



# BELLINGHAM PLANNING BOARD

5 COMMON STREET  
BELLINGHAM, MASSACHUSETTS 02019  
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## February 8, 2007 Meeting Minutes

- **Present at the meeting:**

Brian J. Sutherland (BJS) Chair  
Glenn C. Wojcik (GCW), Vice Chair (absent)  
David Brown (DB) Secretary  
Thomas J. Guerin (TJG), (absent)  
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

BLS opened the meeting at 7:00 PM.

RRL: Motion to sign minutes of January 25, 2007 meeting as amended.

DB: Second.

Vote: 3-0, Approved.

RRL: Motion to sign vouchers.

DB: Second.

Vote: 3-0, Approved.

## 66 Mendon Street, Decision Signing

Wayne Goranson, applicant, appeared with Bill Halsing of Land Planning. The decision had been reviewed and Wayne had the driveway to Brook Street blocked off as requested. The decision states that the pavement must be removed by May 8, 2007 or before certificate of occupancy is obtained for salon.

RRL: Motion to sign amendment to decision for 66 Mendon Street Development Plan Modification.

DB: Second.

Vote: 3-0, Approved.

**Ron Trottier, Wrentham Road Informal Discussion**

Ronald Trottier appeared before the board to discuss the possibly of creating two lots on his family property of approximately 12 acres on Wrentham Road. The lot shape factor conformed to zoning guidelines. There is a permanent easement granted to New England Country Club for a potential future access road. Should the road be built there would be enough frontage for both lots to conform to zoning guidelines

SJW advised the Board that basically, they were looking to create a back lot subdivision and he was looking for a Planning Board opinion. BJS questioned the agreement concerning the ownership and maintenance of the drainage easement. Mr. Trottier advised him that it was all spelled out in the agreement.

**Brookfield Estates Preliminary Subdivision and Water Resource Area Special Permit Determination**

Attorney Joseph Antonellis appeared the applicant's son, Kevin DiSimone. Attorney Antonellis outlined the proposed subdivision for the Board. The only waiver asked for was the changing of plans to 40 to 1 scale.

SJW asked about the Water Resource District. Attorney Antonellis indicated that they would not meet the threshold to require a water resource special permit. He did not have the figures, but Paul DiSimone had given him the information. The calculations will be presented to the Board at another time for their review.

SJW advised Attorney Antonellis that they should file a notice of intent with Conservation Commission so that the hearings would be concurrent with the definitive subdivision.

SJW suggested that a cluster development be considered. Attorney Antonellis answered that because of the areas where suitable percs were found the lots need to be larger to accommodate the systems. BJS suggested a shared system, but Attorney Antonellis stated they wanted to stay away for shared systems with the subdivision.

SJW reminded Attorney Antonellis that the storm water regulations had been updated since Mr. DiSimone had been an applicant before the board, and he should make sure that he refers to the new regulations.

Don DiMartino comments were reviewed and they will try to configure the roadway at 9% it is steep. And a "bear to plow". It is below the legal limit.

The street is to be considered a lane which allows for a 12% grade. They will however, look at the engineering and see what can be done. Don DiMartino had also spoken with the applicant regarding the installation of a water line to be used for future access.

**Dunkin Donuts Noise Mitigation**

SJW scheduled people in 5 minute intervals to present their noise mitigation requests. BJS advised all present that they need only to state their name, address and mitigation completed or to be completed. SJW advised that she would require the social security numbers of the recipients as the money is considered taxable income. BJS let the people in the audience know that this \$40,000 in mitigation monies is all that will be available to residents and that Dunkin Donuts was very generous as they did not have to establish this fund but did so as part of being a good neighbor.

Marlene Blumenthal, 111 Hartford Avenue paid \$6200.00 for fencing.

RRL: Motion to grant maximum distribution of \$1753.78 for work completed.

DB: Second.

Vote: 3-0, Approved.

Maurice Durand, 48 Box Pond Road requested \$208.95 for window air conditioning unit. All receipts must be submitted by August 8, 2007.

RRL: Motion to grant \$208.95 upon proof of purchase of window air conditioner.

DB: Second.

Vote: 3-0, Approved.

Walter Vater, 58 Depot Street, submitted proposal for windows in the amount of \$2182.00

RRL: Motion to grant maximum distribution of \$1753.78 upon proof of Installation, all receipts to be received by Planning by August 8, 2007.

DB: Second.

Vote: 3-0, Approved.

Jean Goneau, 2 Rose Avenue, submitted receipt for windows in the amount of \$1200.00.

RRL: Motion to grant \$1200.00 for reimbursement for windows.

DB: Second

Vote: 3-0, Approved.

Martin Jaquith, 29 Hartford Avenue, submitted receipt for \$3500.00 for windows

RRL Motion to grant maximum of \$1753.78

DB: Second

Vote: 3-0 Approved

Charles Killoy, 128 Depot St. submitted a quote of 1191.80 for air conditioning.

RRL: Motion to grant full amount of \$1191.90 for air conditioning units to be paid upon proof of purchase by August 8, 2007.

DB: Second

Vote: 3-0, Approved.

Quint Roth, 2 Rawson Rd, submitted receipt for windows in the amount of \$8923.00

RRL: Motion to grant maximum of 1753.78

DB: Second

Vote: 3-0, Approved

Betty Rovedo, 234 Depot Street, presented receipt for fencing in the amount of 1032.80.

RRL: Motion to grant \$1032.80.

DB: Second.

Vote: 3-0 Approved.

Dean Rovedo, 230 Depot Street, presented estimate for windows in the amount of \$4125.00.

RRL: Motion to approve the maximum of \$1753.78 upon proof of installation to be presented by August 8, 2007.

DB: Second.

Vote: 3-0, Approved.

Eric Banks, 103 Hartford Avenue, presented an estimate in the amount of \$6192.30 for central air conditioning.

RRL: Motion to grant the maximum amount of \$1753.78 upon proof of completion of work by August 8, 2007.

DB: Second.

Vote: 3-0, Approved.

Diane Choquette, 46 Box Pond Road, submitted estimate for Central AC in the amount of \$7223.00. She had already paid for the concrete slab.

RRL: Motion to grant the maximum amount of \$1753.78, \$172.10 now and the balance upon proof of completion of work by August 8, 2007.

DB: Second.

Vote: 3-0 Approved.

Fred Cormier, 159 Hartford Avenue presented an estimate for windows in the amount of \$6192.30.

RRL: Motion to grant the maximum amount of \$1753.78 upon proof of completion of work by August 8, 2007.

DB: Second.

Vote: 3-0, Approved.

Kathleen Donato, 8 Grove Street, presented an invoice for \$15,725.00 for windows and \$3945.00 for central air conditioning. SB noted that the windows were installed prior to the Dunkin Donut's Distribution facility being active, but the fencing went up after the center was in operation.

RRL: Motion to grant maximum of \$1753.78

DB: Second.

Vote: 3-0, Approved.

Donna Harrison, 2 Kathy Drive, submitted proposals for windows in the amount of \$7,791.00 and fencing for \$2792.00.

RRL: Motion to grant maximum of \$1753.78.

DB: Second.

Vote: 3-0, Approved.

Richard Keniston, 52 Box Pond Road, submitted proposals in the amount of \$8917.00 for windows and \$7,324.00 for Central Air Conditioning.

RRL: Motion to grant the maximum amount of \$1753.78 upon proof of completion of work by August 8, 2007.

DB: Second.

Vote: 3-0, Approved.

Paul Morrell, 3 Kathy Drive, submitted a receipt for fencing in the amount of \$2,980.00.

RRL: Motion to grant maximum of \$1753.78.

DB: Second.

Vote: 3-0, Approved.

BJS repeated to all that all monies for noise mitigation would be processed through the Planning Board and that no one should go directly to Dunkin Donuts and that there was no further funding available beyond the \$40,000.00. Dunkin Donuts will receive a list of the people and the amounts approved from the Planning Board and send the checks directly to the recipients.

RRL: Motion to adjourn.

DB: Second.

Vote: 3-0, Approved.

Minutes Accepted on: Feb. 22, 2007  
(date)

  
(prepared by: Mary Chaves)

  
Roland R. Laprade

  
Brian J. Sutherland

  
David Brown

  
Glenn Wojcik

  
Thomas J. Guerin