



BELLINGHAM PLANNING BOARD

2 MECHANIC STREET
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February 25, 2010 Meeting Minutes

- **Present at the Meeting**

Patricia M. Buckley (PMB), Chairman (absent)
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

GCW opened the meeting at 7:00pm.

New Business

Moody and Paine Streets (near Crooks Corner Walgreens) 81P, 2 lots

Peter Cullinan, Arista Development, explained that there is excess property behind the lot located at the Walgreens; they are looking at dividing this into two lots, one at 40,000 and the other at 80,000 sf. They are evaluating the 80,000sf lot and if they would do a duplex or a single family house. Mr. Cullinan advised they are leaning more towards the single family option. Given the frontage and the shape characteristics and the limitation caused by the drainage easement for Stormwater, there was no real ability to make a third 40,000 sf lot. Mr. Cullinan advised that both driveways would come off Moody St. The lots will be serviced by Town sewer and the water line that runs between Wrentham and Moody, through Orchard St.

Mr. Cullinan advised that they are not planning for larger homes on these properties; the units/houses would be about 1,500 sf each. GCW questioned if one is planned for single family and the other for a duplex. Mr. Cullinan agreed and they fall within the Zoning for a duplex, but due to the market they are not sure yet.

Mr. Cullinan mentioned that the map shows that there is a drainage utility easement running along Moody St., he advised that this drainage easement is intended to insure

that nothing gets built and it allows for the overflow (if it should ever happen) from the Walgreens detention pond which would not interfere with these lots.

JS questioned why the 80,000 sf lot is being marketed as a duplex, Mr. Cullinan advised the sign is no longer there.

SB: Motion to sign the 81P for properties located off of Moody and Paine Streets dated February 8, 2010.

DB: Second.

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

Old Business

DB: Motion to sign the January 28th and February 11, 2010 meeting minutes.

SB: Second.

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

Planner's Report:

SJW advised that AS did research in regards to the Rick Dill discussion, she spoke with Don DiMartino, Tim Jones and the Con Com, as well as obtained pictures from 2007 and 2010 and found that Mr. Dill's driveway had been graded twice, once by Tim Jones himself then after that Larusso Corp. graded it with crushed blue stone. SJW advised that Claire's Way is owned by Debra Couture, Mr. Dill's sister-in-law and the Board has yet to hear anything from her.

SJW advised that nothing in our minutes specifically states anything in regards to the Town grading and paving as part of the decision, but it was discussed in the Con Com meeting minutes where Mr. DiMartino states that the Town will not be responsible for grading or paving at Claire's Way but only for grading and installation at the culvert.

SJW advised that the fact is that it was graded not once but twice, Tim Jones graded Mr. Dill's driveway so that he did have the opportunity to pave it himself.

SJW questioned the Board how they want to handle this, the Board agreed that SJW should write Mr. Dill a letter advising him of the Board's findings and that extra measures had been taken to care for the road.

SJW spoke about the letter to the finance committee; PMB will look at it and give her suggestions tomorrow. GCW advised that procedurally the Finance Committee should review it and had some wording suggestions. SB suggested the letter is good as is, if they want to come to our meetings they should come to our meetings and vice versa. SB and JS like the letter the way it is. SJW advised that this is what is stated in the Charter and per Mass General Law.

SJW wants to get the draft together for the Master Plan and get it to the Board by either the March 11th or 25th Planning Board Meeting, then finalize it in April. It will give the public and other Boards a chance to review it one more time.

SJW advised the Board that she thinks that after the elections we will be seeing more projects, she has heard from Cranberry Meadows, Crystal Springs, North Street, etc. SJW advised that Mr. Gerrior (Cranberry Meadows) will have to redo his application and

do a traffic study because he is changing his approved usage to a convenient store, which was prohibited in the original decision.

SJW reminded the Board that we have to update our subdivision regulations.

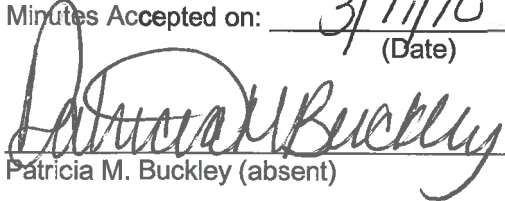
DB: Motion to adjourn.

SB: Second.

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

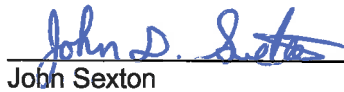
Minutes Accepted on:

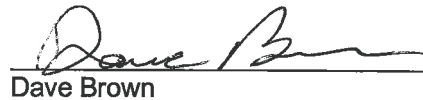
3/11/10
(Date)


Patricia M. Buckley (absent)


(Prepared by: Amy Sault)

Glenn Wojcik


John Sexton


Dave Brown


Stephen Bartha