



## BELLINGHAM PLANNING BOARD

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5 COMMON STREET  
BELLINGHAM, MASSACHUSETTS 02019  
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[PlanningBoard@bellinghamma.org](mailto:PlanningBoard@bellinghamma.org)

### July 13, 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),  
Stephen Bartha (SB)

**Other officials:** Stacey J. Wetstein, (SJW) Town Planner  
Amy Cook, (AC), Commission on Disabilities  
Mary Chaves, (MC) Coordinator

BJS opened the meeting at 7:00 PM

TJG: Motion to sign the minutes of June 22, 2006 as amended  
DB: Second  
Vote: 5-0, Approved

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

### **Hidden Pines Bond Release Discussion**

Michael Civitarese and Tim Baxter of Arcadia Enterprises appeared to request a bond reduction for the Hidden Pines subdivision road. The Conservation Commission advised that their issues had been resolved with the proponent. The storm water bond had been posted, as-built road plans provided and a certificate of compliance has been issued.

Don DiMartino told SJW that the boundary markers could be cut if the residents felt they were too high. The berm is standard so changes would be required.

Mr. Civitarese supplied photographs to show that the bounds had been cut down to ground level in response to the resident concerns. He indicated he would address the

cul-de-sac paving issue in whatever manner the PB decided. The board agreed to leave it alone.

RRL: Motion to reduce the bond for Hidden Pines from to \$31, 026.20 to \$2,800.00 for a total reduction of \$28,326.20.

TKG: Second.

Vote: 5-0, Approved.

### **Woodbury Ridge Definitive Subdivision and Major Residential Special Permit**

RRL: Motion to waive reading of Public Notice.

TJG: Second.

Vote: 5-0, Approved.

David LaChance, applicant, and Michael Moonan of Weston and Sampson Environmental Engineering presented the proposed six duplex subdivision to the Board. Much care had been given to the layout of the buildings to maximize the aesthetic appeal while setting aside a large percentage of the land for the Conservation Commission. The project is engineered to disturb as little of the old growth of vegetation as possible. Walking trails through the conservation area would be made accessible and a small parking area would be set aside for public use.

Comments from Don DiMartino were discussed regarding the roadway, primarily the difficulty in maintaining the roadway during the winter months due to its slope and the heavy salting that would be required. Mr. Moonan advised the Board that the roads were designed with the lane guidelines in terms of slope and fall well within the limits of the regulations. The vegetation along the roadway consists of salt tolerant vegetation that will further the regeneration to the aquifer. They will be filing their notice of intent with the Conservation Commission tomorrow.

Graves Engineering had not had time to prepare their peer review of the engineering so a continuance would be in order to allow time to respond to the peer review.

Julia Young Hanas 869 S Main St stated that she liked the project but had a concern over traffic turning onto South Main Street. She lives directly across the street from the proposed entrance.

RRL: Motion to continue Woodbury Ridge Definitive Subdivision Definitive Subdivision to August 10 2006 at 7:15PM.

TJG Second.

Vote: 5-0.

RRL: Motion to continue Woodbury Ridge Major Residential Definitive Subdivision Definitive Subdivision to August 10 2006 at 7:15PM

### **Planners Report**

SJW reminded the Board that annual contract renewals were due.

TJG: Motion to sign memorandum of understanding dated July 1 2006 through June 30, 2007 for the Town Planner.

RRL Second.

Vote: 5-0, Approved.

TJG: Motion to sign the memorandum of understanding for town planner's coordinator for July 1-2006 to June 30 2007.

RRL Second.

Vote: 5-0, Approved.

RRL: Motion to Adjourn

TJG: Second

Vote: 5-0, Approved

Minutes Accepted on: 8/1/06  
(Date)

Mary Chaves  
(Prepared by: Mary Chaves)

Roland R. Laprade  
Roland R. Laprade

Brian J. Sutherland  
Brian J. Sutherland

David Brown  
David Brown

Glenn Wojcik  
Glenn Wojcik

Thomas J. Guerin  
Thomas J. Guerin