



BELLINGHAM PLANNING BOARD

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

March 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),
Kate Buyuk (KB) Alternate

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

RRL opened the meeting at 7:00 PM.

BJS: Motion to sign the minutes, February 23, 2006.

TJG: Second.

Vote: 5-0, Approved.

BJS: Motion to sign the vouchers.

TJG: Second.

Vote: 5-0, Approved.

South Maple Street Business Center decision signing

BJS had given his okay on the plans submitted. . SJW advised the Board that there were two versions of the decision for their review. The one written by SJW used square footage and building use to determine the allowable amount of parking. The other written by Mr. Maggiore had phrasing relating parking spaces with the regulations in effect at the time of the decision signing. SJW felt that this was too vague and the Board agreed. Mr. Maggiore will also provide documentation to SJW that all conditions of the decision have been met.

TJG: Motion to sign decision written by SJW for South Maple Street Business Center.

BJS: Second.

Vote: 5-0, Approved.

Walgreens discussion

Attorney Joseph Antonellis appeared on behalf of the applicant. The original plans submitted reflected the clearing of the area in back of the site for reserve parking. They would like to change the plan to remove 6 feet of pavement from the lot in back of the building and put a retaining wall there to reduce the slope and the amount of fill required. A reduction in sidewalk width from 7 to 6 feet wide was requested as well.

They would also like to move the storm water drainage systems to areas closer to the roadway for easier maintenance.

Lastly, they would like to lower the site elevation by 2 feet to reduce the amount of fill required.

James Alamonte and Mike Scott from Waterman Design reviewed the site considerations regarding these requests. The drainage calculations will not change and the system size remains the same. There is still 39 feet wide pavement around the building and that will accommodate emergency vehicles. The six-foot wide sidewalks will not impede handicap accessibility. Additionally the storm water will be kept on site and there will be no spill over from Mechanic Street on to the site.

TJG asked about fencing by the drop off in back of the building. Mr. Scott replied that they would abide by the building code for the fence and that he believed a six-foot fence would be required by the building code.

RRL commented that the price of loam must be really high.

GCW was concerned that the request in the plan changes were truly due to an inadequate amount of loam on the site, as opposed to the applicant removing loam from the site. The applicant assured the board that no additional loam was being removed from the site.

The Board discussed possible impacts of the site changes and concluded that the applicant did not need an additional review based on their proposed changes.

BJS: Motion to accept the changes proposed for Walgreens for the following:

- Width of sidewalk on south and east side
- Location of storm water drainage system
- 2 foot decrease on site elevation
- Elimination of the reserve parking.

GCW: Second.

Vote: 5-0, Approved.

Street acceptance

SJW informed the Board that Don DiMartino has no problem with recommending acceptance upon approval by the DPW to the Board of Selectmen as he feels the major aspects of the road are completed.

TJG: Motion to recommend street acceptance of pending acceptance from the DPW
BJS: Second
Vote: 5-0, Approved.

Daprato, 1-lot subdivision, Irene Court

Attorney Rob Knapik appeared on behalf of the applicant. Gregory Valadoin Andrews survey and engineering.

He has provided a new set of plans and a letter stating that the applicant has approval to build a driveway on the gas easement. Mike Graf of the Board of Health also sent correspondence to SJW confirming that the site for well and septic met his approval.

RRL commented that the Zoning Board of Appeals should never have granted the waivers to the applicant to make this lot a building lot and that this put the Planning Board in an awkward position. TJG and BJS both agreed that this project should never have made it to the Planning Board in the first place, but that waivers had been granted and the applicant had provided the Planning Board with all it asked so the Planning Board was left with little option, GCW agreed.

TJG: Motion to draft a favorable decision for Daprato, Irene Court subdivision.
GCW: Second.
Vote: 5-0, Approved.

Planner's Report

SJW informed the Board that she had spoken with Marilyn Mathieu regarding a temporary increase in salary for MC while SJW was out on leave. Since MC would be managing the office and taking on additional responsibilities it would be up to the Board to decide on compensation. SJW and MC would work out the details of SJW's transition back to the office as well.

TJG asked for both MC and SJW hourly rate and calculate a middle figure.

TJG: Motion to increase the coordinator hourly rate to \$23.00 per hour during SJW leave, not to exceed the payroll budget.
EWG: Second.
Vote: 5-0, Approved.

SJW also told the Board that she had drafted a letter to the Zoning Board of Appeals (ZBA) regarding Lakeview Estates, 40B. She forwarded the letter to the ZBA counsel for review, but he had no additional comments. She will send the draft out tomorrow for Planning Board review and comments and get it to the ZBA before the next hearing date.

RRL stated that since the applicant owned the abutting parcel and planned to build 113 homes there according to current zoning standards and incorporate connecting roads between the two, that the developer spread his project over these two parcels which would still give him about 30 more homes than allowed by zoning and it would still be economically feasible. The homes would also be more marketable with less density and the impact to the surrounding areas would be greatly diminished.

BJS: Motion to adjourn.

TJG: Second.

Vote: 5-0, Approved.

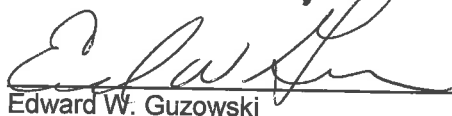
Minutes Accepted on: _____

3/23/06
(date)


(prepared by: Mary Chaves)


Roland R. Laprade


Brian J. Sutherland


Edward W. Guzowski

Glenn Wojcik


Thomas J. Guerin