approved.

TJG: Motion to sign minutes January 13, 2005.
BJS: Second.
Vote: 4-0, Approved.

BJS: Motion to Sign vouchers.
EWG: Second.
Vote: 5-0, Approved.

Bellingham Business Center Development Plan Modification Decision Signing

TJG: Motion to sign decision for Bellingham Business Center Development Plan Modification Decision.
BJS: Second.
Vote: 4-0, 1 Abstain.

Excavate Site Plan Review, landscaped wall discussion

Vincent Cataldo appeared for Excavate. He presented photos of the retaining wall that was seen on the plans submitted for Site Plan Review. After viewing the photographs

and the plans, the Board determined that the wall would not need to be removed for emergency vehicle access. TJG withdrew his objection to the plan.

TJG: Motion to approve Excavate Site Plan review as presented on January 13, 2005.

BJS: Second.

Vote: 4-0, Approved.

Highridge Estates Security Release

Tim Jones appeared before the Board to request lot releases for Highridge Estates. He is also looking for a return of a portion of his bond monies. Don DiMartino had inspected the site and reported to SJW along with submitting a Form J. Don DiMartino Suggested \$310,000.00 be held and a release of \$102,000 for Phase I and \$5,000.00 for Phase II. Board discussed bonding for the off site improvements. These are now bonded under the street opening special permit and held by the Board of Selectmen. BJS reiterated that Mr. Jones would complete off site work by July 31, 2005 and would appear at the June 23, 2005 Planning Board meeting with an update.

EWG: Motion to release \$102,000 security for Highridge Phase I and \$5,000.00 for Phase II.

TJG: Second.

Vote: 4-1, Approved.

BJS: Motion to release Highridge lots 22,23,24,25,26,27,28,29,30,31.

TJG: Second.

Vote: 4-1, Approved.

Mr. Jones requested letter for his bank confirming the release of his monies from tripartite agreement.

Pine Acres Definitive Subdivision and Major Residential Special Permit

RRL recused himself from this discussion and sat in the audience. Leo Dalpe appeared before the Board to request continuance and extension of the Pine Acres Definitive Subdivision and Major Residential Special Permit.

Due to an unforeseen problem with passing the proposed sewer pipe under Peter's River, they are required to seek alternate solution. Don DiMartino has suggested the possibility of tying in to the Bellingham Housing Authority's (BHA) pumping station, but that won't be officially discussed until a meeting between the BHA and Town on February 8, 2005. Mr. Dalpe is also researching the feasibility and cost of providing his own pumping station on site.

BJS: Motion to continue Pine Acres Definitive Subdivision to February 25, 2005 at 7:15 PM.

TJG: Second.

Vote: 4-0, Approved, 1 Abstain.

BJS: Motion to extend decision deadline for Pine Acres Definitive Subdivision and Major Residential Special Permit to March 11, 2005.

TJG: Second.

Vote: 4-0, Approved, 1 Abstain.

BJS: Motion to continue Pine Acres Major Residential Special Permit to February 24, 2005 at 7:15 PM.

TJG: Second.

Vote: 4-0, Approved, 1 Abstain.

Isaac Cummings Definitive Subdivision

Norman Hill, representative from Land Planning, appeared for Wes Garner, applicant. Discussed drainage issues. Had received feedback from Meridian and asked to address the comments. Meridian's report stated that current drainage calculations result in additional runoff onto Mechanic Street and that minor changes to the detention pond outtake drainage could fix the problem. Applicant suggested some changes that they will be submitting to Meridian for review.

Regarding the detention pond fencing, the Board would not grant a waiver of a fence around the pond, as it is a matter of public safety. Applicant withdrew this request.

Meridian had pointed out that any addition of impervious surface in the back 1/3 of the lots would result in water not draining to detention basin and additional drainage such as swales would be needed if there was to be impervious surface on those portions of the lots. Applicant will either have to redo the drainage calculations by adding more drainage to accommodate those areas or defining "no build" zones on the lots. Applicant will submit new calculations to Meridian.

SJW advised the applicant that Meridian had exhausted its budget for this project and would be submitting a new proposal. The Board did grant a waiver for a sidewalk.

BJS: Motion to continue Isaac Cummings Definitive Subdivision to February 24, 2005 at 7:30 PM.

TJG: Second.

Vote: 5-0, Approved.

BJS: Motion to extend decision for Isaac Cummings Definitive Subdivision to March 11, 2005.

TJG: Second.

Vote: 5-0, Approved.

Planners report

Joe Doyan appeared before Board as candidate for the associate member position. He's lived in Highridge Estates for a little over a year. His degree is in political science and he's interested in involvement with town. He will appear at the joint meeting of the Planning Board and Board of Selectmen on February 7, 2005. The associate member will be chosen at that meeting.

BJS: Motion to cancel Planning Board Meeting on January 28, 2005 at 1:00 PM.

EWG: Second.

Vote: 5-0, Approved

BJS: Motion to cancel February 10, 2005 Planning Board Meeting.

EWG: Second.

Vote: 5-0, Approved.

Board discussed updating the Master Plan as called for in Town Charter. Rather than rewrite the Master Plan all at once, it was decided it made sense to break it down into parts and update one at a time. The first part of the Master Plan to be rewritten will be Cultural Resources, which includes Historical Preservation.

TJG: Motion to approve the current Preservation Planning Committee as consisting of the current members: Roland Laprade, Anne Odabashian, Marcia Crookes, Bruce Lord, Peter Gabrielle, Ron Picard, Ro Caddick, Stacey Wetstein as a Master Plan Committee – Cultural Resources.

EWG: Second.

Vote: 5-0, Approved.

The Committee's next meeting is February 15, 2005. TJG will oversee the coordination of the updates for each section of the Master Plan.

SJW reviewed proposal from MDM for traffic study. After discussion it was agreed that SJW should give them the go ahead.

BJS: Motion to accept proposal for traffic study from MDM

EWG: Second

Vote: 5-0, Approved

SJW informed Board that Chris Skelly, of the Massachusetts Historical Commission, would be coming to Bellingham to speak about Historical Preservation, current practices and tools available. The meeting will be at the Lecture Hall in the High School and will be open to the public. SJW will also invite representative from other towns who are interested in Historical Preservation.


SJW also informed Board that she had met with members of Conservation Committee regarding streamlining procedures between to Planning and Conservation.

BJS: Motion to adjourn.

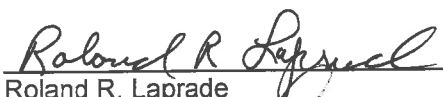
TJG: Second.

Vote: 5-0, Approved.

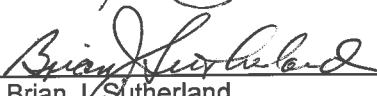
Minutes Accepted on: _____
(date)



(Prepared by: Mary Chaves)




Roland R. Laprade



Brian J. Sutherland



Edward W. Guzowski



Arthur P. MacNeil
GLENN WOJCIK



Thomas P. Guerin