



BELLINGHAM PLANNING BOARD

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

October 13, 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 accept minutes of September 22, 2005 meeting as amended.

TJG: Second.

Vote: 5-0, Approved.

BJS: Motion to sign vouchers.

TJG: Second.

Vote: 5-0, Approved.

EMC 81 P, Maple Street

Robert Buckley of Beals and Thomas represented EMC. For this parcel there is no plan on record showing lot as it appears on assessor's maps. Two parcels were taken from the original lot for Route 495 and the Army Corps of Engineers for a flood plain. They need plans signed off by Board for Land Court. A copy of the current certificate was presented to the Board for verification.

TJG: Motion accept 81P as shown on plan dated 9.20.05, Norfolk Registry, Book 779, Page 171, Assessor's map 37, Lot 1.

BJS: Second.

Vote: 5-0, Approved.

Lot Release, 45 Ruthellen Road

BJS: Motion to release lot at 45 Ruthellen Road, recorded as Wethersfield Section II, Plan Book 209, Plan 1193C.

TJG: Second.

Vote: 5-0, Approved.

South Maple Street Business Center, Development Plan Review Continued Public Hearing

RRL reopened public hearing. Don Neilson of Guieirre and Halnon and Dave Mann construction manager of Maggiori Companies appeared on behalf of Maggiori Companies. Mr. Neilson reviewed the plans for the Board illustrating changes made at the request of the fire department. He asked for a waiver of 3 feet of frontage for the fire lane, otherwise they would have to cut 3 feet from the building. He also mentioned that Mr. Maggiori has proposed a figure just over \$8,000.00 to mitigate the traffic impact. This figure was derived using the cash mitigation amount from Volta Oil and comparing the potential traffic from each site. The Board advised that this figure was unacceptable and told Mr. Neilson that in addition to the monies, Volta had also committed to reconstructing a portion of the intersection and paying for the signalization timing to be changed. Mr. Neilson addressed comments from the DPW concerning water service for sprinkler and domestic water use. Each unit will have separate water meters. No restaurants or fast food businesses will be allowed in the building. Drainage issues were also addressed. Issues with the Board of Health have not been resolved, but should be by the next meeting. They are appearing before the Conservation Commission at their next meeting. Snow storage was discussed. KB suggested reconfiguration of the loading doors to allow for easier access for multiple trucks and asked about limiting the number of vehicles left on site.

BJS: Motion to continue public hearing for South Maple Street Business Park to November 10, 2005 at 7:15 PM.

EWG: Second.

Vote: 5-0, Approved.

BJS: Motion to accept request for extension of decision deadline for South Maple Street Business Park to December 9, 2005.

TJG: Second.

Vote: 5-0, Approved.

Walgreens Pharmacy, Development Plan Review, Continued Public Hearing

Attorney Joseph Antonellis wanted to focus on screening for abutters and building changes and architectural renovations. Attorney Antonellis will prepare a letter for the Board outlining the entire mitigation package and it will be presented before the next meeting. He presented the Board with a letter from Denis Fraine authorizing their use of the public sewer system.

Scott Weymouth of Arista Development addressed abutters issues. They will provide Jim Dunton, 43 Mechanic Street with evergreen trees of his choice and he will plant them himself on the property. There were no other outstanding abutters issues.

Bill Lorigan, of Mosier and Associates Architects, reviewed the latest building design. There were some minor recommendations made to extend the clapboard to the roof line and those changes will be made.

EWG stated his concern about the store opening before the traffic system is in place. Mr Weymouth responded that they would not occupy the building without the signals in place.

Jim Alamonte of Waterman Design, reviewed Meridian's comment letter for the Board. They are in the process of revising the plans based on comments from Meridian and the DPW. They feel that they will be able to resolve all engineering issues by next week.

There were a couple of issues which were deferred to the Board by Meridian. They will be reviewed at the next meeting.

BJS: Motion to continue public hearing for Walgreens Pharrarmacy Development Plan to October 27, 2005 at 7:40 PM.

TJG: Second.

Vote: 5-0, Approved.

BJS: Motion to continue special permit for drive thru for Walgreens Pharmacy to October 27, 2005 at 7:40 PM.

TJG: Second.

Vote: 5-0, Approved.

BJS: Motion to accept request for extension of decision deadline for Walgreens Pharmacy Development Plan to December 9, 2005..

TJG: Second

Vote: 5-0, Approved

BJS: Motion to accept request for extension of decision for special; permit for drive thru for Walgreens Pharmacy to December 9, 2005.

TJG: Second.

Vote: 5-0, Approved.

The special Town Meeting was continued to next Wednesday. There are three articles to be read by the Planning Board:

RRL will read the density bylaw;

GCW will read the site plan review change;

EWG will read the development plan addition of Section 16;

BJS: Motion to adjourn.

TJG: Second.

Vote: 5-0, Approved.

Minutes Accepted on: Oct. 27, 2005
(Date)

Mary Chaves
(Prepared by: Mary Chaves)

Roland R. Laprade
Roland R. Laprade

Brian J. Sutherland
Brian J. Sutherland

Edward W. Guzowski
Edward W. Guzowski

Glenn Wojcik
Glenn Wojcik

Thomas J. Guerin
Thomas J. Guerin