



# BELLINGHAM PLANNING BOARD

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5 COMMON STREET  
BELLINGHAM, MASSACHUSETTS 02019  
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## April 13, 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 (not present)  
Amy Cook, (AC), Commission on Disabilities  
Mary Chaves, (MC) Coordinator

RRL opened the meeting at 7:00 PM.

Minutes of 3/23/06 continued to next meeting.

BJS: Motion to sign vouchers.

TJG: Second.

Vote: 5-0, Approved.

### **Shores at Silver Lake III decision signing**

BJS: Motion to sign decision denying Development Plan for Shores at Silver Lake II.

TJG: Second.

Vote: 5-0, Approved.

BJS: Motion to sign decision denying Shores at Silver Lake Major Residential Special Permit.

TJG: Second.

Vote4: 5-0 Approved.

### **Duncan Donuts revised decision signing**

BJS: Motion to sign revised decision for Dunkin Donuts Northeast distribution center.

TJG: Second.

Vote: 5-0, Approved.

**Goddard School informal discussion**

Paul Maggiore appeared before the Board to ask direction for his development plan for the Goddard School on South Maple Street. The Board had previously told him that the 35 spaces initially proposed were insufficient for this type of facility. After discussion the Board and Mr. Maggiore agreed to 50 parking spaces for his submission, consistent with the new flow design as submitted in the modified site plan.

**81P 7 Roger Street**

Paul DiSimone appeared before the Board representing the applicant. The parcel meets the frontage and lot shape factor but is a private way with half of it a dirt road. RRL advised him that before anything can be built on the parcel they would have to bring the road up to town standards.

TJG: Motion to approve 81P for 7 Roger Street, plan dated January 26, 2006 Lots 1 & 2.

BJS: Second.

Vote: 5-0, Approved.

**Demolition Delay By-law, brought forth by the Historical Commission**

RRL opened the Public Hearing at 7:15 PM

BJS: Motion to waive reading of Public Hearing notice.

TJG: Second.

Vote: 5-0, Approved.

Ernest Taft, Chairman of the Historical Commission had a statement asking that these articles be passed over at the May 2006 Town Meeting. The commission felt that they needed more work.

BJS: Motion to recommend passing over Article 12, Demolition Delay By-law and Article 13, Zoning amendment.

TJG: Second.

Vote: 5-0, Approved.

*Kate Buyuk*

**Bellingham Commons II, Definitive Subdivision, Development Plan and Special Permit for Drive Through**

RRL Opened the Public Hearing at 7:15 PM.

BJS: Motion to waive reading of Public Hearing notice.

TJG: Second.

Vote: 5-0, Approved.

Mark Beaudry, Meridian Associates, appeared with applicant, George Levine. He proposed a two-lot subdivision and development plan for each lot. The first lot is 4.3

acres and the development plan shows two buildings. One a 24,000 sq ft retail building and the other either a 3000 sq ft restaurant with a drive through or a 5000 sq foot business. A self-storage facility is being proposed for lot 2. Layout, usage and utilities and drainage issues were reviewed.

Mr. Beaudry reviewed a list of waivers they were requesting with a brief explanation for each. He advised the Board that they had filed with MEPA on March 31, 2006 and that an onsite meeting was to take place on April 26, 2006 the peer review by Grave Engineering was not yet complete.

Board discussion included talk about traffic increases in the area and safe turning on entrance and exiting. BJS asked that more consideration be given to the look of the building so they did not look so box like, and the doors at the rear of the building be consistent with delivery trunks having the ability to park behind the specific suite without blocking another tenants exit door. BJS requested that access be given from the rear driveway into the parking area to the right of the commercial building. He also expressed concerns about surface run-off carrying parking lot debris into the storm water management system (detention pond). Mr. Beaudry stated that the applicant was willing "to do his fair share" of mitigation for the Maple Street and Mechanic Street intersection.

TJG asked about the drive through and expressed concerns about the traffic flow. He preferred a bank or retail to a restaurant with drive through. BJS agreed he had concerns about traffic flow with the drive through.

BJS: Motion to continue Bellingham Commons II Definitive Subdivision to April 27, 2006 at 7:45 PM.

TJG: Second.

Vote: 5-0, Approved.

BJS: Motion to Continue Bellingham Commons II Development Plan Review to April 27, 2006 at 7:45 PM.

TJG: Second.

Vote: 5-0, Approved.

BJS: Motion to Continue Bellingham Commons II Special Permit for Drive Through to April 27, 2006 at 7:45 PM.

TJG: Second.

Vote: 5-0, Approved.

### **Connor's Crossing Development Plan Review**

RRL opened the Public Hearing at 7:30 PM.

BJS: Motion to waive reading of Public Hearing notice.

TJG: Second.

Vote: 5-0, Approved.

Tim Jones appeared before the Board and Attorney Lee Ambler appeared at the Board's request. This is an unusual situation. The original decision was approved in October of 2002, but this decision contained clerical errors. Additionally, the endorsed plans were not filed with the Registry of Deeds until April 2004. Attorney Ambler suggested that the Board could do one of two things, sign a new decision containing: the same substance as the original decision, corrections of any clerical errors in the original decision, and changes due to work requested to be completed before plans were submitted, such changes to replace expired decision; or deny the applicant a new decision.

After discussion the Board decided to provide the applicant with a new decision as described. Attorney Ambler reviewed the decision text and made suggestions for changes.

BJS: Motion to continue Connors Crossing Development Plan Decision to April 27, 2006 at 7:00 PM.

TJG: Second.

Vote: 5-0, Approved.

Kate Buyuk informed the board that she was regrettably resigning after May 11, as she was selling her house and would no longer be a Bellingham resident. RRL publically invited resident interested in becoming a PB Alternate to contact the PB office.

BJS: Motion to Adjourn.

TJG: Second.

Vote: 5-0, Approved.

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

(date)

(prepared by: Mary Chaves)

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