



BELLINGHAM PLANNING BOARD

2 MECHANIC STREET
BELLINGHAM, MASSACHUSETTS 02019
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October 25, 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

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

Brookfield Estates Definitive Subdivision

Paul DiSimone appeared on behalf of the applicant. All of the engineering peer review comments have been addressed. They finished with conservation last night and are waiting for Don DiMartino to come up with a storm water basin maintenance bond amount.

SB: Motion to grant waiver for Section 313, scale.
DB: Second.
Vote: 5-0 Approved.

SB: Motion to grant waiver on section 4442, street lighting, will use individual lamp posts instead of street lighting.
DB: Second.
Vote: 5-0 Approved.

GCW: Motion to draft a favorable decision pending storm water permit and DPW approval.
DB: Second.
Vote: 5-0, Approved.

GCW: Motion to approve stormwater plan upon meeting conditions of the Conservation Commission and the DPW.

DB Second.

Vote: 5-0 Approved

GCW: Motion to continue public hearing for Brookfield Estates Definitive Subdivision to December 13, 2007 at 7:05 PM.

DB: Second.

Vote: 5-0, Approved.

GCW: Motion to accept request to extend decision deadline to December 31, 2007.

SB: Second.

Vote: 5-0, Approved.

Calarese Profession Building Development Plan and Special Permit for Drive-Through

Attorney Richard Cornetta, introduced the project and provided an overview. The applicant is offering a permanent easement to provide for a right hand turn lane from South Maple southbound on Mechanic St. A bank with a drive through and two small retail spaces are proposed for the site. Anna Fells, traffic engineer, and Don Neilson of Guerriere and Halnon reviewed the plans for the Board. The drainage, utilities, parking, traffic flow within the site and access were explained. The traffic pattern on the site was also demonstrated.

SJW advised the applicant that they had just received the comment from MDM, traffic peer review consultants.

GCW expressed disappointment with the applicant's proposal as in the informal discussion he asked them to deal with the route 140 gap into Franklin. The Board discussed the difficulty in turning and potential cut through traffic at the site. Signage was discussed as a possible solution. Don Neilson reminded the Board the area is under the jurisdiction of MassHighway and any improvements to the intersection must be approved by them. BJS suggested that by granting the easement the ability for a vegetated buffer and snow storage is lessened. He added that typically signs do not work in discouraging turning. BJS suggested a speed hump, raised walkway instead of a speed bump. The Board discussed more of the traffic study and issues surrounding the intersection.

SWJ advised the Board that the applicant is appearing before the Franklin Planning Board on November 19, 2007.

GCW: Motion to continue public hearing Calarese Professional Building Development Plan to December 13, 2007 at 7:30 PM.

DB: Second.

Vote: 5-0, Approved.

GCW: Motion to continue public hearing for Calarese Professional Building Special Permit for Drive through to December 13, 2007 at 7:30 PM.

DB: Second

Vote: 5-0 Approved.

GCW: Motion to accept request to extend decision deadline for Calarese Professional Building Development Plan to February 15, 2007.

DB: Second.

Vote: 5-0, Approved.

GCW: Motion to accept request to extend the decision deadline for Calarese Professional Building Special Permit for a Drive Through to February 15, 2007.

DB: Second.

Vote: 5-0, Approved

Planners Report

SJW advised the Board that a public hearing would need to be scheduled to change the stormwater section in the procedural rules. Town meeting approved a change which calls for the addition of an erosion control plan for project submission. She suggested that the hearing be held as soon as possible so that the procedural rules could be updated.

SJW updated the Board on the contract for Jeff Donahoe who will perform a fiscal analysis of the Shoppes at Bellingham project. The Board commented on the contract and was concerned that the number of meetings may not be sufficient. They asked SJW to renegotiate for additional meeting time.

DB: Motion to adjourn.

SB: Second.

Vote: 5-0, Approved.

Minutes Accepted on: _____

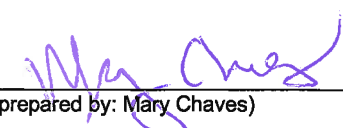
11/8/07
(date)



Stephen Bartha


David Brown


Patricia M. Buckley


(prepared by: Mary Chaves)


Brian J. Sutherland


Glenn Wojcik