



BELLINGHAM PLANNING BOARD

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

June 8, 2006 Meeting Minutes

- **Present at the meeting:**

Brian J. Sutherland (BJS) Chair
Glenn C. Wojcik (GCW), Vice Chair
David Brown (DB) Secretary
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 minutes of May 25, 2006.

RRL: Second.

Vote: 5-0, Approved.

TJG: Motion to sign minutes of May 11, 2006.

RRL: Second.

Discussion: GCW did not have an opportunity to review these minutes and asked to delay voting until he's had the opportunity to review them.

TJG: Withdrew motion for May 11, 2006 minutes.

RRL: Withdrew Second

RRL: Motion to sign vouchers.

TJG: Second.

Vote: 5-0, Approved.

Colonial Estates Definitive Subdivision, Plan Signing

RRL: Motion to sign plans for Colonial Estates, dated March 30, 2006.

TJG: Second.

Vote: 5-0, Approved.

66 Mendon Street/Runways Salon Development Plan Review, Plan Signing

GCW: Motion to sign plans for 66 Mendon Street Development Plan Review dated April 25, 2006.

TJG: Second.

Vote: 5-0, Approved.

Goddard School Development Plan Review Decision Signing

MC advised the Board that one of the conditions had been altered with the agreement of the Fire Department and Conservation Commission regarding snow removal. The wording had been changed from no snow be stored on the site to snow must be removed from the site when the snow storage area reached 50% capacity and at no time shall the permitted number of parking spaces be affected by snow.

RRL: Motion to sign decision for Goddard School Development Plan Review.

TJG: Second.

Vote: 5-0, Approved.

Pine Acres Definitive Subdivision Lot Release

RRL recused himself from the discussion as he may benefit from sewerage associated with this project. The bond has been posted and Mr. Dalpe is about to sell off his lots.

TJG: Motion to sign covenant of Germaine Realty Trust to release lots 1 through 28 for Pine Acres Definitive Subdivision.

GCW: Second.

Vote: 4-0, Approved 1 Abstain.

Lakeview Estates Traffic Mitigation Review

The Zoning Board of Appeals had requested an opinion of the mitigation proposed by the proponent. RRL advised the Board that since the Board was being sued by the proponent regarding an adjacent parcel which the Board felt was intrinsically connected to the Lakeview Estates project; they should withhold comment until seeking the advice of Town Counsel. BJS apologized to the residents present for the discussion and explained the Board's position. Hopefully we would have a decision by the next meeting. (Mary, please make certain that we get an opinion for Thursday and that it is on the agenda.)

EMC Definitive Subdivision, 1st Public Hearing, Decision Deadline August 10, 2006

BJS opened the public hearing at 7:30 PM

RRL: Motion to waive reading of public hearing notice

TJG: Second

Vote: 5-0, Approved

Attorney Chris Toomey, Dan Feeney of Beals and Thomas and Dave Streeter of EMC appeared before the Board.

Attorney Toomey stated that their position was that no Traffic Study was warranted according to his interpretation of the town's by-laws.

RRL counted that he would like the opinion of the town's legal counsel before proceeding.

RRL; Motion to obtain legal opinion from Town Counsel to determine if the submission is in keeping with the Town's by-laws and regulations.

GCW: Second

Vote: 5-0, Approved

Dan Feeney reviewed the subdivision plan for the Board. The project had not been altered much from the preliminary plan with a total of 11 industrial lots. There was great concern about the possible impacts of the subdivision not being properly mitigated. Mr. Streeter assured the Board that EMC's only interest was to freeze the zoning for the parcel and sell it to another party for development. Several abutters were present. Don Martinez and Barbara Chase of Maple Street and Cecile Barrett of High Street expressed concerns over traffic and safety and the scenic status of Maple Street.

RRL asked the proponent's why they submitted such an unimaginative plan when they had previously submitted another subdivision plan which was far better thought out with less impact to the surrounding area. BJS pointed out that a plan had been submitted with a realignment of Maple Street, protecting the neighbors and keeping the character of the scenic road. The reconfiguration of Maple Street to lessen the impact on the residents in the vicinity was much more desirable than the current proposal. BJS requested that EMC return with such a plan for submittal instead of the current one. Mr. Streeter was unaware of the previous submittal, and agreed to confer with his engineers to see if it made sense to alter their proposed plan to the one previous submitted and requested by the Planning Board.

RRL: Motion to continue EMC Definitive Subdivision Plan to June 22, 2006 at 7:15 PM

TJG: Second

Vote: 5-0, Approved

MC Made a report to the board regarding the Shores at Silver Lake III litigation and discovery. She asked the Board to review the documents and get back to her with comments at the next meeting.

TJG: Motion to adjourn

DB: Second

Vote: 5-0, Approved

Minutes Accepted on: _____





MINUTES OF THE PLANNING BOARD


June 6, 2006

(date Date)

(prepared Prepared by: Mary Chaves)


Roland R. Laprade


Brian J. Sutherland


David Brown


Glenn Wojcik


Thomas J. Guerin