



BELLINGHAM PLANNING BOARD

5 COMMON STREET
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February 23, 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),
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 February 9, 2006.

GCW: Second.

Vote: 4-0, 1 abstain, Approved.

Planner's Report

SJW presented her plan for maternity leave to the Board. Should the Board wish her to continue on an hourly basis, it is possible to do so with the Board's approval. MC will handle most of the office duties. Mike Graf has volunteered to continue the monthly coordination meetings while SJW is out on leave.

TJG suggested she view tapes of the meetings to keep abreast of Planning Board business.

BJS: Motion to approve payment at an hourly rate for SJW during her maternity leave.

TJG: Second.

Vote: 5-0, Approved.

RRL suggested that MC be compensated for the additional responsibilities during the leave and RRL and SJW will check with the administration to see if that is possible.

SJW informed the Board that she had spoken with Judy Barrett regarding a new redevelopment overlay district bylaw. SJW believes that most of South Bellingham

Along Pulaski Boulevard should be included. Judy prepared a statement of what scope of services and cost would be for her work.

Daprato 1-lot subdivision, Irene Court

Attorney Robert Knapik appeared on behalf of the applicant with Greg Valadin, Andrews Surveying and Engineering. He advised the Board that they had met with the Conservation Commission last night and that an order of conditions would be issued on March 8, 2006. They had moved the driveway so it will not cross the wetlands, but it now is on an easement owned by Algonquin Gas Transmission Company. He did not have any documentation to show that the applicant had approval to build over the easement, but assured the Board he could provide that if necessary. Robert Johnson of Duke Energy had given a verbal approval of the easement.

EWG stated that the abutters opposed having a duplex built on that lot and Attorney Knapik stipulated they were willing to limit development to a single-family residence.

RRL asked if there was a list of requested waivers. SJW advised that they were requesting waivers on almost all the subdivision regulations since it was a one-lot subdivision. The major regulation to be adhered to would be standard of access adequacy. SJW suggested they put together a list of regulations they will not be waiving since they will be asking to waive so many. Because they required a variance for frontage Mass General Law states that this must be a subdivision.

There was a change in the plans in that there was no town water available at that site and a well will be required. Updated plans showing the well were not submitted to the Board. RRL asked Attorney Knapik for the new plans and SJW advised Mr. Knapik that the Planning Board required a complete set of plans according to the subdivision rules and regulations. He also advised that the Board could not make any decision before hearing from the Board of Health.

BJS: Motion to continue public hearing for Daprato, Irene Court 1-lot subdivision to March 9, 2006 at 7:15 PM.

TJG: Second.

Vote: 5-0, Approved.

BJS Motion to accept a request for extension of decision deadline for Daprato 1-lot subdivision, Irene Court to March 24, 2006.

TJG: Second.

Vote: 5-0, Approved.

Colonial Estates, 3-lot subdivision

SJW advised the Board that the applicant was requesting a continuance as his engineer had been away and had not revised the drawings and they also will be appearing before the Conservation Commission on March 8, 2006.

BJS: Motion to continue public hearing for Colonial Estates 3-lot subdivision to March 23, 2006 at 7:46 PM.

TJG: Second.

Vote: 5-0, Approved.

BJS: Motion to accept request for extension of decision headline for Colonial Estates to March 24, 2006.

TJG: Second.

Vote: 5-0, Approved

Lakeview Estates, 40B discussion

Janice Hannert, Jack Gillom and Don Seaburg appeared on behalf of the proponent. Daniel Mills of MDM Traffic Consultants represented the town's interests in the traffic studies. The first item of business was to review the findings of the walk through traffic meeting and discuss mitigation for traffic

On Silver Lake Road MDM recommends that all of this road be widened to enable two passing vehicles where necessary to meet or exceed current town standards and that areas where pavement is failing be resurfaced to support additional loading. The proponent had agreed to widen Silver Lake Road at Crystal Pond and will resurface the street as they are proposing sewer down the road.

There was general agreement on the traffic count with some discrepancy in the traffic direction. Also, MDM asked Mr. Gillom to use a figure of 2% per year when factoring growth, not the .5% he had used. Mr. Gillom explained that he felt the .5% per year was a fair figure as he factored in growth from projects that were approved, but not yet fully developed.

After much review and discussion the applicant agreed to install dedicated left turn lanes from the southbound side of South Main Street on to Douglas Drive, Easy Street and Center Street. Curbing and sidewalks would also be installed on Douglas Drive. The applicant would also pay for the installation of a traffic signal at Center Street and South Main Street.

Applicant proposed to modify the roadway at Potter Circle. MDM does not recommend these changes, as they feel they will not meet appropriate design standards. Potter Circle is a major point of concern as several roads converge there and it is the gathering place for children waiting for the school bus.

MDM expressed concern that some of the roadways within the development did not meet the Town's standards for minimum centerline radius. There was some disagreement on what the proponent called a lane. MDM saw it as a collector street.

MDM also suggested the applicant should formally agree to fund all costs associated with the design and construction of the proposed roadway and intersection modifications, including all professional services necessary to review the design and construction activity.

EWG asked for a summary list of mitigation items. Janice Hannert stated that they would provide one.

RRL opened the meeting up to resident's comments.

Joyce Notine, 24 Chamberlain Road, mentioned that the paths to the school shown on the plans are actually drainage easements and that they've been fenced off and are not passable, Muriel Cyr concurred.

Ms Hannert replied that this path was requested by the Zoning Board of Appeals to provide a permanent pathway off of private property. Mr. Mills asked what type of surface would be proposed and Ms Hannert replied they would do as advised by the ZBA.

TJG asked if any consideration has been made to making any streets a one-way street to centralize traffic to one location.

Muriel Cyr asked about the stop signs in a new diagram. Currently there are many who do not stop for the stop signs. EWG asked for more specifics and will look into this.

RRL reiterated that the density far exceeds the normal or practical use of the land and that with the mitigation proposed will not make the situation better for the traffic generated. This would cause unsafe conditions on the roadways. Also, private roadway maintenance upkeep is a burden to affordable components and not in the spirit of affordable housing. He questioned why the applicant is trying to go forward with an 800% increase in allowable density and is additionally proposing to build 113 homes on his adjacent property with standard zoning, connecting the two parcels. He ended by stating the he felt that this project was piggish and should be denied by the Zoning Board of Appeals for the reasons given.

TJG: Motion that Planning Board recommend that the project be denied based on the points

EWG: Second

Vote: 5-0, Approved

Planner's Report

SJW advised the Board on the latest regarding the Dunkin Donuts noise mitigation. The official word from Lee Ambler and Marilyn Mathieu is that the planning board cannot

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distribute the \$40,000.00 for noise mitigation. Dunkin Donuts will take the money back and the Planning Board can make a recommendation to Dunkin Donuts and have them distribute the funds. This would still leave the Planning Board in a position to determine how monies will be distributed.

SJW advised the Board to go through the public hearing process to amend the decision. She would like to schedule it for the March 23, 2006 meeting. There was some discussion on options for dispersal including what areas, timeframe and process. These will be discussed further at the public hearing.

A zoning bylaw requiring a public hearing for a demolition delay bylaw is being brought forward by Historical Commission. Although the responsibility of the Planning Board to hold the public hearing, SJW questioned the Historical Commission's position that the Planning Board pay the cost for legal notice which could total several hundred dollars. She will check with the administration and advise the Planning Board and the Historical Commission of the outcome.

BJS: Motion to adjourn

TJG Second

Vote: 5-0, Approved

Minutes Accepted on: 3/9/06

(Date)

Mary Chaves
(Prepared by: Mary Chaves)

Roland R. Laprade
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