



BELLINGHAM PLANNING BOARD

5 COMMON STREET
BELLINGHAM, MASSACHUSETTS 02019
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November 10, 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 (absent)

RRL opened the meeting at 7:05 PM.

BJS: Motion to sign minutes of October 27, 2005 meeting.

TJG: Second.

Vote: 5-0, Approved.

BJS: Motion to sign vouchers.

TJG: Second.

Vote: 5-0, Approved.

Walgreens Pharmacy Decision Signing

There were some concerns over the language in the decision regarding sidewalk construction and other points regarding the applicant's obligations. These sentences will be restructured and reviewed at the next meeting on December 8, 2005.

South Maple Street Business Park

Paul Maggiore, the applicant, has written and requested a continuance of the public hearing. The decision deadline will also need to be extended, but since the applicant was not present to sign the extension, this will hold until the next meeting.

BJS: Motion to continue public hearing for development plan for South Maple Street Business Center to December 8, 2005 at 7:45 PM.

TJG: Second.

Vote: 5-0, Approved.

81P, 7 Beechwood Road, Martinelli

Bill Halsing, Land Planning and Survey, appeared for the applicant. Both lots meet the lot shape factor, area and frontage requirements

TJG: Motion to sign 81P plan for 7 Beechwood Road, plan dated October 20, 2005.

EWG: Second.

Vote: 5-0, Approved.

EMC Preliminary Industrial Subdivision Plan – Maple Street

RRL opened the public hearing at 7:30 PM

Attorney Chris Toomey of Gatsby Hanna appeared with Dan Feeney from Beals and Thomas, and Paul Casey of EMC. He presented a preliminary subdivision plan.

Dan Feeney gave overview of the property location and site area. He gave a description of the site including topographic information and wetland information. They are proposing a private roadway which was designed within the requirements for an industrial roadway with an 11 lot subdivision. Attorney Toomey told the Board that EMC was not developing the property and therefore was not responsible for any mitigation. They also said they had the option to subdivide the land with an 81P if they so chose, which would not require studies for traffic.

The Board was concerned that this very large industrial property was being sectioned off and sold to smaller business, which would make determining impacts on the Town and mitigation a problem for the Board. They decided that they would consult with the Town attorney, Lee Ambler, before proceeding and then opened the floor to area residents.

Peter Gabriel, 6 Stonehedge Road, was concerned about potential traffic issues with unknown development of property. He inquired about where the streets would be located in the new development.

Doug Clark, 3 Stonehedge Road, stated that this seemed like classic bait and switch; EMC is accepting no responsibility whatever and is irresponsible in their actions. When EMC has originally proposed their campus on this location they were building a new soccer field for the town's use, a boat ramp to the Charles River, and other amenities and mitigation. Now they propose nothing except selling off their land. He suggested that EMC donate a portion of the land to the Town as a good neighbor gesture.

Steve Colter, 26 Stonehedge Road, stated Maple Street is considered a scenic road and asked about no trucking signs that had been on that road. RRL stated that this road was never officially designated as no through trucking with the State.

RRL stated his feeling was that the best way to deal with this is as a major industrial project and they would see what options they had after speaking with Attorney Ambler.

Various members of the board voiced their concerns that EMC was presenting the project as simply subdividing their land, but the materials they presented to the Board, included a traffic study and the creation of a roadway, both of which were inconsistent with a submission to just subdivide a parcel of land.

BJS: Motion to continue EMC Maple Street Preliminary Industrial Subdivision to December 8, 2005 at 8 PM.

TJG: Second.

Vote: 5-0, Approved.

BJS: Motion to accept request to extend decision for EMC Maple Street Preliminary Industrial Subdivision January 13, 2006.

TJG: Second.

Vote: 5-0, Approved.

Discussion Lakeview Estates 40B

There were no representatives from Lakeview Estates present as there is no new information. They are still waiting for the Traffic study and site plans. SJW asked the Board what they wanted to state in their letter to the Zoning Board. RRL asked SJW for a list detailing the correspondence and requests from the Board and the applicant's responses. BJS wanted less density in that area. GCW wanted the applicant to address the issue of how traffic would be impacted on Route 126 for those who are continuing on that road and now would have to deal with the traffic signal. BJS also stated the roads should be built as town accepted roads to assure they would be properly maintained. EWG asked that a left turn lane and passing lane be built at Easy Street and Douglas Street for southbound traffic on South Main Street and a left turn on to North Street on the northbound side of South Main Street.

SJW polled Board to go into Executive Session regarding litigation over Sunken Meadows.

All members voted in the affirmative.

BJS: Motion to adjourn

TJG: Second.

Vote: 5-0, Approved.

Minutes Accepted on: Dec 8 2005
(date)

Mary Chaves
(prepared by: Mary Chaves)

Roland R. Laprade
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