



BELLINGHAM PLANNING BOARD

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

December 11, 2008 Meeting Minutes

- **Present at the meeting:**

Patricia Buckley (PMB), Chairman
Glenn C. Wojcik (GCW), Vice Chairman
Stephen Bartha (SB), Secretary
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

PMB opens the meeting at 7:00pm.

Old Business

DB: Motion to accept the minutes of November 13, 2008.

GCW: Second.

Vote: 4-0 Approved. (PMB, GCW, BJS, and DB)

DB: Motion to sign the vouchers.

BJS: Second.

Vote: 4-0 Approved. (PMB, GCW, BJS, and DB)

SB joined the meeting at 7:10pm.

New Business

72 Pine Grove Avenue 81P

Paul DiSimone for Colonial Engineering. Mr. DiSimone advised that the owner of Lot 1 is deeding the property to the owners of Lot 2 which is not a buildable parcel. SJW advised that it is a pre-existing non conforming lot.

BJS: Motion to sign the 81P for the Plan of Land in Bellingham for 72 Pine Grove Avenue signed December 10, 2008.

SB: Second.

Vote: 5-0 Approved. (PMB, GCW, BJS, SB, and DB)

55 Mechanic Street 81P

Robert Chimeno, owner, advised that he is purchasing both parcels with in a three year time frame.

BJS: Motion to sign the 81P for parcels 2A, 2B and 2C at 1167 South Main Street Bellingham, dated November 11, 2008.

SB: Second.

Vote: 4-0 Approved. (PMB, GCW, BJS and SB) DB recuses himself from the vote as he is doing site work on this parcel.

Cumberland Farms, S. Main Street, Decision Extension Request

Peter Pulouski on behalf of Cumberland Farms. Mr. Pulouski is looking for a 1 year extension as previously submitted to the Planning Board due to the down economy. PMB questioned why the parcel is for sale. Mr. Pulouski advised it is listed because Cumberland Farms is reassessing the property due to the down real estate market which is their standard operating procedure. An abutter to the west of the property inquired about the installation of the fence planned to be installed in the westerly edge of the property. The previous structure and trees screened their property from So. Main Street, and now there is no privacy. Mr. Pulouski said he would look into it.

BJS: Motion to grant the request for an extension of the decision deadline for the Development Plan for Cumberland Farms, 340 South Main St., Bellingham Massachusetts until January 25, 2010.

SB: Second.

Vote: 5-0 Approved. (PMB, GCW, BJS, SB, and DB)

Stonehedge Road Bond Release

SJW advised that the road was accepted at Town Meeting but with some conditions including an easement for Bellingham vehicles.

Doug Porter, Stonehedge Road, advised that it is ok to approach the builder directly without council which is what they plan to do. Mr. Porter advised that the builder has said in an email that he will grant the easement. PMB questioned who will make sure that the easement is received by the Town. Mr. Fraine advised that the way the motion was made at Town Meeting the easement needs to be satisfactory to the Planning Board and the Selectmen and will then be reviewed by Town Council.

BJS: Motion to release the Stonehedge bond to the Town in the amount of \$6,800.

SB: Second.

Vote: 5-0 Approved. (PMB, GCW, BJS, SB, and DB)

Budget Discussion

SJW advised that she was asked to level fund the budget. She advised that every year she puts in a cost of living raise for the coordinator position which is consistent with the grade 9 union raise and equals about 3%. This is equivalent to about \$491. SJW advised that if her request is denied she can find enough room in the budget to accommodate for the increase. The Board was polled and it was a unanimous decision that the budget should be level funded.

Discussion – Signage clarification on definition of “flashing signs”

PMB advised that the Board needs more time to discuss the definition of “flashing signs” and will continue this discussion at a later date.

PMB concludes the Planning Board meeting.

SB: Motion to adjourn the Planning Board meeting

DB: Second.

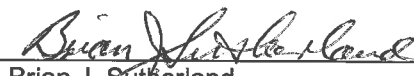
Vote: 5-0 Approved. (PMB, GCW, BJS, SB, and DB)

Minutes Accepted on: _____
(date)



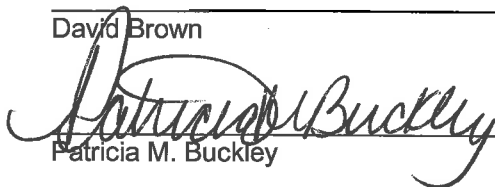
Stephen Bartha

(prepared by: Amy Sault)

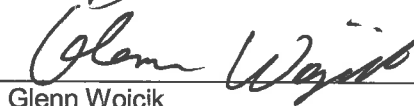


Brian J. Sutherland

David Brown



Patricia M. Buckley



Glenn Wojcik