



BELLINGHAM PLANNING BOARD

2 MECHANIC STREET
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February 11, 2010 Meeting Minutes

- **Present at the Meeting**

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

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

PMB opened the meeting at 7:00pm.

New Business

North Street Preliminary Subdivision Continued Discussion (Request to Withdraw Without Prejudice)

-and-

Marinella Development, North Street 81P (8 lots)

Michael Doherty attorney representing the applicant and Mark Anderson of Heritage Design.

Mr. Anderson advised he is here to discuss some changes and ideas for the subdivision and the 81P. They are trying to come up with a plan that works for the Town and themselves.

Mr. Doherty advised he is aware of the request of the connection to Maddies Way. PMB advised that what the Board wants is less driveways onto North St. because it is a narrow country road. She believes that putting 8+ driveways and an access road is a problem for this street. PMB also advised that the Board wants to see the cluster development. Mr. Doherty advised that there does not need to be that many driveways. Mr. Anderson advised that after meeting with SJW and the safety officer, he now sees

that they will do everything they possibly can to include shared driveways and by bringing some of the driveways onto the connection road. They are trying to reduce the number of driveways onto North St. to three driveways.

Mr. Doherty advised that they have come up with what they feel is the best use of the land and as well as what works economically for his client. They want to start with the 81P and then they will be submitting the new subdivision plan at a later date. SB questioned why they are breaking off the lots with the 81P if what they want to do is submit the subdivision. SB questioned why not do it all in one step, that way they are really working with the Town instead of carving these lots out. SB added it would ensure the Board that they would work with them.

SJW added they could do whatever they want with those lots because they are not part of the subdivision and they will be approved by the 81P which the Board cannot deny. SB advised them there are better options than doing the 81P and to work with the Board to do a subdivision; he questioned why they are doing it this way. Mr. Doherty advised it makes the most economical sense right now to do the 81P. SB advised that it is contradictory in working with the Town and that the subdivision plan is the best option to work with the Town.

GCW advised that houses are less desirable and cost less directly on North Street and that it is in their best economical interest to have the houses off of North Street. PMB advised that when she moved to Town 11 years ago she and her family looked at a house on North Street and due to the traffic they decided against it.

PMB asked Mr. Doherty and Mr. Anderson not to rush on the 81P and take some time to look at it. She advised that it is a better decision for the Town not to do the 81P. The Board gave some suggestions three months ago and they never got back to us then but they came back with this 81P which is not in the best interest for this Town. SJW agreed there are also better options.

SB advised that the best project has not been presented to the Board yet. PMB suggest that they take these suggestions they have been given and withdraw the 81P; she believes this way of doing it is unacceptable. Mr. Doherty advised that they are not before the Board to get something done behind their backs. Mr. Anderson advised that they did look at other options but it is not economical and North St. is not that bad, they are not finding it to be that bad.

Mr. Anderson advised the Board that they have done a full traffic study and will submit it when they submit the definitive subdivision. They felt that the connection to Maddie Way was extremely important to the Town including making it safer which is why they focused on that change. He does understand the Boards perspective on this; they need to minimize the amount of curb and driveway cuts. Mr. Anderson advised that his client is very receptive to making this a good and safe subdivision. PMB claimed she does not believe that and it is not in the best interest of the Town.

SB claimed he lives nearby and North St. is bad. PMB advised that because the street is paved does not make it better, it makes it worse. GCW and SB agreed. GCW

advised he thinks that they are trying to make a buck rather than do what's best for the Town. SJW advised that they don't have to do such a tight U shape and that there are ways to make it work with the connection of Maddie Way. SB advised that it would be best to have the cluster lots off of Maddie Way. PMB thinks it is ridiculous and not in the best interest of this Town.

Angela Kane, 19 Lynn Ct, advised that from what she understands is that the original intent of the developer was to do the cluster development. Mr. Doherty advised that that was the original intent but now they are choosing to do this conventional option. Ms. Kane advised that the houses will be in her backyard and she is concerned with the wildlife and that the cluster would make Maddie Way "happy". She does not understand why they want to do the conventional plan and is upset that they are withdrawing the cluster plan, she doesn't understand why they (developer) can't make something like that happen and keep the people on Maddie Way the way it is. Ms. Kane is asking the developer/builder to take a better look at the cluster plan. She believes there has to be a better way. As an abutter she asked to put the cluster plan back on the table.

Jay Fadden, 131 North St., does not like the plan and advised that North Street it is not a safe street. Mr. Fadden advised that they do not see them working with the Town and he thinks that the neighbors concerns should be taken into consideration. He doesn't understand why this project is top secret, he had surveyors in his backyard and they wouldn't answer him why they were there.

Bob Camaroli, 19 Maddie Way, had a question for Mr. Doherty, he asked if he was here to just have the 81P signed, Mr. Doherty advised that they are before the Board to withdraw the preliminary subdivision.

Steven Kane, 19 Lynn Ct., stated that if they do the 81P then there is no way to do the cluster because there is no room now for the cluster with the gas line. He also asked if they would need to get permission to cut through on Maddie Way as it is a cul-de-sac. SB advised that they would need Town permission, not abutter permission.

Dan Houston, 319 Blackstone St, asked about his property value being reduced. PMB advised that they cannot know that yet. SJW advised that the Town would want a connection to Maddie Way for the water loop etc and that the Town would not go for abutting cul-de-sacs.

Mr. Doherty advised that an 81P is not a discussion for public matter; SB advised Mr. Doherty that that comment is insulting to the Board and abutters because the last discussion (January 28th) no one showed up to represent and answer these questions from the Board and the abutters.

Mr. Fadden asked who owns the land, PMB advised that it is owned by Varney Bros., but will or has been purchased by Anthony Marinella of Marinella Development.

SB: Motion to accept the North Street Preliminary Subdivision Withdrawal Without Prejudice for the preliminary subdivision.

DB: Second.

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

SB: Motion to sign the Marinella Development, North Street 81P (8 lots)

DB: Second.

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

Ms. Kane, asked when they plan to start building. PMB advised that they are just in the planning stages and they will need to come back to the Board for a definitive subdivision approval.

The Shoppes at Bellingham, Continued Public Hearing, Development Plan Review, Water Resource District Special Permit, Major Business Complex Special Permit,

Topic: Water Resource District

Bob Frasier, WS Development, advised that he is aware that BJS has stepped down and some other board members possibly. He spoke with Mass Highway today and the interchange has been approved but he does not have a timeline.

Mr. Frasier advised that he understands after speaking with his attorney that they're best option is to withdraw without prejudice and will come back before the Board after they hear from Mass Highway and after the Board realigns. He knows with the economy that the whole world has been shaken up with the economy.

PMB asked that Mr. Frasier keep in touch with SJW and update the Board. Mr. Frasier does not have a formal letter with him but also asked when the Board would be settled with their new members.. SJW advised that the elections are May 4th and at the following meeting on May 13th they could be expect to be sworn in. SJW advised that they would need about 30 days to get all the proper notices out before they are back before the Board. Mr. Frasier knows this project would need to be reintroduced; he would like to dovetail their submittal with the new Board members but is also aware that the resubmittal may take a couple of years.

Joseph Broderick, represents the United Workers of Carpenters, he represents the 300+ local carpenters that are out of work. He claimed that Mr. Frasier and his company did not hire local workers for the recently completed project in Dedham, MA, Legacy Place, that all the work was outsourced.

Mr. Broderick presented some literature to the Board and would like to get it entered into the minutes and the file. He believes that this type of work ethic is not good for the local economy. PMB agrees that she would like to see the work be kept local; she thinks that at another time when they resubmit, the Board wants to see local people hired for such a large project being built in this Town.

Mr. Frasier advised he does not appreciate this type of tactic; his company has procedures and guidelines to go through to properly hire people. PMB asked if they would be willing to hire townspeople, Mr. Frasier advised that they have and the letter Mr. Broderick presented is dated August of 2008, it is outdated and a lot has changed since then.

GCW: Motion to accept the request Withdrawal Without Prejudice for The Shoppes at Bellingham, Continued Public Hearing, Development Plan Review, Water Resource District Special Permit and Major Business Complex Special Permit.

SB: Second.

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

Old Business

SB: Motion to sign the vouchers.

DB: Second.

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

Secretary Appointment

GCW: Motion to nominate JS as secretary.

DB: Second.

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

Discussion: Depot Street / Hartford Avenue Intersection Interim Improvements

SJW advised that the conceptual summary presented by MDM states what they found as needed improvements to this area. SJW advised that there was a total of \$65,000 in the Best Buy mitigation fund that has funded this study so far and there is still a little more than \$40,000 left from the Dunkin Donuts mitigation study. Mr. DiMartino would like for the Board to authorize allocating the rest for the interim improvements. Mr. DiMartino advised SJW that they might be able to supplement from State funding as well.

SB: Motion to approve the expenditure of the Dunkin Donuts and Depot St. mitigation funds for the interim of Depot St / Hartford Ave.

JS: Second.

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

Planner's Report:

Zoning Amendments discussion

SJW advised that when the Master Plan is done they will need to revise some of the Zoning amendments and development plan issues. She thinks the Board should hold off for a while until it can be done together and has reviewed with Mr. Talerman who does not see it as a problem.

Don DiMartino advised SJW that the map changed in Franklin for the Water Resource District and he is advising that Bellingham's zoning should be updated and shown on the map for consistency. She thinks that the biggest challenge will be for the Flood Plan and will take a better look at it when in March when it is tentively on the agenda for the 11th. SJW advised that she will write the letter to the Finance Committee that was previously discussed; PMB advised that the Board would like to review the letter before given to them.

PMB advised that she might be late for the February 25th meeting due to a conflict.

General Business:

AS questioned the Board what should be done for BJS to recognize his service on the Board. The Board agreed they would celebrate with a family friendly luncheon, AS will touch base with BJS and get back to the Board with some potential dates.


DB: Motion to adjourn.

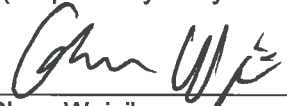
GCW: Second.


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


Minutes Accepted on: 2-25-10
(Date)



(Prepared by: Amy Sault)


Patricia M. Buckley


Glenn Wojcik


John Sexton


Dave Brown


Stephen Bartha