



BELLINGHAM PLANNING BOARD

2 MECHANIC STREET
BELLINGHAM, MASSACHUSETTS 02019
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September 24, 2009 Meeting Minutes

- **Present at the Meeting**

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

Other Officials: Stacey J. Wetstein (SJW), Town Planner
Amy Sault (AS), Coordinator (absent)

PMB opens the meeting at 7:00pm.

New Business

Rocco Garage, 146 Maple Street, Development Plan Review, Continued Public Hearing

Ashley Biggalow, representing the applicant / owner made a request to withdraw the project without prejudice due to the issue of non-compliance with the Zoning Bylaw Section 2570 (more than one principal building on a lot).

GCW: Motion to accept the request to withdraw the Rocco Garage project at 146 Maple Street without prejudice.

DB: Second.

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

Ashley Bigelow then asked the Board if they would consider returning the application filing fee. The Board stated that the filing fee was to cover the work put into the review of the application by the Planning Board staff. Even though the application was withdrawn, the staff, including the Town Planner, Town Counsel and Building Inspector, put many hours into the review of this project. If the applicant reapplied at a later date with a substantially similar application, the Board would consider waiving the filing fees. The Board was not inclined to return the filing fee due to the work put into the project.

Cowell Back Lot Division plan signing

Sam Cowell, applicant, was present. The Board signed the 81P plan.

19 Irene Court (Map 58, Lot 9), Fred Daprato Owner, 81P

Steve O'Connell, from Andrews Survey representing the applicant, presented the application. The parcel is at 19 Irene Court and involves the creation of a line to separate the parcel in question from the adjacent parcel and a former railroad easement. By creating this line, the parcel at 19 Irene Court becomes conforming with the Agricultural District and the 200' frontage requirement.

The Board asked questions regarding the impacts of the 81P with the adjacent parcel at 21 Irene Court. Steve O'Connell stated that the parcel at 21 Irene Court was created without any frontage due to a much earlier surveying oversight which forgot to identify the railroad easement on the parcel. By creating the line between the parcels, the applicant will be able to transfer the railroad easement to the owner of 21 Irene Court, thus providing that parcel with frontage on Irene Court. The Board was concerned because the frontage for 21 Irene Court would not be conforming to existing zoning, but Town Counsel had confirmed previously that the statute of limitations was expired on the lot and the lot would be considered a preexisting nonconforming lot.

BJS: Motion to sign the Plan of Land for the 81P located at 19 Irene Court, Bellingham.
GCW: Second.

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

Paul Iorio, Informal Discussion on Low Impact Stormwater Solutions

Paul Iorio presented a street tree system his company designed. Unlike concrete box systems, which prevent roots from spreading and require trees to be replaced every 5-10 years, this system is open. It has a curbside sediment collection sump with is "DPW friendly", a mulch layer surrounding the tree to collect smaller sediment particles and an engineered soil media to continue pollution removal. A corrugated HDPE system allows for a variety of configurations to help with stormwater management.

Old Business

BJS: Motion to sign the September 10, 2009 meeting minutes.

DB: Second.

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

BJS: Motion to sign the vouchers.

GCW: Second.

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

Planners Report

GCW updated the Board on the all Boards meeting held by the Board of Selectmen on Monday September 21, 2009. GCW advised that emailing is ok for distributing information and to send information through the chairman. At the meeting, Jay Talerman, Town Council, advised that private conversations with an applicant need to try to be avoided and just have one point of contact. GCW advised that the deadline of a 10 day response was required for all requested information. SJW advised the Board that the planning office already adheres to these rules.

Also at the meeting, DB and GCW advised that Jay Talerman gave an update on the rules for running a meeting including rules for executive session, quorum requirements and that two or more people qualifies as an open meeting and is public record. Any questions should be directed to Jay Talerman or Denis Fraine, Town Administrator.

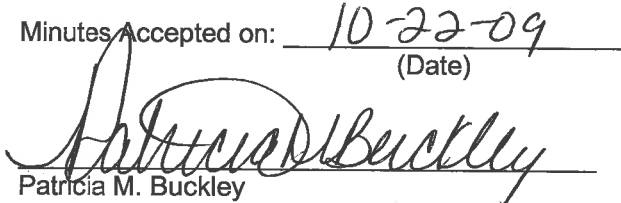
DB: Motion to adjourn.

GCW: Second.

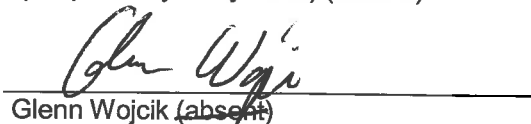
Vote: 4-0 Approved. (PMB, GCW, DB and BJS)

Minutes Accepted on: 10-22-09

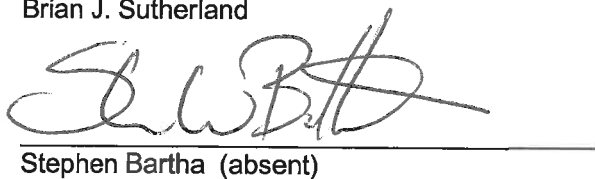
(Date)


Patricia M. Buckley

(Prepared by: Amy Sault) (absent)


Glenn Wojcik (absent)

Brian J. Sutherland


Stephen Bartha (absent)


Dave Brown