



# BELLINGHAM PLANNING BOARD

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## March 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 the meeting at 7:00 PM.

BJS: Motion to sign the minutes of January 26, 2006.

TJG: Second.

Vote: 4-0 Approved 1 absent.

BJS: Motion to the sign the minutes of 3.9.06.

TJG: Second.

Vote: 4-0, Approved 1 absent.

BJS: Motion to sign the vouchers.

TJG: Second.

Vote: 4-0, Approved 1 absent.

### **Daprato, Irene Court 1-lot subdivision decision signing**

No one was present to represent the applicant. SJW reviewed the conditions of the decision for the Board. She had added the condition that only a single-family residence be built as requested by EWG.

TJG: Motion to sign the decision for definitive subdivision for Irene Court I-lot subdivision.

GCW: Second.

Vote: 5-0, Approved.

**Goddard School Informal discussion, Maggiore Companies**

Don Neilson of Gueierre and Halnon appeared for the proponent. The Goddard School, a day care center, 8000 sq ft building to accomodate 120 children and 20 teachers. 10,000 sq ft for play area and 30-35 parking spaces. This proposal is less industrial than prior plan, however the site could generate more traffic during peak hours. Averages in other facilities are 50-60 trips in morning and 48-50 in the afternoon. The Board wants more information specific to other Goddard sites in MA as the figures currently presented were from a New Jersey site. The board expressed concerns that the New Jersey information was inadequate since there was no way for a site visit to NJ to look at issues that would be relative to the proposed site: close proximity to the Franklin train station, close proximity to a traffic light for which service levels are already an F as well as safety & traffic flow issues due to the relative closeness of the Maple Street/140 traffic light.

SJW asked the Board to consider what level of traffic review would be required with this new submission. The Board is concerned with the additional traffic at peak hours. Much of the discussion revolved around traffic and parking. The board expressed concerns since the study did not address levels of service and the differences between NJ and MA child care laws that would affect the teacher/student ratios. The board went on to suggest looking at a couple of daycare centers in Franklin as well as determining how many of the trips would actual go through the intersection twice during peak traffic hours (once to pick up a child and then again towards a final destination). GCW felt that the spaces proposed would be inadequate with the amount of students, especially at times of parent/teacher conferences or events to which parents are invited such as a Halloween costume party. Although the board was happier with the new plan since they would now know what type of business would be occupying the location they were critical since the parcel was being divided into two lots one for the Goddard school and another unspecified use. The applicant then informed the board they had intended to divide the parcel in to two lots and then to build a single-family residence on Lot 2. The Board expressed their disapproval with that suggestion citing drainage issues and asked the applicant to consider using the space for expansion of parking and snow removal.

**Shores at Silver Lake III continued public hearing definitive subdivision**

Jeffrey Kane of Waterfield Design appeared to request a continuance. EWG stated he felt a continuance would not be fair to the residents who were in attendance to continue. Mr. Kane stated they wanted to get a "bullet proof" report in. They wanted to get reports based on build out of the lot.

RRL stated that this project seemed to be project segmentation and not a true representation of plans for the lot or even meeting the regulations.

BJS stated that the Board had asked for a complete submission on the entire plot and that the applicant should be well aware of this as it is in the subdivision rules and regulations and that the submittal was not complete. Mr. Kane could not address what future development or phasing would be proposed.

EWG asked if there was an environmental analysis. Mr. Kane stated that would be covered when they filed for an ANRAD. SJW stated that she had been given the impression that the ANRAD had been done and that an ANRAD was necessary to ensure that the parcels can be developed as shown on plans. EWG further stated that any additional traffic in "the acres" was infeasible and unsafe and that access points should be on Center Street and Cross Street. RRL reminded him that the traffic he was discussing was from their adjoining 40B project.

TJG asked if they could come back with a complete set of plans. SJW replied that the applicant was aware of what was required under the development rules and regulations. The suggestion was made that they withdraw without prejudice and come back when they have a complete submission and the people who can give answers

Mr. Kane could not respond to the Board's questions about future development of the site and stated that he could not withdraw at this time. The Board advised him that if they approved this development it would be for the entire parcel RRL again suggested they withdraw without prejudice and Mr. Kane stated that he could not.

EWG: Motion to draft a denial of decision for development plan and major residential special permit and development plan for Shores of Silver Lake III.

BJS: Second.

Discussion. The Board wants the decision to reference the reasons for denial with Subdivision Rules and Regulations Section 1350 for the special permits criteria, Section 4310 major residential development approval.

Vote: 5-0, Approved.

### **Colonial Estates 3-lot Subdivision**

Gerald Marchand, proponent, was present but his engineer was not. SJW advised Mr. Marchand that the Board was still waiting on a complete set of revised plans from the engineer and could not vote on the decision based on the information presently at hand and he would need to request a continuance.

BJS: Motion to continue public hearing for Colonial Estates to April 27, 2006 at 7:15 PM.

TJG Second.

Vote: 5-0, Approved.

BJS: Motion to accept request for extension of decision deadline to May 12, 2006.

TJG: Second.

Vote: 5-0, Approved.

**Dunkin Donuts Decision Modification, Noise Mitigation Public Hearing**

RRL opened the public hearing at 8:00 PM.

BJS: Motion to waive reading of Public Hearing Notice.

TJG: Second.

Vote: 5-0, Approved.

SJW reviewed the Dunkin Donuts modified decision language with the Board. John Ditmares, VP Operations, and Kent Gonzalez, VP National Development, appeared for Dunkin Donuts.

The Board discussed options for distribution of a \$40,000.00 noise mitigation fund, which Dunkin Donuts will distribute on recommendation from the Planning Board. Who is most affected, types of allowable mitigation purposes, timeframe for dispersal and review and amount limits were the primary topics of discussion. Several residents were present and the Board asked Jeff Scias, 44 Box Pond Road, Mike Salvadore directly across from the entrance, and Peter Foss, Box Pond Road for their opinions and experiences with noise from the recently opened Northeast Distribution Center. Residences on Depot Street and close to the intersection of Hartford Avenue and Depot Street comprise the initial tier for mitigation. The consensus was that it was too early to tell what the full impact will be when the plant is operating at 100% and when people have their windows open in the warmer weather.

KB suggested that an information gathering take place to determine the impact over a period of time, perhaps 12 months. A high probability of impact area was defined for initial outreach. SJW will draft a notice to the first tier of residences identified as the highest area of potential impact.

BJS: Motion to draft changes to the special permit decision Dunkin Donuts.

TJG: Second.

Vote: 5-0, Approved.

**Planners Report**

SJW updated Board on Connors Crossing, which has a signed plan without a valid decision. Lee Ambler told SJW that the applicant could review the decision not the plans. The Board questioned the timeframe from the decision signing to the signing of the plan and the timeframe in which the plans were filed with the Registry of Deeds. SJW will look into this further.

BJS updated the Board on the ZBA hearing on Lakeview Estates, the proposed 40B. BJS also advised the Board that the Town of Mendon has asked that Bellingham sell

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them water and the Water Resource Committee was discussing the pros and cons of selling water.

MC briefed the Board on the SWAP meeting. She will work with SWAP to get town projects on the list for TIP monies from the state for roadwork.

BJS: Motion to adjourn

TJG: Second

Vote: 5-0, Approved

Minutes Accepted on: \_\_\_\_\_

(date)

(prepared by: Mary Chaves)

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