



BELLINGHAM PLANNING BOARD

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

March 11, 2010 Meeting Minutes

- **Present at the Meeting**

Patricia M. Buckley (PMB), Chairman
Glenn C. Wojcik (GCW), Vice Chairman (absent)
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

Swift 81P, Mellon Street

Paul Atwood, Guerriere and Halnon, explained this is the property that the Board had seen last December. His client is exchanging land with the owners of the rear of the property; other plans will be done at a later date. The plan has already been signed by the Milford Planning Board as a portion of the property is located there. DB had questions about the square footage.

SB came into the meeting during the discussion.

SB: Motion to sign the 81P, Parcel C & D in Bellingham and in Milford MA, dated February 16, 2010.

DB: Second.

Vote: 3-0 Approved. (SB, DB and JS)

Riley / Holmes – 99 Indian Run Road, 81P

Elliot Paturzo, Engineer for project, advised that the Riley's have been using this land for several years now, Parcel 1 is being cut out from lots 13, 14 and 15.

SB: Motion to sign the 81P for the plans on 86 Lake Shore Drive dated March, 11 2010.

DB: Second.

Vote: 3-0 Approved. (SB, DB and JS)

Cranberry Meadows Informal Discussion

Bill Hannigan, Hannigan Engineering, advised that Nate Mahonen, the project manager, was unable to make it to the tonight.

Mr. Hannigan advised that a letter that was sent to the Planning Board from Glen Gerrior (property owner) suggesting the use of a convenient store be allowed. Mr. Hannigan advised that the convenient store will be selling prepackaged food and think it falls within the realm of the permit but wanted to discuss it with the Board after discussing it with SJW.

PMB advised the issue is with the parking and that people would be stuck on the main road which would create traffic. Mr. Hannigan advised that the driveway is split between two entrances and claimed there will be more than adequate parking. There were 19 originally permitted but with the reserve it has 26 spaces.

SJW asked if it is all prepackaged with no fresh food being served. SB mentioned that a Dunkin Donuts is a big concern, Mr. Hannigan, advised that he does not think it would be a Dunkin Donuts and that it will be the type of store you go to for milk, bread, etc. He says there would not be open coffee pots but might have a coffee rack with different types of coffee. Mr. Hannigan claimed that there will be no food prep on the sight.

Mr. Hannigan advised that although he is the owner of the company, he is not very familiar with this project as it is being handled by Nate Mahonen; who was unable to attend the meeting at the last minute. SB advised that if the client was know, the Board might have a better idea of the trip generations. Mr. Hannigan stepped out of the meeting room to call Mr. Gerrior to find the name of the convenient store but he was unavailable.

Mr. Hannigan advised that he knows the Board has concerns with the traffic and he knows they can control the employee parking by having them park out back as well as the other tenants. There are eight access spaces available at all times excluding the handicap spaces. He is aware that there might be a heavy traffic count at times but believes not more than six at a time.

SB thinks that if the Board had more info then they could make a better judgment call. Mr. Hannigan advised that there was a traffic study completed initially. PMB suggested gathering up the information, including traffic data and what convenient store it is looking to come in.

SJW advised that she does not think that Mr. Gerrior has received his full As Builts yet, Mr. Hannigan thought he did. The Board agreed to put this project on for the start of the next meeting on March 25, 2010 at 7pm.

Old Business

DB: Motion to sign the February 25, 2010 meeting minutes.

SB: Second.

Vote: 3-0 Approved (DB, SB and JS)

DB: Motion to sign the vouchers.

SB: Second.

Vote: 3-0 Approved (DB, SB and JS)

Planner's Report:

(SB left the meeting at 7:30pm)

SJW advised that the discussion for the Master Plan will be at the start of the Meeting on March 25th, there will also be advertising on our website. SJW gave the Board a copy for their packages and asked them to look through it and give suggestions. SJW advised that the Master Plan will only work if people are interested. SJW advised she might do a quick power point presentation and have a Board member stand up at Town Meeting and give the highlights.

SJW updated the Board on some planning initiatives that she is working on; she went out with the GATRA transit authority representative whom had shown her some current and proposed routes throughout the Town. GATRA is working on using the line to set up some commuter rails. She advised that a survey will be posted online as well as mailed to see where people will want to go. SJW advised that GATRA plans to get something up and running in August as a trial but more permanently in September. She mentioned that Medway uses this service; it was slow to start but has picked up. SJW also advised that there are four vans being used and they hold up to 8-10 people depending on if there are wheelchairs on board.

SJW went to a meeting for the "Healthy Futures Task Force" located at Whole Foods to promote healthier living and prevent childhood obesity. It is run through the Hockomock Area YMCA in Franklin.

SJW advised that Bellingham is looking into participating in the Green Community Act, which allows communities to be considered for items such as solar power, wind farms, renewable energy, etc. She advised that when a town becomes a designated Green Community there are millions of dollars available through this program via grant money.

SJW will do a housing production plan update at the next meeting.

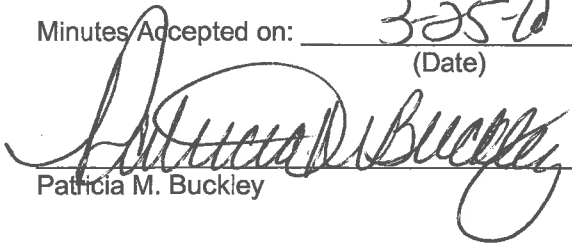
DB: Motion to adjourn.

JS: Second.

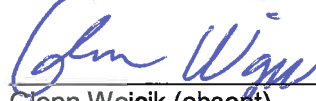
Vote: 2-0 Approved (DB and JS)

Minutes Accepted on: _____

3-25-10
(Date)



Patricia M. Buckley


(Prepared by: Amy Sault)


Glenn Wojcik (absent)


John Sexton


Dave Brown


Stephen Bartha