



# BELLINGHAM PLANNING BOARD

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5 COMMON STREET  
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## May 11, 2006 Meeting Minutes

### Present at the meeting:

Roland R. Laprade (RRL), Chair  
Brian J. Sutherland (BJS) Vice Chair  
Glenn C. Wojcik (GCW), Secretary  
David Brown (DB)  
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.

RRL congratulated GCW and DB on their election to the Board and turned the meeting over to MC. MC called for nominations for Chairman.

RRL nominated BJS for Chairman.

TJG: Second.

Vote 5-0, Approved.

MC turned the meeting back to BJS.

BJS called for nominations for Vice Chair.

RRL nominated GCW for Vice Chair.

TJG seconded.

Vote 5-0, Approved.

BJS asked for nomination for Secretary..

TJG nominated DB.

BJS seconded.

Vote: 5-0, Approved.

RRL: Motion to sign minutes of April 27, 2006

TJG: Second

Vote: 4-0 Approved

RRL: Motion to sign vouchers.

TJG: Second.

Vote: 5-0, Approved.

### **Colonial Acres Decision Signing**

RRL: Motion to sign decision for Colonial Acres Definitive Subdivision.

TJG: Second.

Vote: 4-0, Approved.

### **Runways/66 Mendon Street Decision Signing**

RRL Motion to sign decision for Runways/66 Mendon Street Development Plan Review.

TJG: Second.

Vote: 4-0, Approved.

### **Informal Discussion, Mitch LaPlante, Assumption Parrish**

Mitch Laplante advised the Board that he had purchased the Church property. He is currently in negoatiation with the Veteranian Clinic to move their location in a property swap. He proposed to build his project on both sides of the street on Pulaski BLvd. In order to make his project work there will need to be rezoning of the area. Mitch proposed paying for a consulting firm of the town's choice to write a mixed use overlay district bylaw to facilitate a zoning change amendment to be placed on the warrant for the next Town meeting.

Area residents and property owners expressed their concerns that if Mr. LaPlante was paying for the consultant, would they be cut out of the process. They were reassured that their property's zoning would not be adversely affected and that the standards for public notice and public access for offering comment would be preserved.

### **D & N Estates Definitive Subdivision and Major Residential Special Permit**

RRL: Motion to waive reading of public hearing notice.

TJG: Second.

Vote: 5-0, Approved.

Bill Halsing, Land Planning Inc, appeared for the applicant. He requested that the Board accept a withdrawal without prejudice as the applicant had recently filed an ANRAD and will need time to have that completed for their submission.

RRL: Motion to accept the withdrawal without prejudice for D & N Estates Definitive Subdivision and Major Residential Special Permit.

TJG: Second.

Vote: 5-0 Approved.

**Walgreens Site Tree Removal discussion**

Dave Phillips of LRC, Denis Fraine and Stuart LeClair appeared to answer concerns of Centerville Lane residents. Mr. Phillips showed a plan documenting the area where trees had been cleared in error and where the replanting of pine trees would take place once the site work was completed. He stated that some of the residents abutting the site on Centerville Lane and Mechanics Street had agreed to water the trees.

Richard Miller asked to review the plans and agreed that he was satisfied. Bill Shoemaker, Centerville Road resident, also stated that he had no issue with the plan and believed the all parties involved had done their best to make the project appealing .

**Pine Acres, Form J Bond Discussion**

RRL recused himself from the discussion as he may benefit from sewer installed by the proponent.

Gerry Brisson, engineer, and Leo Dalpe, owner, appeared before the Board to discuss a Bond so that lot releases could be obtained. Don DiMartino, DPW, suggested that a minimum of \$350,000.00 be held. The Board advised Mr. Daple of acceptable means of bond and will review again at the next meeting.

TJG: Motion to continue discussion to May 25, 2006 at 7:00 PM.

GCW: Second.

Vote: 4-0, Approved 1 abstain.

**Goddard School Development Plan Review**

Paul Maggiore, Matthew Maggiore, proponents, and Mike Simmons of Guerriere and Halnon appeared before the Board. His presentation included a discussion of site changes and traffic data collected from daycare centers in the surrounding area. Questions arose over the retention basin and the intent to split off a portion of the land for a single-family residence. The board was assured any split would comply with town bylaws and accommodation would be made for any applicable drainage easements. MC advised the Board that the final peer review of the engineering issues is ongoing and that she is still waiting for the Board of Health and Conservation Commission for final comments. Mike Graf will review the site for the septic system, but did not have plans at this time.

RRL: Motion to continue Goddard School Development Plan Review to May 25, 2006 at 7:15 PM.

TJG: Second.

Discussion: GWC expressed concern of the traffic impact at peak hours at the Maple and Mechanic Sts intersection. He questioned whether or not it would be advisable to limit the number of personnel and students at any one time in the decision. It was suggested this be taken up at next meeting.

Vote: 5-0, Approved.

**Bellingham Commons II**

Mark Beaudry of Meridian Associates, Ken Cram, traffic consultant, Bill Shaw, architect, and George Levine, proponent, appeared before the Board. Mark Beaudry reviewed the proposed egresses to the subdivision. He stated that they had met with Mass Highway and that they supported this plan. KB reminded Mr. Beaudry that the Board was under no obligation to accept the roadway based on Mass Highway's findings. The Board questioned the safety and flow of the proposed entry and exit on to Mechanic Street on the southernmost side. Mr. Beaudry stated that they had tried to reach Volta Corporation to discuss sharing the driveway, but that Volta had been unresponsive. RRL asked to hear from Dan Mills of MDM Transportation, who conducted the peer review study. Mr. Mills advised the Board the Mass Highway's recommendation means little in terms of what's best for the Town of Bellingham. Mr. Mills stated that he believed the placement of the southern most drive would cause major traffic disruptions and would be unsafe. He suggested entry and exit from one point, the subdivision roadway and perhaps the reconfiguration of the retail and restaurant to make them more easily accessible from that roadway. The Board agreed with Mr. Mills and the proponent expressed that he would be open to those suggestions.

Mark Beaudry gave the Board figures on what he believed was the proponent's "fair share" towards roadway improvements at the Mechanic and Maple Streets intersection. The Board was not satisfied with his formula, and the town's traffic consultant had not even seen it so the Board could get his feedback.

Mr. Beaudry stated that all of the engineering issues had been worked out, and MC advised the Board that Graves Engineering had no further comments at this time. The Board advised Mr. Beaudry that due to personnel changes on the Board that after this meeting there would not be enough Board members to grant a special permit (this was due to KB leaving the board after the meeting). Mr. Beaudry stated that they would like to withdraw without prejudice and resubmit to a full Board with the input gathered from this experience.

RRL: Motion to accept withdrawal without prejudice from Bellingham Commons II  
Definitive Subdivision.

TJG: Second.

Vote: 4-0, Approved.

RRL: Motion to accept withdrawal without prejudice from Bellingham Commons II  
Development Plan Review.

TJG: Second.

Vote: 4-0, Approved.

RRL: Motion to accept withdrawal without prejudice from Bellingham Commons II  
Special Permit for Drive through.

TJG: Second.

Vote: 4-0, Approved.

### New Business

BJS updated the Board on the Lakeview Estates public hearing and advised the Board that the Zoning Board of Appeals has requested that the Planning Board review the proposed mitigation. Don DiMartino appeared at the hearing to discuss the proposed water and sewer mitigation. The Zoning Board decided to address traffic and density at their next hearing on June 27, 2006.

MC advised the Board that Stephen Bartha would be available to interview for the Associate position on the Board. The Board direct MC to set up a time at the May 25, 2006 meeting.

RRL: Motion to adjourn.

TJG: Second.

Vote: 5-0, Approved.

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

(Date)

6-22-2006

(Prepared by: Mary Chaves)

*Mary Chaves*

*Roland R. Laprade*

Roland R. Laprade

*Brian J. Sutherland*

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*David Brown*

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*Glenn Wojcik*

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*Thomas J. Guerin*

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