



BELLINGHAM PLANNING BOARD

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

April 27, 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) (not present)
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.

BJS: Motion to sign minutes of 4.13.06.

EWG: Second.

Vote: 4-0, 1 absent Approved.

BJS: Motion to sign minutes of 3.23.06.

EWG: Second.

Vote: 4-0, 1 absent Approved.

BJS: Motion to sign vouchers.

GCW: Second.

Vote: 4-0, 1 absent Approved.

Connors Crossing Definitive Subdivision Decision Signing

MC advised the Board that Attorney Ambler and Tim Jones had reviewed the decision and had no objections.

BJS: Motion to sign decision for Connors Crossing Definitive Subdivision.

EWG: Second.

Discussion: Joseph Laplante approached the Board stating that he had evidence that the property did not belong to the applicant and that it was being heard in the courts. He asked the Board not to sign the decision and wait until he could produce the evidence from the court. BJS and RRL asked why he had not come forward with this

information while the public hearing was still open. He responded that he was unaware that anything was going on until construction began. BJS and RRL both advised Mr. Laplante that he had been given opportunity to appear at the public hearing and the Board had already voted to approve the decision and if Mr. Laplante felt that he owned the property it was a civil matter between himself and Mr. Jones. The Board advised Mr. Laplante he would have 20 days to appeal the decision with the Town clerk

Vote: 3-1, 1 absent Approved
GCW voted against.

Colonial Estates Definitive Subdivision Decision Deadline 5/12/06

PaulDiSimone appeared with the applicant, Gerald Marchand. All engineering issues have been addressed.

BJS: Motion to draft favorable decision for Colonial Estates Definitive Subdivision.

GCW: Second.

Vote: 4-0, 1 absent Approved.

Goddard School Development Plan Review, Decision Deadline 6/5/06

BJS: Motion to waive reading of public hearing notice.

GCW: Second.

Vote: 4-0, 1 absent, Approved.

MC advised the Board that due to a change in Planning Board personnel because of the upcoming election, Mr. Maggiore had requested a continuation to the next meeting.

BJS: Motion to continue public hearing for Goddard School Development Plan Review to May 11, 2006 at 7:45 PM.

EWG: Second.

Vote: 4-0, 1 absent, Approved.

Informal discussion with residents of Centerville Lane regarding tree clearing at Walgreens site

MC advised the Board that she had received calls from residents of Centerville Lane regarding the tree clearing. There had been an understanding at the public hearing that a buffer of trees would be left between the site and the residences. Several residents including Richard Miller, Bill Schumacher and Ryanna Darcey voiced their concerns. The Board was asked to take the time to look at the site from their perspective. RRL suggested that a representative from LRC, the company responsible for the site work, appear before the Board at the next meeting and work out issues with the residents.

Bellingham Commons II, continued public hearing, Definitive Subdivision, Development Plan Review and Special Permit for a drive-through, Decision Deadline 6/12/06

Mark Beaudry of Meridian Associates presented plans reflecting the changes that the Board had requested at the first public hearing. They had received comments from Graves Engineering and did not see any issue with coming to agreement with the peer review. They had not had time to reflect the changes due to the comments on the plans.

Mr. Levine, the applicant, was also present. Traffic flow was addressed and Mr. Beaudry informed the Board they had met with Mass Highway and Don DiMartino and the applicant "was prepared to pay his fair share" to improve the intersection at Mechanic Street and Maple Street. The applicant was pressed to state what figure he felt his "fair share" represented. Mr. Levine responded that he hoped to have a figure to offer by next week. Mr. Levine further informed the Board that he was donating the lighting and other equipment from the driving range to the Town.

Bill Shaw, the architect, showed the Board some sketches of the proposed building. Ken Cram, traffic consultant, answered some general questions for the Board regarding types of businesses and the traffic they typically generate.

BJS: Motion to continue public hearing for Bellingham Commons II Definitive Subdivision, Development Plan Review and Special Permit for Drive-through to May 11, 2006 at 8:00 PM.

GCW: Second.

Vote: 3-1 Approved.

EWG voted against.

Runways Salon, 66 Mendon Street, Development Plan Review

Bill Halsing of Land Planning and the applicant, Wayne Goranson, appeared before the Board. All engineering issues have been addressed, Mr. Goranson was also agreeable to granting the town a permanent easment at the corner to improve traffic entry and exiting.

BJS: Motion to draft approval for 66 Mendon Street for plan dated 4/6/06 with an easement, granted to the Town, acceptable to the DPW for modification of Brook Street not to exceed the area marked by hay bales on said plan.

EWG: Second

Vote: 4-0, 1 absent, Approved.

Commonwealth Capital Form

MC asked the Board to review the Commonwealth Capital information sent via e-mail. These forms are used by the Commonwealth when municipalities are applying for state funds. RRL suggested a meeting between Don DiMartino, Denis Fraine, Stacey Wetstein, if she's available, and a planning board member take place to complete the forms. MC will contact the appropriate parties.

BJS: Motion to adjourn

EWG: Second

Vote: 4-0, 1 absent, Approved.

Minutes Accepted on: May 11, 2006
(date)

Mary Chaves
(prepared by: Mary Chaves)

Roland R. Laprade
Roland R. Laprade

Brian J. Sutherland
Brian J. Sutherland

Edward W. Guzowski
Edward W. Guzowski

Glenn Wojcik
Glenn Wojcik

Thomas J. Guerin
Thomas J. Guerin