



BELLINGHAM PLANNING BOARD

5 COMMON STREET
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February 9, 2006 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), (absent)
Kate Buyuk (KB) Alternate

Other officials: Stacey J. Wetstein, (SJW) Town Planner (absent)
Amy Cook, (AC), Commission on Disabilities
Mary Chaves, (MC) Coordinator

RRL opened the meeting at 7:00 PM.

Old Business:

BJS: Motion to sign the vouchers.

EWG: Second.

Vote: 4-0 Approved, 1 absent.

Hidden Pines, Lot release

MC advised the Board that Don DiMartino and Mike Graf have no issue with the lots being released.

BJS: Motion to sign certificate of release for Hidden Pines.

EWG: Second.

Vote: 4-0, Approved 1 absent.

Silver Heights, Lot release

BJS: Motion to sign certificate of release for Silver Heights, with regard to instrument 10227 recorded as plan book 373 plan, Plan 1139 of 1988 for Silver Heights.

EWG: Second.

Vote: 4-0, Approved, 1 absent.

South Maple Street Decision Signing

Mr. Maggiore has sent a letter to the Board requesting that the language be changed to reflect square footage breakdown or the decision be postponed. He is unable to attend this evening's meeting. After some discussion the Board decided to wait on this decision as the plans would need to be resubmitted because the rear doors were still not placed correctly.

BJS commented that the doors as shown on plan are still not as requested by the Board.

BJS: Motion to continue South Maple Street decision signing to March 9, 2006 at 7:00 PM.

EWG: Second.

Vote: 4-0, Approved. (1absent)

BJS: Motion to accept request for an extension of the decision deadline to March 10, 2006.

EWG: Second.

Vote: 4-0, Approved. (1 absent)

81P**Delsignore, Cross Street 81P**

Peter Delsignore presented a plan to be changed. He is exchanging property with his neighbor to even off the shape of the lot. The square footage of the lots remains almost exactly the same.

EWG: Motion to accept 81P as presented.

BJS: Second.

Vote: 4-0, Approved. (1 absent)

Shore of Silver Lake III Development Plan and Special Permit

RRL opened public hearing at 7:15 PM.

BJS: Motion to waive reading of public hearing notice.

EWG: Second.

Vote: 5-0, Approved.

KB will sit in for TJG for this hearing. Jeffrey Cain and Craig Miller of Waterfield Design Group represented the applicant. A 24-lot subdivision was presented to the Board for their comments. The alternate plan submitted showed more houses on smaller lots and was dismissed by the Board as "useless".

They had not received the comments from Graves Engineering for peer review until MC faxed them over on Tuesday, February 7, 2006. There has not been time to review and change the plans yet. MC also advised the Board that the Conservation Commission has not had an opportunity to review these plans for comment as yet, but did say they were wary of the undeveloped property at this site and mentioned project segmentation.

Mr. Cain commented they had an ANRAD pending and were waiting for the abutters list.

EWG asked them who owned the property in question. The engineers stated they had never dealt with the owner and had no idea who the principal was but would find out for the Board if that were a requirement. EWG pointed out that he knew whom the principal was, the same owner as the 40B project proposed for the adjoining site. The engineers denied any knowledge of ownership. EWG commented on the impact of this potential development and the adjoining proposed development and discussed mitigation that would be required to support these projects.

RRL commented that this plan was a transparent attempt to segment a much larger project as a 113 lot preliminary subdivision has already been proposed for this site. The engineers denied that this was segmented solely for the purpose of circumventing the system, but that the owner "needed to get houses in the ground." RRL remarked that if Mr. Fafard really wanted to get houses in the ground he should have submitted plans that fell within the Zoning bylaws.

Mr. Cain stated that this 24-lot project would follow all the regulations. Mr. Miller suggested that if segmentation was a concern they should incorporate guidelines for further expansion in the next phase of the decision.

RRL opened up questions to the audience.

Mark Tellier, Center Street, asked where the roads would be. He was concerned about the fact that the land is very wet. Mr. Cain suggested they are taking care not to create any more water off site than currently exists.

Jerry Marchand, Center Street asked about sewer. Mr. Miller outlined the path. All of Center Street will be getting sewer stubs.

Steven Choiniere, Center Street, asked about drainage and expressed concern about water running down off the site onto neighboring properties.

Paul McGrath, Cross Street, also expressed concerns about water.

RRL advised the residents that regulations required that this project cannot increase the runoff off the property.

Mr. Cain suggested they look into trying to improve drainage and water issues as part of the project mitigation.

RRL stated that Don DiMartino has commented on potential problems with sewer should the rest of the project not be built out as discussed. He is wary of segmenting the project and would like the applicant to look at full build out of the project.

Al Crawford, Douglas Drive, asked if this project was related to the one which was previously submitted with 113 homes. RRL stated that it is the same site and proponent.

Paul Moretti, Douglas Drive, concerned that the wetlands will expand with this project, creating more water run off and less usable area on abutting lots.

After much discussion regarding the impact to the abutting properties, it was suggested that this matter would be continued to a later date to allow the proponent to address the issues raised by the Board, abutters and peer review engineers.

BJS: Motion to continue public hearing for Shores of Silver Lake Definitive III Subdivision to March 23, 2006 at 7:15 PM.

KB: Second.

Vote: 5-0, Approved.

BJS: Motion to continue public hearing for special permit for Shore of Silver Lake III to March 23, 2006 at 7:15 PM.

KB: Second.

Vote: 5-0, Approved.

BJS: Motion to accept request for extension of decision deadline to April 14, 2006.

KB: Second.

Vote: 5-0, Approved.

1183 South Main Street, Site Plan Review

RRL opened public hearing at 7:35.

BJS: Motion to waive reading of public hearing notice.

EWG: Second.

Vote: 4-0, Approved. (1 absent)

Wants to convert home in business zone to professional office. The parking meets standards, as does the lighting. Driveway will be expanded to accommodate parking spaces. No changes to the dwelling are proposed. SJW has met with the applicants and reviewed their proposal.

BJS: Motion to draft approval for site plan review of 1183 South Main Street.

EWG: Second.

Vote. 4-0, Approved.

Woodbury Preliminary Subdivision

RRL opened public hearing at 7:45.

Michael Moonan, Weston and Sampson Landscape Architects and David LaChance, builder and proponent appeared to present two conceptual plans to the Board. The first was 12 single residences which met zoning bylaws, but which were spread out within the 17 acres with two cul-de-sacs. The alternative plan was for 6 duplex units on one cul-de-sac that would give the Conservation Commission open space.

They would like the road to be a public way and will construct it accordingly.

The Board of Health commented that they would need to prove capacity for the twelve septic systems before submitting the definitive proposal. Mr. Moonie replied that his initial engineer had done some preliminary work regarding this and they will submit reports with the definitive proposal. The Board commented on the layout of the units along the cul-de-sac and requested that vegetated area be left undisturbed wherever possible. The proponent will reposition the units on the cul-de-sac and the Board will allow for slightly smaller lots to accommodate this, but they cannot put more units on the site than allowed by the by-law. This will be addressed in the definitive submittal.

BJS: Motion to recommend the alternative residential development plan at 866 South Main Street.

GCW: Second.

Vote: 4-0, Approved. (1 absent)

RRL advised the Board that a meeting had taken place with Don DiMartino, Lee Amber and Tim Jones regarding the bond issue at Highridge. The outcome was that the Board could vote to hold less than 20% and that once the Town accepts the first phase. Then some of the bond money can be released. The Board of Selectmen can accept the phase and then bring it to Town meeting for more formal acceptance. Mr. Jones is not quite ready for acceptance but will go to the Board of Selectmen when he is finished with Phase 1.

BJS updated the Board on the traffic walk though done on February 7, 2006 for Lakeview Estates. Members of the Fire Department, Police, Zoning Board of Appeals and a neighborhood representative along with MDM, our peer review engineers and the proponent's traffic engineer, Jack Gillom. They walked Douglas Street, Easy Street, South Center Street and the rotary. It was agreed that some major changes would need to be made to accommodate the traffic.

There will be more discussion between the traffic engineers before the next public hearing.

Informal hearing, Runways Salon, Wayne Goranson

Wayne Goranson presented the Board with a plan to move his salon to his building on 66 Mendon Street. He will be altering parking and the existing parking does not meet the setback requirements. He asked the Board for their recommendation on the best way to proceed with the site plan review. After reviewing the plans the Board advised

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Mr. Goranson that he should consider moving the parking to the front of the building and enter and exit off Mendon Street rather than Brook Street.

Should he choose to leave the parking behind the building as is, he will have to go to the Zoning Board of Appeals for a variance for the setbacks before submitting his site plan review to the Planning Board.

EWG announced that he would not be seeking reelection to the Planning Board.

BJS: Motion to adjourn.

GCW: Second.

Vote: 4-0, Approved. (1 absent)

Minutes Accepted on:

2/23/06
(Date)

(Prepared by: Mary Chaves)

Roland R. Laprade
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