



# BELLINGHAM PLANNING BOARD

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5 COMMON STREET  
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## March 10, 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, Alternate

**Other officials:** Stacey J. Wetstein, (SJW) Town Planner (not present)  
Amy Cook, (AC), Commission on Disabilities  
Mary Chaves, Planning Coordinator

### **General Business:**

RRL opened meeting at 7:00 P.M.

### **Old Business:**

BJS: Motion to sign minutes of February 24, 2005 meeting.

EWG: Second.

Vote: 5-0, Approved.

BJS: Motion to sign amended minutes of January 27, 2005.

EWG: Second.

Vote: 5-0, Approved.

BJS: Motion to sign vouchers.

EWG Second.

Vote: 5-0, Approved.

### **Isaac Cummings Definitive Subdivision Decision Signing**

Discussion on sewer hookups. Board of Selectmen will allow applicant to transfer the sewerage capacity providing that the total for all three units on property does not exceed 1775 gallons per day.

BJS: Motion to sign Isaac Cummings Definitive Subdivision Decision.

TJG: Second.

Vote: 5-0, approved.

### **New Business:**

#### **Street Acceptances**

Don DiMartino, DPW, addressed the Board regarding street acceptance of three roads: Brittany Road, Bainbridge Road and Maddie Way. The Planning Board had voted previously to take the security deposits and finish these roads. Don briefed the Board on the work that had been on each road as well as the work to be completed and amount, if any, of security deposit remaining. Outstanding Conservation Commission issues were also discussed. Conservation Commission was working with the DPW to resolve issues on Maddie Way. There is a problem with a recurring puddle on the cul-de-sac that needs to be fixed. Estimated cost \$5,000.00-\$8,000.00 and there is not enough bond money to cover the repair. Don stated that once it is town road can be added to DPW list for repair. Don stated that it makes sense to recommend street acceptance to Board of Selectmen immediately after the Board has elected to take the security deposit from a developer to finish roadwork, as the road becomes the responsibility of the town anyway.

Don also stated that developers of subdivisions should also appear before Planning Board when there projects have reached a point where the roads are ready to be turned over to the town. The Board would then vote whether or not to recommend street acceptance to the Board of Selectmen.

BJS: Motion to recommend street acceptance of Bainbridge Road, Brittany Road and Maddie Way to Board of Selectmen.

TJG: Second.

Vote: 5-0, Approved.

#### **Dunkin Donuts Distribution Center Depot Street Road Work**

Don DiMartino requested the Planning Board support an amendment to the development decision for the Dunkin Donuts Distribution Center on Depot Street. As part of the mitigation, there is roadwork that is required to be finished on Mendon Road before an occupancy permit is issued. The proposed amendment would allow the possibility that the occupancy permit be issued if all but a section of the work on Mendon Road is completed. The reason for this request from the DPW is that the town expects to be digging up a portion of the road for a sewer connection for Depot Court and they would prefer that Dunkin Donuts wait until the town finishes those repairs before the roadway is completed by Dunkin Donuts. Don was waiting for advice from the Planning Board before contacting Dunkin Donuts.

BJS: Motion to authorize Town Planner to issue letter to Board of Selectmen stating If Dunkin Donuts sends correspondence to the Planning Board confirming is in agreement with DPW about schedule of road work, the Board will support an amendment to the decision regarding completion of mitigation of the Depot Court area road work time frame.

EWG: Second.

Vote: 5-0, Approved.

### **Shores at Silver Lake III- Informal Discussion**

Cliff Carlson, Waterfield Design Group and Andre Velosi, representing owner/applicant presented a conventional and cluster development plan for proposed subdivision of 164 acres, 113-house lot major residential subdivision that they wanted treated as amendment to a previously approved plan.

The conventional plan would have approximately 2.5 miles of roadway and leave very little open land. The cluster development would have approximately 1.5 miles of roadway and would leave approximately 95 acres of open space, which could possibly be turned over to the Conservation Commission. Mr. Carlson compared the two plans for the Board.

RRL made it clear that either of these plans would be considered a new submission and not an amendment to approved plan. Discussion included sewage vs. on site treatment plant for septic and the affect of this proposed development and the adjacent 40B project would have on depleting the aquifer. Plan is submitted to address current zoning.

EWG asked if for clarification on the owner of this project and the proposed 40B project that is before the Zoning Board of Appeals. Mr. Velosi stated that both projects had the same principal owner, Fafard Realty, but were entirely separate projects. BJS asked about roadway shown on plans that had no connection to the proposed subdivision. It was stated that this road would connect the adjoining 40B project with the roadway. BJS pointed out that the two projects were not separate as they are connected with shown roadway. BJS also made it clear that dead end roads are not acceptable and that the definitive plans should reflect the entire roadway.

EWG asked if they were prepared for the amount of mitigation that would be expected due to the adverse impact this project would have on the town, which is compounded by the proposed 40B project. EWG pointed out the increased burden of the taxpayers, school system and roadways and safety issues. Mr. Velosi replied that they were prepared for mitigation during the approval process and that their impact studies will include the impact from the proposed 40B.

RRL stated that this would be a difficult process as there are two concurrent projects, on adjoining parcels, but heard before two different governing Boards, and the Planning Board was going to take extra care in considering all aspects of this proposal.

BJS stated he would like to see more internal open space to the development in the cluster development. Overall, the Board agreed that the cluster development plan was more palatable than the conventional plan.

TJG Motion to cancel March 24, 2005 meeting due to schedule conflicts.

EWG: Second.

Vote: 5-0, Approved.

BJS briefed the Board on the Zoning Board hearing of a 40B project proposed adjacent to the Silver Lake III development site.

Brian also informed the Board as to the Hunter Development appeal. The Zoning Board held up the Planning Board decision.

TJG Motion to adjourn.

BJS: Second.

Vote: 5-0, Approved.

Minutes Accepted on: 4/14/05

(date)

Mary Chaves  
(prepared by: Mary Chaves)

Roland R. Laprade  
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Brian J. Sutherland  
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Edward W. Guzowski  
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Arthur P. MacNeil  
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Thomas R. Guerin  
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Glenn Wojcik  
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