



# BELLINGHAM PLANNING BOARD

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5 COMMON STREET  
BELLINGHAM, MASSACHUSETTS 02019  
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## May 25, 2006 Meeting Minutes

- **Present at the meeting:**

Brian J. Sutherland (BJS) Chair  
Glenn C. Wojcik (GCW), Vice Chair  
David Brown (DB) Secretary  
Edward W. Guzowski, (EWG),  
Thomas J. Guerin (TJG),  
Roland R. Laprade (RRL),

**Other officials:** Stacey J. Wetstein, (SJW) Town Planner (not present)  
Amy Cook, (AC), Commission on Disabilities  
Mary Chaves, (MC) Coordinator

BJS opened the meeting at 7:00 PM

TJG: Motion to sign vouchers  
RRL; Second  
Vote: 5-0, Approved

### **Pine Acres, Tripartite Agreement**

RRL recused himself from the discussion, as he will benefit with sewer from this project. Attorney Richard Cornetta appeared with applicant, Leo Dalpe to review the tripartite agreement for Pine Acres. MC advised the Board that she had sent the agreements to Attorney Ambler for his comments and that he had made some changes and forwarded the document to Mr. Dalpe's attorney.

Attorney Cornetta presented the Board with a copy of the comments from Attorney Ambler and pointed out where those changes were made in the agreement.

TJG: Motion to sign the Tripartite Agreement for Trustees of Germaine Realty Trust.  
GCW: Second  
Vote: 4-0, Approved 1 abstain

### **Goddard School Development Plan Review**

Mike Simmons, engineer, Paul Maggiore and Matthew Maggiore appeared before the Board. Mr. Simmons stated that he felt all outstanding issues had been addressed. MC advised the Board that the peer review engineer had no further comment and that the Board of Health was satisfied that a suitable septic system could be installed on the

site. The Conservation Commission had no major outstanding issues, but wanted to ensure that should the lot be subdivided, the care and maintenance of the basin would be the responsibility of the owner of the larger parcel. Mr. Maggiore advised the Board that one of the abutters had not received a certified mailing of the public hearing notice and that he had a letter from the abutter waiving his right to such notice.

RRL: Motion to draft favorable decision for Goddard School Development Plan review.

TJG: Second

Discussion: GCW was concerned about the proposed property line on the plan. Mr. Maggiore advised him that the purpose of that was to demonstrate to the Board that he may separate the parcel at some point and wanted to be forthcoming in his intentions. GCW was also concerned about the number of employees and children that would be in the school at any given time. He suggested that stating the number of people at one time be spelled out in the decision. RRL advised GCW that there was no town enforcement agency that could adequately keep track. Mr. Maggiore advised the Board that the state mandates the number of people per the square footage of the building. After some discussion it was generally agreed that since the Town could not reasonably enforce GCW desired conditions the decision should not state those specifics.

Conditions of the decision will include \$21,000.00 mitigation to go towards the reworking of the intersection at Maple and Mechanic Streets, condition that the owner of the school property maintains the catch basin and they agree to a Fire Department request for fire alarm inspection

Vote: 5-0, Approved

RRL; Motion to grant request for extension of decision deadline to June 9, 2006.

TJG: Second.

Vote: 5-0, Approved.

### **Planners question**

MC asked Board how for direction in the quotation from Community Opportunities Group regarding the writing of an overlay district bylaw for the Assumption Church property. Mitch LaPlante had agreed to pay their fee to facilitate bylaw passage.

The Board discussed that this would be written in such a way that it could be easily adapted to other area of Pulaski Blvd. in need of relief for redevelopment.

RRL: Motion to direct MC to enter an agreement with Community Development Group to write overlay district bylaw.

TJG: Second.

Vote: 5-0, Approved.

### **Planning Board Alternate**

Stephen Bartha, Blackstone Street, met with the Planning Board to be considered for the opening for Associate member. He is a structural engineer and has some knowledge of the review process and is interested in serving the Town. The Board

asked if his firm had presented in Bellingham, and he responded they had not in quite some time and that he would recuse himself wherever appropriate. The Board agreed that Stephen would be an asset to the Board and asked MC to set up time on the Selectmen's next agenda so that a joint appointment could be made.

RRL: Motion to recommend Stephen Bartha as Associate Member of Planning Board to Selectmen and schedule meeting for joint appointment.

GCW: Second.

Vote: 5-0, Approved.

RRL: Motion to adjourn.

TJG: Second.

Vote: 5-0, Approved.

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

(date)

6/8/06

(prepared by: Mary Chaves)

Mary Chaves

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