



# BELLINGHAM PLANNING BOARD

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5 COMMON STREET  
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## August 25, 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 (not present)

**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 August 11, 2005  
TJG: Second  
Vote: 5-0, Approved

BJS: Motion to sign vouchers  
TJG: Second  
Vote: 5-0 Approved

### **Van Lumber Development Plan Decision Signing**

Attorney Joseph Antonellis appeared on behalf of Van Lumber presented copy of deed granting access for Van Lumber to repair and maintain the existing basin.

Mike Dryden, Meridian Associates, presented the drainage maintenance report to the Board. A maintenance plan for this basin was also submitted.

BJS: Motion to sign the development plan approval for Van Lumber  
GCW: Second

Discussion by the Board resulted in adding an attachment to the existing decision detailing the maintenance requirements for the existing basin.

BJS: Motion to sign Van Lumber Development Plan decision with Attachment A addressing the maintenance of existing basin for Van Lumber

TJG: Second

Vote: 5-0, Approved

### **Accord Building Decision Signing**

BJS Motion to sign decision for Accord Building Systems

GCW: Second

Vote 5-0, Approved

### **Lot Release, 104 Carline Drive**

Ro Caddick appeared before Board to request lot release\ for 104 Caroline Drive as there was none on file.

BJS Motion to sign lot release for 104 Caroline Drive

TJG: Second

Vote: 5-0 Approved

### **Hidden Pines, Michael Civitarese informal discussion on bond**

Michael Civitarese, representing Arcadia Excavating, asked Board about the possible release of some of the Bond upon completion of work. He is trying to determine if he will put up cash bond or insurance bond. Since Don DiMartino allowed the minimum bond for this project, it would be held until the street is accepted at the May 2006 Town Meeting. The Board advised that if freeing up capital was important that they might be best off with an insurance bond.

### **Walgreens Pharmacy, Development Plan Review and Special Permit for Drive thru**

RRL opened public hearing at 7:15 and asked applicant to wait until the old business was resolved.

BJS Motion to waive reading of public hearing notice

TJG Second

Vote: 5-0, Approved

Attorney Antonellis appeared on behalf of the applicant. He indicated that they had been meeting with various town boards and departments and that the building design, and site would be discussed this evening. The Traffic study has not yet been completed and will be addressed at the next hearing. The comments from the engineering peer review have not yet been addressed and would also be discussed at the next hearing.

Jim Alamonte of Wateman Design reviewed the general site layout. The site slopes from west to east and is not within 100 feet of wetlands. They are currently working with

the Conservation Commission. They are proposing a 15,000 sq ft pharmacy with three points of access, two off the new road to town hall and one on Mechanic Street.

They are requesting a reduction in number of parking spaces. 98 would be required by the current bylaw but the plans show 69 with open area to add spaces if necessary. The landscaping is designed to be compatible with town common. They are asking for waiver of landscaping requirements on Mechanic Street to keep the site line open from the street. The landscaping has been spread around site.

There was a brief review of the drainage system. Sewer usage will be less than the existing building on the site. Site lighting had been analyzed and meets the zoning bylaw.

They have met with town departments and received their comments, but have not responded to DPW and Meridian comments. Jim stated that he feels there is nothing they can't address as far as site plan is concerned.

Steve Mosier, the architect, showed the proposed building plan. SJW informed Mr. Mossier that the plan was unacceptable, as it does not conform to the look and feel of the character of the town center. EWG commented that they might consider a more colonial look and feel.

Marcia Crooks asked for explanation for landscaping being moved to access road. Mr. Alamonte stated it was to improve the visibility of the store.

Bill Shoemaker, abutter, asked about hours of operation and when store would be restocked.

Scott Weymouth, Arista Development projected that eventually the store might be open for 24 hours store but initially probably 8am-10 and 9am-10 pm on Sunday. Restocking would be done during regular business and there would be no restocking at night.

The residents of Centerville Lane were concerned about runoff. The applicant responded by saying there was 50 feet of natural vegetation between the slope and the property lines.

Richard Miller, Centerville Lane, asked about lighting and was told that the design is to contain all lighting within limits of property with very little spill off the property.

Ernie Taft asked about location and size of the Walgreens sign. The plans show it will be 23 feet high.

Ernie Taft speaking for Bellingham Historical Commission spoke about the building design, which is non-conforming and suggested clapboard siding.

Jim Dunton, Mechanic St, asked about left turn lane on Mechanic Street into site, as he is concerned about headlights shining on his home across the street.

It was suggested that a berm could be installed to cut down on the light from headlights

Bill Shoemaker stated he is concerned about light from cars in the parking lot, as they will shine directly on to the upper levels of his home as well as the homes of his neighbors.

The Board suggested that a vinyl fence be installed to cut down the noise and light.

John Brumbalhl, abutter, asked about fence and Andrew Krug of Centerville Lane asked for a natural barrier rather than vinyl fence.

It was decided that the developers take all the comments from the Board and the residents and be prepared to address them at their next public hearing.

Motion to continue public hearing to September 22, 2005 at 7:15 for Walgreens Pharmacy Development Plan Review

TJG Second

Vote: 5-0, Approved

Motion to extend public hearing for Special Permit Drive-Through to September 22, 2005 at 7:15 pm

TJG Second

Vote 5-0 approved

Motion to accept request to extend decision for Walgreen Pharmacy Development Plan to October 28 2005

TJG Second

Vote 5-0, Approved

BJS: Motion to accept request for extension of decision for Special Permit for Drive-Through to October 28, 2005

TJG Second

Vote: 5-0, Approved

Discussion with Lee Ambler regarding articles for the Fall TownMeeting

Attorney Ambler addressed the Board regarding his concern for the length and content of the articles for the next town meeting. He advised the Board that much of the content might be better addressed in the Planning Board's Rules and Regulations. SJW asked Attorney Ambler why he had not advised of this earlier when he received the articles some weeks ago. After discussion it was agreed that Attorney Ambler would work on revising the proposed bylaws and advise on the proper procedure for the public hearing on the bylaws and changes to the Planning Board's Rules and Regulations. .

TJG: Motion to adjourn

EWG: 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