



## BELLINGHAM PLANNING BOARD

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2 MECHANIC STREET  
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### December 20, 2007 Meeting Minutes

- **Present at the meeting:**

Brian J. Sutherland (BJS) Chair  
Glenn C. Wojcik (GCW), Vice Chair  
Stephen Bartha (SB), Secretary  
David Brown (DB)  
Patricia Buckley (PMB)  
John Sexton (JS) Associate Member

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

BJS opened the meeting at 7 pm.

BJS advised the public that this hearing was continued from Dec 13th due to weather conditions.

Don DiMartino, DPW Director, addressed the Board regarding changes due to requirements of national pollution standards. It is required to put in place regulations to improve the quality of stormwater. This is the final step in the process. It was already approved at town meeting. Change requires erosion and sedimentation control form and plans and will be located in Section 7 of the Planning Board Procedural Rules.

BJS wanted to make sure people understood that this was not another layer of bureaucracy but a requirement of the federal government to protect water resources.

SB: Motion to accept changes to Procedural Rules Section 7 as stated in documents dated 12/1/07.

DB: Second.

Vote: 5-0, Approved.

### **Brookfield Estates**

SJW advised the Board that the applicant had met all requirements of the Board.

SB: Motion to sign decision for Brookfield Estates Definitive Subdivision.

DB: Second.

Vote: 5-0, Approved.

### **Dwyer Business Park**

Rick Goudreau reviewed the proposal for the Board. He advised the Board that they were in discussions with the Conservation Commission and the before the Zoning Board of Appeals (ZBA) for a special permit. BJS stated that there were a lot of unresolved issues with Zoning and wondered if it made sense to continue before a determination from the ZBA.

Rick stated they wanted the Board's feeling about parking waiver and were also asking for some flexibility with the landscape to allow for better flow through the site. GCW said he wants something to justify request for parking waiver. Rick suggested that their traffic consultant work with him to come up with an appropriate number. He reviewed the drainage system and asked for some leeway in the landscaping.

Peter Morelli asked if they should be getting a Water Resource special permit and SJW stated that they did not meet the triggers for a special permit.

Snow removal was discussed. They prefer to do snow removal on site and stated that that way water would filter back to the aquifer.

The continuance date was discussed and BJS stated that they should wait until the ZBA has made a decision.

GCW: Motion to continue public hearing for Dwyer Business Park Development Plan Review to February 14, 2008 at 7:15 PM.

DB: Second.

Vote: 5-0 Approved

GCW: motion to extend the decision deadline for Dwyer Business Park Development Plan Review to February 29, 2008.

DB: Second.

Vote: 5-0, Approved.

### **Calarese Professional building Development Plan Review and Special Permit for a Drive Through**

Attorney Richard Cornetta and Don Neilson of Guerriere and Halnon appeared with the applicant, Roger Calarese. They were looking for clarification of a statement made by MDM regarding their giving a 15 foot wide strip along their parcel to the town for future development of the 140/S Maple Street intersections. He asked if the giving of the land would change the project and the way the building must be situated. He asked that they get an idea of what changes are proposed for the intersection so they could better

decide on the best course of action. They had been prepared to grant an easement to the town and were concerned about MDM's statement that they should give the land to the Town.

Much discussion centered on the need for adequate communications between the developer, their consultant, the PB's consultant and the Planner in the future to get all issues settled in a timely manner. SB suggested that a copy of the proposed roadway plan be obtained from MDM and SJW should contact MDM to see if they could help clarify the issue with the easement, and exactly what was needed.

GCW: Motion to continue Calarese Professional Building Development Plant Review to January 10, 2008 at 7:15 PM.

SB: Second.

Vote: 5-0, Approved.

### **Old Business**

SB: Motion to sign vouchers

GCW: Second.

Vote: 5-0, Approved.

### **Planner's Report**

SJW advised that Hidden Pines subdivision is requesting a release of the final bond amount and that the street was accepted last year, so there are no outstanding issues with the project.

GCW: Motion to release the remaining \$2826.50 bond money for the Hidden Pines Subdivision.

SB: Second.

Vote: 5-0 Approved.

SJW talked briefly about the Route 140/ Maple Street/ S.Maple Street intersection that MDM was preparing and they should be ready to make a draft presentation to the Board, which would also help with the Calarese project discussions.

SJW presented the proposed FY09 budget requested and suggested that the Board could either level-fund the budget except for salary increases or that the salary increases be absorbed by the existing budget. The Planning Board recommended level-funding except for salary requests.

DB: Motion to adjourn.

GCW: Second.

Vote: 5-0 Approved.

Minutes Accepted on: 3-27-08  
(date)

Stacey Wetstein  
(prepared by: Stacey Wetstein)

Stephen Bartha  
Stephen Bartha

Brian J. Sutherland  
Brian J. Sutherland

David Brown  
David Brown

Glenn Wojcik  
Glenn Wojcik

Patricia M. Buckley  
Patricia M. Buckley