



BELLINGHAM PLANNING BOARD

5 COMMON STREET
BELLINGHAM, MASSACHUSETTS 02019
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May 12, 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. Wojcik (GCW),
Kate Buyuk (KB) alternate

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

RRL opened meeting at 7:00 PM and turned meeting over to MC for nominations for Chairman.

TJG: Nominated RRL for Chairman.
BJS: Second.

BJS: Nominated GCW for Chairman.
RRL: Second.

Call for vote for RRL as Chairman.
Vote: 3 yeas, 2 abstain.

RRL was re-elected as Chairman.

RRL called for nomination for Vice Chairman.

EWG Nominated BJS for Vice Chairman.
TJG: Second.
Vote: 4-1, Approved.

RRL called for nomination for Secretary.

TJG: Nominated GCW for Secretary.
EWG: Second.
Vote: 4-0, Approved, GCW abstained.

BJS: Motion to sign minutes of April 28, 2005.
TJG: Second.
Vote: 5-0, Approved.

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

New Business

81P

Bryn Smith, Mendon Street 81P.

Bryn Smith appeared to divide his property on Mendon Street to separate his home from the lot where he stores his heavy equipment for liability reasons. SJG advised that frontage and lot shape factor have been met.

TJG: Motion to sign 81P
BJS: Second
Vote: 5-0, Approved

Alfonso Townhouses Informal Discussion

Developer is considering building forty-four 2-bedroom townhouses between Bellwood and Brooks Estates. This would require acquiring land from both Brooks Estates and Bellwood.

RRL wants to know if either Brooks Estates or Bellwood has any conditions that exist from the original special permits that would restrict building or separating their land off. Board wants legal opinion regarding modifying the two existing special permits. SJG will research other decisions for any conditions that would prohibit this land exchange.

EWG asked if Mr. Alfonso ever considered 55+ housing, as there is a demand for that type of housing in Bellingham. Mr. Alfonso replied that it had been discussed but there were concerns over restrictions in such developments. BJS replied that the terms and conditions can be structured to make it workable as it has been on Hartford Avenue and hoped that Mr. Alfonso would consider that as an option

Street Acceptances: Jaime and Tony Drives (Town Common Estates) and Sydney Lane (Spring Meadow)

Attorney Eric Anderberg represented the developer. They have been through the Finance Committee and Conservation Commission. DPW has no outstanding issues.

GCW was concerned that, because of the fact the roads were completed so long ago, that there might be some plans in the work to do further development. He asked if there were any plans to build off of either road. Mr. Anderberg replied that the roads are already completely built out.

EWG: Motion to recommend street acceptance

BJS: Second

Vote: 5-0, Approved

146 Maple Street, Development Plan Review, Rocco Garage

RRL opened continued public hearing

Joe Nihill, of GLM Engineering, appeared on behalf of the applicant, Alan Quaglieri, who was also present. Mr. Nihill provided answers regarding the intended use of the property that the Board had requested at the April 28, 2005 meeting. He had reviewed a decision with conditions on a similar project with SJG, and informed the Board that these conditions were acceptable to the applicant, Alan Quaglieri as well. The issue of sanitary facilities was discussed to the Board's satisfaction (no lavatory facilities will be in the garage, the facilities within the existing house will be utilized) Alan Quaglieri answered Board's questions about outside equipment storage to the Board's satisfaction. It was requested that the plans be updated to show location of Historic artifact (Indian grindstone) on site.

EWG: Motion to draft approval of 146 Maple Street Garage with previously discussed conditions

BJS: Second

Vote: 5-0, Approved

Planner's report: Fall zoning issues, Newsletter, and 40B discussion

The Zoning Board has requested that the Planning Board meet with the applicant of the 40B project, Lake View Estates. The Board asked SJG to arrange an informal discussion at the June 23, 2005, which is after the next Zoning Board hearing on this matter.

SJG asked Board what issues they wanted to concentrate on at the Fall Town Meeting. After some discussion it was agreed that a density by-law would be very important to prevent over development of land. Currently the Town has no density by-law. Board would like information on the density by-laws of other towns for review.

RRL suggested that High Street be recognized as a scenic road. After some discussion the Board voted to bring it up at the Fall town meeting, as it would insure the character of the road remain intact.

The Board discussed the Family Apartment by-law but decided to address this at a future town meeting.

SJG advised the Board that there was still some room in the budget for a Noise Study. However, as the budget had been rearranged to allow for an adjustment in the coordinator's salary, the payment would be split between FY05 and FY06. She also reminded the Board that they had just paid for a Traffic Study within this budget. EWG made statement that he felt that it was unfair that the coordinator's position was adjusted, as the Town's union members were not getting a significant increase. RRL advised EWG that this position had not been upgraded since its inception five or six years previously and the adjustment was just to bring the position to a level that reflected the average for similar positions within the town. SJG reminded EWG that he had approved the increase and that the budget was not increased by the adjustment.

TJG: Motion to adjourn

BJS Second

Vote: 5-0, Approved

Minutes Accepted on: 5-26-05
(date)

Mary Chaves
(prepared by: Mary Chaves)

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