



BELLINGHAM PLANNING BOARD

5 COMMON STREET
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June 14, 2007 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),
Stephen Bartha (SB)
Patricia Buckley (PMB)
John Sexton (Associate Member)

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

BJS opened the meeting at 7:00 PM.

GCW: Motion to sign minutes of 5.24.07 as amended.

SB: Second.

Vote: 5-0 Approved.

SB: Motion to sign vouchers.

GCW: Second.

Vote: 5-0, Approved.

81P, Bradley Wright, Mellon Street

Attorney Joseph Antonellis appeared on behalf of Bradley Wright, property owner. He is looking to divide a parcel which is located in both Bellingham and Milford. The parcel is to be divided into two residential parcels and the houses will be entirely in Milford and the road frontage is in Milford.

SJW informed the Board that is standard procedure that the regulations follow the town issues the building permits.

BJS said that he wanted a plan that showed the entire parcel not just the two building lots. Attorney Antonellis stated that he was not aware of that being in the statute regarding ANR. He asked to continue to next meeting to present a newly drawn plan.

Attorney Antonellis was advised that he would not have to ask for a continuance but could simply bring the new plan to the next Planning Board Hearing. Attorney Antonellis advised the Board that he would not be at the next meeting but that the project engineer would represent the applicant.

81P, Steeves, Wrentham Road

The Steeves appeared before the Board to review their plan. They are planning to build an addition to their home and need more land to meet the setback requirements. Their parents own the land directly behind them and are giving them a piece. All lot shape factor and frontage requirements are met.

SB: Motion to accept 81 P

DB Second

Vote: 5-0 Approved

EMC Subdivision Plan Signing

| GCW: Motion to sign plans for EMC Definitive Subdivision.

DB: Second.

Vote: 5-0, Approved.

| Pulaski Boulevard Informal Discussion

Roland Laprade, Chairman of the Pulaski Blvd. and Downtown Overlay committee advised the Board that that although the Overlay failed by a few votes, something still has to be done about Pulaski Blvd. He described some of the features which he believed needs remedy.

He told the Board that he had asked Denis Fraine to approach the Board of Selectmen about holding a joint forum with the Planning Board and residents and businessmen in the area. He stated that he still believes that overlay is the best option to get development in the area, but was interested in hearing ideas from others on how to stimulate redevelopment and enhance Pulaski Boulevard. Mr. Laprade reminded the Board that most of the negative talk during the Town Meeting was not actually about the overlay district but issues with the Planning Board and town bylaws in general.

The questions for discussion at the joint session would include:

How do we blend residential and business?

What ideas do people have to encourage redevelopment?

He would like agreement from the Planning Board to schedule the joint meeting for the next Planning Board meeting scheduled for June 28. SJW suggested 8PM would be an appropriate time.

BJS stated that it was important to make sure to engage as many as possible in the discussion before Town Meeting. SJW replied that flyers would be distributed throughout the area to businesses and residents alike.

Water Resource Committee report from PMB

PMB briefed the Board on the last Water Resource Committee meeting. BJS had asked her to attend. There is an ongoing issue with construction vehicles pumping water from Box Pond into their tankers. These vehicles do not pay for the water and have no permits to do so, although by all indications there is no law against taking water this way. Discussion about whether it made sense to set up a pumping station and charge for the water was made. No determinations have been made as yet.

DB: Motion to adjourn.

GCW: Second.

Vote: 5-0, Approved.

Minutes Accepted on: 6/28/07

(date)



Stephen W. Bartha


(prepared by: Mary Chaves)



Brian J. Sutherland



David Brown



Glenn C. Wojcik



Patricia M. Buckley