



BELLINGHAM PLANNING BOARD

5 COMMON STREET
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February 24, 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),
Kate Buyuk (KB), Associate Member

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

RRL opened meeting at 7:00 P.M.

RRL: Welcomed Kate Buyuk as new associate member a joint appointment by the Planning Board and Board of Selectmen to finish terms of GCW, who replaced Arthur MacNeil on the Board.

General Business

BJS had comments on minutes. BJS felt that in Pine Acres minutes it should be noted that RRL after recusing himself sat in audience.

Also GCW corrected the votes on Highridge as 4-1, as he had opposed.

BJS: Motion to sign vouchers.

EWG: Second.

Vote: 5-0, Approved.

New Business:

Harris/Cook 81P, Hartford Avenue

Bruce Lord represented applicant in 81P. RRL stated that he lives directly across street and asked if anyone had a problem with this fact. There was no objection. The lots meet criteria for 81P except for the lot shape factor. The applicants had already been granted a variance from Zoning. There was some discussion about access and easements, and the board determined that this was an 81P, not subdivision.

EWG: Motion to approve 81P as per plan dated February 10, 2005.

EJG: Second.

Vote: 5-0, Approved.

Pine Acres Definitive Subdivision and Major Residential Special Permit

RRL opened public hearing at 7:15 PM, recused himself from discussion and sat in audience, as he would benefit from this subdivision with public sewerage. Germaine Dalpe appeared before Board to request a continuance and extension of decision. SJW suggested they reschedule at the end of March or first meeting in April to give the applicant time to work with the Conservation Commission and engineering. Mrs. Dalpe felt that an April 14, 2005 was reasonable. SJW confirmed with Mrs. Dalpe that they would not sell the subdivision until after the Planning Board had made its decision.

BJS Motion to continue Pine Acres Definitive Subdivision to April 14, 2005 at 7:30 PM.

TJG: Second.

Vote: 4-0, Approved.

BJS: Motion to continue Pine Acres Major Residential Special Permit to April 14, 2005 at 7:30 PM.

TJG: Second.

Vote: 4-0, Approved.

BJS: Motion to extend decision for Pine Acres Definitive Subdivision to April 29, 2005.

TJG: Second.

Vote: 4-0, Approved.

BJS: Motion to extend decision for Pine Acres Major Residential Special Permit to April 29, 2005.

TJG: Second.

Vote: 4-0, Approved.

Isaac Cummings Definitive Subdivision

RRL: Opened public Hearing for Isaac Cummings at 7:30 PM.

Norman Hill, Land Planning, spoke with Mark Beaudry of Meridian regarding suggested changes to the plans. Mr. Beaudry asked that he provide labeling for the added square shown on plans. Plans showed fence, but Meridian requested that an access gate be added and shown on fence.

SJW reviewed comments from Meridian with Board. Engineering issues have been addressed. SJW went through list of requested waivers:

Profile requirement.

Waiver granted

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| Drainage and Calculations. | Waiver denied by Board and calculations have been submitted |
| Test pits on road, | Waiver granted |
| Erosion Control Plan | Waiver granted |
| Construction details and specifications, applicant says no new construction proposed, | Waiver granted |
| State Plane Coord. Regulation | Waiver granted |
| Street Intersection center line | Waiver granted |
| Pavement width | Waiver granted |
| Street access cross slopes | Waiver granted |
| Berms | Waiver granted |
| Storm water management | Waiver denied, see above drainage and calculations. |
| Sidewalks | Waiver granted |

SJW suggested conditions on recommendations from Meridian to be incorporated in decision:

- If work not completed in 24 months, applicant must come back before the Board.
- Storm water improvements should be constructed prior to development of lots 2 & 3 and enforcement details.
- No development on lower part of lot 3.
- Impervious totals will not exceed what is shown on the plan.
- Gated private road.

BJS: Motion to draft favorable decision for the Isaac Cummings Definitive Subdivision
EWG: Second.
Vote: 5-0, Approved.

Planners Report

SJW reminded Board that coordinator review forms are due back.

On March 3, 2005 the Zoning Board of Appeals will hear the Hunter Development appeal. SJW asked how the Planning Board wanted to handle the issue. RRL requested that the members that opposed the development be present. RRL suggested that SJW contact Lee Ambler and find out what's expected of the Board.

SJW met with Ernie Taft and Denis Fraine to discuss the North School. They have agreed on best approach for preserving North School. Ernie will present proposal to the Board of Selectmen to try to get private development of North School

BJS Motion to draft letter of Support for North School project.

EWG: Second.

Vote: 5-0, Approved.

SJW informed board about lecture on Historic Preservation scheduled on February 28, 2005 at 7:00 PM and invited the Board to attend. There was some discussion about recording and broadcasting lecture. Also, a survey was distributed in the Bellingham Bulletin regarding Historic Preservation. All residents are encouraged to fill it out and return. The distribution was funded by donations from three banks, Benjamin Franklin, Strata and Dean Banks and the Board is grateful for their support.

Don DiMartino wants two warrants in town meeting that are planning board issues

First, is an addition to zoning by law in subdivision regulations for development plan review. Change would give DPW opportunity to determine if the construction complies with the approved plans. Will allow Town to keep track of project in different stages of development for non-subdivision projects. With regard to subdivisions, Form I in subdivision regulations seems to be a duplicate of Form J. Talked about adjusting form and substituting As Built form with newly developed form. Submission of As Built plans is required for a subdivision, but rarely done. Town inspections are not done off road on development sites as it is considered private property. The current bylaws makes no provision for Town inspectors to go on site and ensure that work is done according to approved plan. The intention of a new As Built form would be to cover the off road development that could fall through the cracks. With a revised As Built form for subdivisions and Don's proposed new zoning change, the town would be covered to ensure that construction is done as approved.

Second, Water Resource District changes. Section 4950-Regarding Public Notification in No Permit Required Confirmation. SJW spoke with Attorney General's office and also found sample pre-application conference requirements and sample water resource district regulations, which she added to Don's document.

Don added condition that any application in Water Resource District must appear before Board to determine whether or not they need a special permit. Don also added prohibition of gasoline or diesel fuel station in Water Resource District. Board and would

recommend the prohibition of-motor vehicle service or repair as well. BJS asked about car wash in resource district and suggested only allowing car washing with total water reclamation system and adding under permitted uses.

TJG asked about the 100-400 ft barrier public water system. Discussion on how number of feet is determined. Board requested clarification; SJW will check with DPW. SJW will meet with Lee Ambler and Don DiMartino on Tuesday to discuss WRD further.


TJG: Motion to adjourn.

BJS: 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 WOTCH


Thomas J. Guerin