



BELLINGHAM PLANNING BOARD

2 MECHANIC STREET
BELLINGHAM, MASSACHUSETTS 02019
(508) 657-2892 FAX (508) 966-2317
PlanningBoard@bellinghamma.org

May 8, 2008 Meeting Minutes

- **Present at the meeting:**

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

Other officials: Stacey J. Wetstein, (SJW) Town Planner
Amy Cook, (AC) Commission on Disabilities
Amy Sault, (AS) Coordinator

BJS opened the meeting at 7:05PM.
BJS advised that SB will not be present for this meeting.

Organization of Planning Board

AS: Polled the Board for nominations of chairman
GCW: nominated PMB for Chairman of Board
DB: Second.
Vote: 4-0 Approved.

PMB: nominated GCW for Vice Chairman of Board
DB: Second.
Vote: 4-0 Approved.

PMB: nominated SB for Secretary of Board
DB: Second.
BJS added that he had spoken to SB and SB indicated he would accept the position of Secretary.
Vote: 4-0 Approved.

Advance Auto Parts, Pulaski Boulevard near Salisbury Street, Development Plan Review, Continued Public Hearing, Decision Deadline: 5/23/08

Scott Holman, Cedarwood Development, Inc., advised that they received a revised plan from Meridian this evening.

PMB: Opened the public hearing of Cox Back Lot, Special Permit.

BJS: Motion to waive the public notice of Cox Back Lot, Special Permit.

DB: Second.

Vote: 4-0 Approved.

SW informed the board that there was a request to continue the public hearing due to one member being absent.

BJS: Motion to continue the public hearing for Cox Back Lot, Special Permit until May 22, 2008 at 7:00pm.

DB: Second.

Vote: 4-0 Approved.

Mr. Holman asked for the Board's approval with some small revisions that still need to be made. SJW advised that Meridian has suggested that there be a condition of approval until the Board receives stamped building plans by a registered architect.

BJS wanted to make sure that the adjacent properties do not experience lighting spillover. Mr. Holman advised that this has been taken care of and asked that existing lighting on Pulaski Boulevard is not taken into account for the spillover. He advised that they will have a revised photometric plan reflecting this.

SJW requested a waiver for the methodology of the Stormwater calculations and advised that Meridian has agreed with this as well as with the truck circulation. BJS questioned what exactly changed in regards to the truck turn on the plans. Andy Miron, Bohler Engineering, advised they rounded the radius of the curb.

SJW advised that they will need to do a landscape waiver request and will also need a waiver request for the subdivision methodology. SJW advised she received an email from The Fire Department and Sergeant Rolls which states they are ok with the gate being closed as long as they had access to a key. Mr. Holman advised that there is a box that holds the keys to the gate if it needs to be opened.

GCW and Mr. Holman agreed that because of their landscape waiver, the Town should receive a gift of 50% of the savings on the landscaping for the project. SJW advised that the check should be made out to the Town of Bellingham, and will be written into the decision as specified for landscaping projects elsewhere in the Town. BJS advised it would be beneficial to other Town projects such as the newly renovated Old Town Hall building.

GCW: Motion to accept the waiver for section 3500, to allow deductions for required planting.

DB: Second.

Vote: 4-0 Approved.

GCW: Motion to accept the waiver of section 4315, to allow alternate drainage calculations methodology.

DB: Second.

Vote: 4-0 Approved.

PMB questioned if anyone from the public has any comments or questions.

BJS: Motion to draft an approval for Advanced Auto Parts, 41, 45 and 51 Pulaski Boulevard and 100 Salisbury Street, Development Plan Review, with the waivers and contingent upon receiving appropriate building elevations on the stamped plans, a revised photometric, the corrected stormwater note, and the gift to the Town for the 50% of the savings on the landscape waiver.

GCW: Second.

Vote: 4-0 Approved.

BJS: Motion to close the public hearing of Advanced Auto Parts.

GCW: Second.

Vote: 4-0 Approved

Cox Back Lot Special Permit, 143 Hartford Avenue, 1st Public Hearing, Decision Deadline: 6/12/08

See above for continuance information.

Stall Brook Business Park, Lot 1, Farm Street, Continued Public Hearing, Development Plan Review, Decision Deadlines: 6/27/08 and Water Resource District Special Permit, Continued Public Hearing, Decision Deadline: 6/27/08

Stall Brook Business Park, Lot 2, Farm Street, Continued Public Hearing, Development Plan Review, Decision Deadlines: 6/27/08

PMB: Opens the public meeting of Stall Brook Business Park , Lot 1, Farm Street, Development Plan Review, and Water Resource Special Permit,

PMB: Opens the public meeting of Stall Brook Business Park, Lot 2, Farm Street, Development Plan Review

Bill Halsing, Land Planning, requested a continuance due to some Conservation Commission changes which they have not yet had time to address.

GCW: Motion to continue the public hearing of Stall Brook Business Park, Lot 1, Farm Street, Development Plan Review and Water Resource District Special Permit, until June 12, 2008 at 7:15pm.

BJS: Second.

Vote: 4-0 Approved.

Cedar Hill Estates Plan Signing
Board signs.

The Board discussed that the April 24, 2008 minutes need to be further reviewed and will be discussed and signed at the next meeting.

BJS: Motion to sign the vouchers.

DB: Second.

Vote: 4-0 Approved.

GCW: Motion to sign payroll.

DB: Second.

Vote: 4-0 Approved.

DB: Motion to adjourn.

GCW: Second.

Vote: 4-0 Approved.

Minutes Accepted on: _____

5/22/2008
(date)

(prepared by: Amy Sault)

Patricia M. Buckley
Patricia M. Buckley

Glenn Wojcik
Glenn Wojcik

Stephen Bartha
Stephen Bartha

Brian J. Sutherland
Brian J. Sutherland

David Brown
David Brown