



BELLINGHAM PLANNING BOARD

5 COMMON STREET
BELLINGHAM, MASSACHUSETTS 02019
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October 27, 2005 Meeting Minutes

- **Present at the meeting:**

Roland R. Laprade (RRL), Chair
Brian J. Sutherland (BJS) Vice Chair
Glenn C. Wojcik (GCW), Secretary (not present)
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 October 13, 2005.

TJG: Second.

Vote: 4-0 Approved, 1 absent.

Planner's Report

Tim Jones advised SJW that he is a little behind due to inclement weather. He now has all road paving done except for the berm and some loam and seeding. The loam and seed will have to be done in the spring. Don DiMartino confirmed the work that was completed. Tim is still waiting for the vortex unit, so the Railroad St. drainage unit is not done. After discussion the Board suggested that SJW advise Mr. Jones that he should come before the Board at the December 8, 2005 Planning Board meeting for an update. Mr. Jones also implied that he would like a reduction in his bond amount.

SJW updated the Board on the 40B comprehensive permits before the Zoning Board. MDM has submitted a proposal to the Planning Board and Janice Hannert. The Zoning Board of Appeals has authorized the MDM proposal and given the Planning Board the authority to manage the peer review. SJW will contact Janice Hannert for the payment of the review.

Tim Jones has also submitted a 40B for 80 affordable rentals on Pulaski Blvd. The first Zoning Board hearing on this project is November 8, 2005.

DaPrato Subdivision, Irene Court, Continued Public Hearing

RRL opened public hearing at 7:15 PM.

Attorney Robert Knapik appeared for the applicant. They are requesting a continuance and extension of the decision deadline as they have not yet met with the Conservation Commission and will not have enough information before the next Planning Board meeting in November. He requested a continuance to December.

BJS: Motion to accept request for continuance to December 8, 2005 at 7:30 PM.

TJG: Second.

Vote: 5-0, Approved.

BJS: Motion to accept request to extend decision deadline to January 27, 2006.

TJG: Second.

Vote: 5-0, Approved.

Zoning Articles 16 and 17

These articles were continued for public hearing but SJW was unsure of how the Board wished to proceed with them. The noise bylaw will be used at some future date. RRL suggested the public hearings be closed and go to work on the bylaws and have public hearing when appropriate.

TJG: Motion to close public hearing for Articles 16 and 17, Noise Bylaw and Special Permit for Drive Through.

BJS: Second.

Vote: 5-0, Approved.

Walgreens Pharmacy Development Plan and Special Permit for Drive-Through, Continued Public Hearing

RRL opened public hearing at 7:40 PM.

Attorney Joseph Antonellis appeared for applicant. Waterman design and Meridian have come to agreement and all comments have been addressed. Art Scarneo of GPI Traffic Consultants appeared to discuss their meeting with Mass Highway and discuss traffic associated with this project.

Art Scarneo advised the Board that he had met with the Mass Highway to get approval to add a left turn lane into the access road. They expect to get an accelerated hearing at Mass Highway in Boston for this approval. He reported that Mass Highway was very positive about the proposed plans.

He further reviewed their plans along with the Alternative plans designed by BETA Group for the town.

SJW reviewed the comments from MDM regarding traffic. MDM pointed out that no AM peak flow study was performed and it is required in the bylaws. The Board decided that in light of what has been proposed they didn't feel that additional study would be necessary.

EWG pointed out that timing between the two signals is critical and should be frequently monitored and tuned. GPI agreed to review function at 90 and 180 days after signal is activated and occupancy granted. MDM had also commented that the present configuration did not have a way to eliminate illegal left hand turns from the Walgreens lot onto the access road. After discussion it was agreed a small granite and asphalt berm be placed in the roadway as deterrent.

SJW addressed comments by Meridian recommending that some backend reviews be done. The Board discussed this and felt that it would be easiest to go through the DPW for backend inspections.

SJW also addressed the two requests for waivers. A reduction in the amount of parking spaces than called for in the bylaws and a landscaping waiver. The Board agreed to grant these waivers. BJS was concerned about the safety of reserve spaces shown on the plan and requested that they be removed.

BJS: Motion to remove 8 reserve spaces adjacent to Northwest entrance.

TJG: Second.

Vote: 5-0, Approved.

BJS: Motion to waive section 3522 and 3533 for number of plants and number plants in the parking area.

TJG: Second.

Vote: 5-0, Approved.

BJS: Motion to draft favorable decision for Walgreens Pharmacy, Arista Development Development Plan.

EWG: Second.

Vote: 5-0, Approved.

BJS: Motion to draft favorable decision for Walgreen's Pharmacy Special Permit for Drive Through.

TJG: Second.

Vote: 5-0, Approved.

BJS brought a letter he had received from a resident of Hartford Village. They have concerns with the developer of the property because of some outstanding drainage and construction issues.

RRL suggested that this is a civil matter and not one for the Planning Board. However if the leeching filed is not being maintained this may be an issue for the Conservation Commission or the Board of Health. There was discussion about the appropriateness of using the poor past performance of a developer to determine the outcome a different project by the same developer. The Board agreed that they can't use past performance to impact the decision of a project, but that conditions could be put into a decision that help monitor the construction of project.

BJS: Motion to adjourn.

EWG: Second.

Vote: 5-0, Approved.

Minutes Accepted on: 11-10-05
(date)

Mary Chaves
(prepared by: Mary Chaves)

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