



BELLINGHAM PLANNING BOARD

5 COMMON STREET
BELLINGHAM, MASSACHUSETTS 02019
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June 9, 2005 Meeting Minutes

- **Present at the meeting:**

Roland R. Laprade (RRL), Chair
Brian J. Sutherland (BJS) Vice Chair
Glenn C. Wojcik (GCW), Secretary
Edward W. Guzowski, (EWG),
Thomas J. Guerin (TJG),
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

Old Business:

GWC: Motion to sign minutes of May 26, 2005 meeting.

TJG: Second.

Vote: 5-0, Approved.

BJS: Motion to sign vouchers.

GCW: Second.

Vote: 5-0, Approved.

New Business

340 Farm Street, 81P, Terry Ryan

Terry Ryan, Applewood Surveying Company, appeared with his plans for 81P on Farm Street. The Zoning Board of Appeals has approved a variance for the reduced area and reduced frontage for the pre-existing non-conforming lot adjacent to the Bellingham House of Pizza. The owners of that lot are selling a parcel to Bellingham House of Pizza for the installation of a new septic system. There will be two plans with the deed. The new parcel will not be a buildable lot. The Plans showed Farm Street as Farm Road, requiring the plan to be changed.

TJG: Motion to approve 81P for J & G Realty at 340 Farm Street and withhold signatures until correction has been made on plan from Farm Road to Farm Street, revised after June 7, 2005.

BJS: Second.

Vote: 5-0, Approved.

BJS addressed Board and viewing audience on recent Water Resource Committee meeting. Laurie Fafard is working on a program to enhance awareness of water conservation with children. Posters with slogans from children will be posted as public service announcements.

BJS also informed Board on informational meeting on the sewer proposal that was tabled at the May town meeting for the October town meeting. The Water Resource Committee will meet on August 16, 2005 at 7 P.M. in the Annex. RRL suggested it would be beneficial if the Water Resource Committee took charge of the article for the town meeting in October. BJS also advised the Board that the Department of Environmental Protection has changed its policy for water withdraws from impacted basins. They are asking towns to account for all water withdrawn within 10%. Currently DPW can account for 13% of water. Summer usage should not be more than 1.2 times the winter usage. Residential usage should be no more than 65 gallons per day per person. Bellingham average is 63 gallons per person. Looking at cutting permits to withdraw as the Charles River Basin is considered medium impact basin. BJS advised Board that future water restrictions is something to take into consideration when hearing plans for new developments.

BJS also stated that Don DiMartino suggested that the change in the required amount of recharge could achieve the goal of adequate recharge in the water resource district to compensate for the allowed 30% impervious material.

Noise Consultant's Proposal

SJW briefed Board on Noise Proposal from Eric Thalheimer. RRL asked if Eric would be at the town meeting when bylaw is presented and told SJW he could not approve the \$5000.00 fee if the consultant was not there to defend the article at Town Meeting. SJW reviewed questions from consultant with the Board to determine area of focus for study. It was decided that Eric proceed as outlined, and the Board would make any changes they felt necessary after reading the report.

Planner's Report

Density By-law and Development Handbook, Drive Thru Bylaws

SJW asked Board for permission to present article for Zoning bylaw for drive thru at the Fall town meeting. She will prepare a summary report and show example of bylaw to

the Board and at that time the Board will decide whether or not to introduce at next Town Meeting.

SJW also informed Board that she was reworking the application package to become a formalized Development Handbook for applicants to make the process easier to understand. None of the requirements would change; just more detailed information would be presented in the package, so no public hearing would be needed.

MC briefed the Board on preliminary research on density bylaws in other MA communities. Most communities have density bylaws for all their zones. They vary from maximum building coverage to minimum open space and maximum impervious surface coverage. She stressed the need that other town planners mentioned of having a clear and concise definition of impervious. RRL asked to get bylaw drafted for public hearing as soon as possible.

BJS: Motion to adjourn.

EWG: Second.

Vote: 5-0, Approved.

Minutes Accepted on: _____

(Date)

5-23-05

(Prepared by: Mary Chaves)

Mary Chaves

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