



BELLINGHAM PLANNING BOARD

5 COMMON STREET
BELLINGHAM, MASSACHUSETTS 02019
(508) 966-0991; FAX (508) 966-2317
PlanningBoard@bellinghamma.org

July 14, 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

BJS: Motion to sign minutes of June 23, 2005

TJG: Second

Vote: 5-0, Approved

BJS: Motion to sign vouchers

TJG: Second

Vote: 5-0, Approved

Tim Jones Highridge discussion

Tim Jones appeared before Board to address commitments he had made regarding the completion of Highridge Estates. At this time Lake Street paving has been completed and half of Railroad Street except for an area by the bridge which still needs some engineering work on a vortex unit for drainage. There is still a berm to do on Center Street. This work was contracted to Murray Paving and was scheduled for completion this week, but has fallen behind schedule and should be completed next week.

Phase I, scheduled for completion on September 1, 2005, will require an extension until the end of September or mid -October as he was unable to do the street and sidewalk work in April and May due to inclement weather.

EWG asked SJG to check on the driveways for Lake Street residents that connect to the Highridge project. The driveways are not level with the road and require aprons.

TJG asked if applicant would be willing to turn property over to Town and applicant stated he had spoken with the Conservation Commission and the agreement between

them was that the land not be turned over until the project is completed. When asked about mitigation monies due the applicant responded that he is using the cash from home sales to further project and there is enough in his bond account to cover the \$100,000.00 owed to the town. Applicant further stated that he would be asking for bond release when phase I is completed and would pay the money owed at that time.

Robert Herman, Highridge resident asked about sidewalks and retention ponds. He is satisfied with Mr. Jones' answer on scheduling.

BJS: Motion to grant request for extension of Phase 1 and off site work of Highridge Estates until October 14, 2005 with applicant reporting back to the Board on September 8, 2005

EWG: Second:

Vote: 5-0, Approved

Grey Wolf decision signing

BJS: Motion to sign decision for Grey Wolf development plan, Depot Street

EWG: Second

Vote 5-0, Approved

BJS: Motion to sign Grey Wolf Special Permit for Water Resource District

EWG: Second

Vote: 5-0, Approved

Beechwood Road 81P, Martinelli

RRL recused himself from the vote as he works for Mr. Martinelli. Applicant would like to split his lot into 2 lots. There is a power easement that runs through the property, but is inactive and the power company won't relinquish rights. The road will be maintained as a private road. The applicant will pave the road to the minimum width requirements. DPW advised SJG that this is acceptable if this was an approved subdivision and as long as there is adequate frontage and room for fire and safety.

TJG: Motion to accept 81P dated July 6, 2005 for Richard and Rita Martinelli at 7 Beechwood Road

EWG: Second:

Vote: 4-0, Approved

Toll Brothers lot releases, Bellingham Estates

Brian O'Sullivan of Toll Brothers requested the remaining 29 lots be released at Bellingham Estates. All roads' related work has been completed. The footbridges across the wetlands are not completed. Curbing is in and sidewalks are being worked on.

SJG advised the Board that Don DiMartino, DPW, has no problem with the lot releases

TJG: Motion to release remaining 29 lots #7,8,9,10, 11, 17, 18, 19, 20, 21,22 23, 24, 25, 26, 27, 28, 29, 30,31, 48, 49, 50, 51, 52, 53, 76,77 and 78.

EWG: Second

Vote: 5-0, Approved

Bainbridge Road Security Release, Edward Gately

Ed Gately appeared to request the release of the remaining balance for Bainbridge Road \$7,525.25. Don DiMartino has no issues with the release of the bond

TJG: Motion to release remaining bond of Bainbridge Woods subdivision

EWG: Second

Vote: 5-0, Approved

Informal discussion, 8 lot sub division, Laurent Duhamel, 1474 Pulaski Blvd.

Bill Halsing, Land Planning, appeared on behalf of Laurent Duhamel. He presented two conceptual plans for discussion, a conventional plan and the other, a cluster subdivision. The property is on the Franklin line

Board discussed the pros and cons of each design. TJG wants to see the water looped. Mike Narducci, friend of Laurent and builder/developer, stated that in his experience the lot size did not impact the value of the homes as much as some of the Board members discussed. The Board agreed that if done properly a cluster development would be acceptable. The board also noted that, unlike most developments, the benefits of the cluster plan were not much better than the conventional plan.

Noise, Drive-thru, density bylaw discussion

Eric Thalheimer appeared to discuss a draft of an updated noise bylaw. He went through the draft version section by section. After some discussion it became clear that the Noise Bylaw, as drafted, actually covered two separate issues. The noise generated by development would become a part of the Zoning Bylaws. However, other community and traffic noise were more appropriate for the General Bylaws. SJG will work on sorting which sections are most appropriate for each bylaw.

The board reviewed proposed noise limits and asked that they not exceed that allowable in the current bylaw. Options for calculating acceptable noise limits and various devices for noise reduction were explained. After much discussion Mr. Thalheimer agreed to adjust some of the limits and make changes according to the Board's requests. The enforcement agency for the Zoning bylaw will be the Inspector of Buildings.

Density Bylaw

SJW presented Board with a draft of a density bylaw. A chart showing the standards of other communities was also included. After a lengthy discussion of what they hoped to achieve with this bylaw the Board instructed SJW to amend her original figures and make the maximum recommended lot coverage for Residential 30%, Business 70%, Industrial 60% with 30% open space

Drive Thru Bylaw

Dan Mills of MDM had a sample bylaw that SJG used as a base for Bellingham. It was reviewed by Dan and small suggestions were made to clarify the Drive Thru special permits. The Board agreed that it was much less ambiguous than the previous bylaw dealing with a drive thru.

RRL brought to the Board's attention that SJW had not taken a salary increase in FY06 although there was money in budget.

TJG: Motion to grant planner a 3% raise in salary

BJS: Second

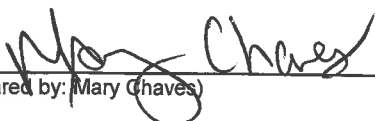
Vote: 5-0, Approved

EWG: Motion to adjourn

BJS: Second

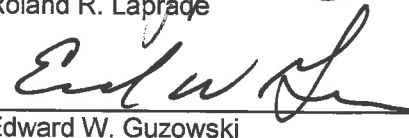
Vote: 5-0, Approved

Minutes Accepted on: _____
(Date)


(Prepared by: Mary Chaves)


Roland R. Laprade

Brian J. Sutherland


Edward W. Guzowski

Glenn Wojcik


Thomas J. Guerin