



# BELLINGHAM PLANNING BOARD

2 MECHANIC STREET  
BELLINGHAM, MASSACHUSETTS 02019  
(508) 966-0991; FAX (508) 966-2317  
[PlanningBoard@bellinghamma.org](mailto:PlanningBoard@bellinghamma.org)

## September 28, 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) (absent)  
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.

DB: Motion to sign minutes of August 23, 2007 as amended.

PB: Second.

Vote: 4-0, Approved.

GCW: Motion to sign vouchers.

PB: Second.

Vote: 4-0, Approved.

### **Khoury Center Revised Site Plan**

SJW explained to the Board that the plan is the same but had not been depicted accurately as to layout of the property and how it intersects with current entrance with adjacent property. The way the property runs it is about  $\frac{1}{4}$  through the opening and on proposed conditions will be green space.

Mr. Khoury stated that he was willing to mark out an area on the plan and indicate that no landscaping would be done at this time. DB asked what would happen if Mr. Khoury wanted to landscape a week from now. The Board decided it that Mr. Khoury would need to come back before the Board to review the plan. Mr. Khoury stated several times that the changes to be made would in no way restrict his rights his rights to develop the edge of his property in the future.

GCW: Motion to approve amendment of the site plan pending receipt of the amended plans with proper notation

DB Second

Vote 4-0 Approved

### **Elm Estates Bond Release, Bellstone Drive**

Bellstone Drive was accepted at the May town meeting and Town Counsel recorded the deed of the street to the town and they are now requesting a release of the remaining bond amount.

PB: Motion to release bond for Bellstone Drive.

DB: Second.

Vote: 4-0, Approved.

### **468 Hartford Ave Site Plan Review**

SJW advised the Board that this location was across from Cumberland Farms. Kim DiMarco and Joe Marquedant, her engineer, reviewed their proposal to the Board. The proponent owns two homes on adjacent parcels and wants to open a business in one of them. The parking and traffic flow was reviewed and suggestions were made by the Board regarding parking.

PB asked about a sidewalk and pedestrian access. DB was concerned about parking spaces which require backing onto Hartford Ave. BJS was concerned about the flow and the location of the parking spaces and suggested she make some revisions to the plan.

Dawn Davies, 116 Grove St, asked about the hours of operation. Normal business hours will be 10 to 5 and perhaps extended hours for the holidays. Dawn asked about deliveries and they will be done during business hours. She also asked about the lighting. The lighting will be contained on the property.

AC reminded the applicant that the Handicap space must be van accessible.

GCW: Motion to continue the hearing for 468 Hartford Avenue site plan review to October 11, 2007 at 7:05 PM.

DB: Second.

Vote: 4-0, Approved.

**Shoppes at Bellingham Development Plan Review, Water Resource Special Permit and Major Business Development Permit**

Marc Lavoie appeared before the Board and advised that the peer reviewer has not had time to complete their review of the Traffic study.

DB" Motion to continue development plan review, Water resource district special permit and major business complex special permit for Shoppes at Bellingham to November 8, 2007 at 7:20.

GCW: Second

Vote: 4-0, Approved

DB: Motion to accept request for extension of decision for Shoppes at Bellingham Development Plan Water Resource Special Permit, and Major Business Complex Special Permit deadline to April 1, 2008.

GCW: Second.

Vote: 4-0, Approved.

SJW advised that the Board that she put out an RFP to request a review of the Fiscal Analysis but has not had an opportunity to review the replies yet. She is waiting for the environmental impact report and engineering review before proceeding with the Water Resource District Special Permit.

Minutes Accepted on: \_\_\_\_\_

(date)

(prepared by: Mary Chaves)

Stephen Bartha

Brian J. Sutherland

David Brown

Glenn Wojcik

Patricia M. Buckley