



# BELLINGHAM PLANNING BOARD

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## July 26, 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)

**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.

SB: Motion to sign minutes of June 28, 2007.

DB: Second.

Vote: 5-0, Approved.

DB: Motion to sign vouchers.

SB: Second.

Vote: 5-0, Approved.

### **Brookfield Estates Definitive Subdivision, 1<sup>st</sup> Public Hearing**

GCW: Motion to waive reading of the public notice

SB: Second

Vote: 5-0, Approved

Attorney Joseph Antonellis appeared on behalf of the applicant, Emil Gareau. Attorney Antonellis addressed on of the comments regarding a portion of the bylaw which Graves Engineering references in comments 10 and 11 regarding section #2130 A of the Zoning Bylaws. Attorney Antonellis advised the Board that he had read the bylaw and his understanding that in case of a use in both districts the lot is considered as a whole and the regulations come from the district where the lot frontage lies shall dictate the entire lot. He also conferred with Stuart LeClair the Zoning Agent for clarification. Paul DiSimone, Colonial Engineering, appeared to address other engineering issues. A comment from Don DiMartino regarding the Cape Cod berm was addressed. Paul will follow up with Don. He also questioned a comment regarding the cost of cleaning the basins.

Another comment of moving the water pipe 40 feet to increase pressure did not seem viable to them as it would put the pipe in the middle of the draining basin. The plan calls for seven new house lots and one existing house lot on Locust Street. They have filed the notice of intent with the Conservation Commission but the hearing is not until

The erosion control detail on the plan will be added once the Conservation Commission lets them know what they prefer.

DB: Motion to continue public hearing for Brookfield Estates to August 23, 2007 at 7:15

GCW: Second.

Vote: 5-0, Approved.

### **Shoppes at Bellingham Development Plan, Major Commercial Special Permit and Water Resource District Special Permit**

Bob Frasier of WS Development and Rick Bryant, traffic engineer appeared to give the Board a status report.

They are assembling all the historical documents regarding the dealings with Mass Highway for MDM, the town traffic peer review engineer.

They have been gathering information requested by the Board regarding growth in neighboring communities. There was a meeting with the Town planner and the traffic engineers for both sides. Information is being sent to MDM based on that meeting. They felt they were 2-4 weeks to getting the information and about 6 weeks out for the peer review engineer to review.

Mr. Bryant reviewed the bypass road. The Board has requested that they look for an alternate solution. The plan presented showed the wetland buffer. The bypass as presented was engineered to accommodate the wetland buffers as much as possible.

SJW asked where they were with MassHighway. They are still on the fence about whether a round about or light would make more sense. They expect a decision from MassHighway within 60 days.

Fred Milgram, asked if the surrounding secondary roads were included and is concerned about contractors using the neighborhood roads looking for cut throughs etc., during the building process.

Richard Kruger, Sunset Court, question the background growth rate and why it wasn't done at 2% over 5 years and was done at 1% over 10 years. SJW replied that there was a joint meeting with traffic engineers for the town and the applicant and they had come up with that figure.

Penny Wiley, Rawson Road, asked about access for Deerfield Lane and Rawson Road and if there were any plans for the bridge. The traffic is heavy, especially at the holiday season and makes it very difficult to get in and out of her home. Rick Bryant responded

that they expected that the lights would be synchronized to improve the traffic flow. SJW told her that the Board did direct them to look at holiday traffic counts

The proponent is looking at several options for hooking Deerfield into Rawson and is trying to purchase two abutting properties to make a drive through lane so residents can enter and exit safely.

Muriel Monroe, 10 Deerfield Lane, expressed her concern about traffic especially in her neighborhood.

Katy Wiley, Rawson Road asked about cut through traffic.

Nancy Forbes, 216 Hartford Ave. is concerned about entering and exiting her property.

Leland Katz, 904 Village Lane, spoke about the difficulty of getting out of the street safely. He wanted to call it to the attention of the Board and the applicant.

Danielle Fisher, Pine Street, asked if the school busses were taken into consideration.

Ed Guzowski, S Main Street, stated that the bridges and roads surrounding the area are not handling the traffic flow and need to be reworked to handle another development.

Peter Morelli, Temi Rd also voiced his concern for the traffic numbers,

Dawn Davies, 116 Grove St, asked about traffic flow numbers.

Deborah Furolo, 14 Paul Rd, is concerned about the proposed access road and its potential impact on her neighborhood.

Jennifer Powell, Whitehall Way, stated that if the mitigation for this project would solve the traffic issues in North Bellingham and the center that she was in favor of it.

DB: Motion to continue public hearing for Shoppes at Bellingham Development Plan to September 27, 2007 at 7:15 PM.

SB: Second.

Vote: 5-0, Approved.

PB: Motion to continue public hearing for Shoppes at Bellingham Special Permit for a Major Business Complex Special Permit to September 27, 2007 at 7:15 PM.

DB: Second.

Vote: 5-0, Approved.

GCW: Motion to continue public hearing for Shoppes at Bellingham Water Resource Special Permit to September 27, 2007 at 7:15 PM.

SB: Second

Vote: 5-0, Approved

**Planners Report**

SJW asked the Board to okay a change in the expenditure of one of the Dunkin Donuts mitigation recipients. They had been approved for shrubs and installed fencing as their landscaper said there was too much salt used on the roadway. The Board decided that it was consistent with the intent of the fund.

She then updated the Board on the progress of the Pulaski Boulevard Overlay Committee. The bylaw had been drafted with one small change to be determined and it would be the final draft sent to the Board of Selectmen on August 1. The Board expressed their gratitude for the hard work of the committee and asked SJW to issue a letter formally disbanding the committee after their August 31<sup>st</sup> meeting and thanking them for their service.

PB needed replacement for August 6, 2007 Water Resource meeting. Both JS and SB would check their schedules and try to make the meeting.

SJW advised the Board that she won't be here on September 13 as it is the Jewish holiday. The Board decided to cancel that meeting and have only one meeting in September.

DB: Motion to adjourn.

PB Second.

Vote 5-0, Approved.

Minutes Accepted on:

August 23, 2007  
(Date)

Mary Chaves  
(Prepared by: Mary Chaves)

Stephen Bartha

Brian J. Sutherland  
Brian J. Sutherland

David Brown

Glenn Wojcik  
Glenn Wojcik

Patricia M. Buckley  
Patricia M. Buckley