



BELLINGHAM PLANNING BOARD

2 MECHANIC STREET
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March 25, 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

Public Hearing Zoning Amendments for Spring Town Meeting

PMB advised that the Board is going to be passing on the flood maps at Town Meeting.

SB: Motion to waive the reading of the public notice.

DB: Second.

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

PMB advise that we need to have a street acceptance discussion which they continued to later in the meeting.

Cranberry Meadows Informal Discussion Continued

Attorney Lee Ambler, representing JEG Trust, who is the proprietors for this project, Mr. Ambler advised that the Board originally rendered a decision on August 14, 2008 which indicated the applicant had met the various conditions. He advised that the applicant took out a building permit in August of 2008 and everything was built by May of 2009. He wants to know what his client needs to do to get his building permit and As Built.

Mr. Ambler wants to know what concerns the Board has with this particular project. PMB advised that the Board does have the intended use for this property as it has changed since the original decision. Mr. Ambler advised that is like a 7-11 type of store.

Mr. Ambler stated that the Zoning bylaws have a tremendous loop hole as applicants are able to get around the Planning Board approval process. PMB advised that during this original process, the applicant specifically told the Board that this was not to be a convenient store, which was not the intended use. PMB advised that these types of stores generate a lot more traffic than what was originally proposed. She also advised that the Board knows he did pave behind the store and asked what part of the building would be used as the store.

SB advised that the project was meant to be low impact and not a traffic generator. SB advised that all the Board wants is an explanation of what his client is planning to do. Mr. Ambler advised that it is not a trip generator just a convenient store and not where people plan to go they are a pass by trip generator.

PMB stated that MDM, the Town's traffic consultant, advised that generally, a convenient store creates an additional 150 trips per day. SB read a memorandum from May of 2008 when they originally submitted saying that the maximum amount of trips would be 50. He does not think it is unreasonable for the Board to ask the usage. Mr. Ambler asked why the Board was asking for this so late in the process, the Board agreed that it is because the use is being changed from the original decision.

SJW advised that the data from MDM was just a rough quote not a full study which is where they came up with the 150 trip generations. PMB advised that the Board is simply looking for a traffic study as the original intent was changed. PMB questioned if there was a conflict of interest and if Mr. Ambler represented Mr. Gerrior during the initial application. Mr. Ambler said it is not a conflict of interest.

SB added that the Board has nothing against the; they just need more information to be able to make an informed decision. Mr. Ambler mentioned the dialect of the meeting and said that his client has the chance for denial. Mr. Ambler stated that the Board is being unreasonable. PMB advised that it is the Board's right to ask for more information. Mr. Ambler asked how long a traffic study will take; the Board advised within 1 week and will be able to get on the next meeting agenda if he gets it to the Board in time to review before the next meeting. PMB agreed to put this discussion on at 7:05pm on April 8th.

Continued discussion of Public Hearing Zoning Amendments for Spring Town Meeting

-and-

Street Acceptance Discussion: Gemmur and Denault; High Ridge and Rhodes Way

SJW advised that we are going to pass over the flood plane article because the federal government is not ready with their maps. The bylaw modification which will encompass all the maps will not be ready until sometime in 2011.

SJW advised that the wording will be eliminating section 3400 and 4451, which is the Major Proposals and the corresponding section in Special Residential uses about where

it states if you have over 50 units you have to go to Town Meeting, this will be eliminated in its entirety.

SJW advised that another article has to do with Use Schedule that lists all the overlay districts and it only has four, there is actually five including the Mill Reuse overlay district.

SJW advised that section 3324 needs to be renumbered as section 3224. SJW advised that the last one was submitted is by Don DiMartino. It is section 4900 where he wants to add onto Bellingham's Water Resource District's map (which is part of Franklin's map) because he wants to be consistent.

PMB confirmed that these are the articles that we are going forward with in May at Town Meeting.

SB: Motion to recommend article 20, 21, 22 and 24 at the May Town Meeting.

DB: Second.

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

SJW advised that Mr. DiMartino gave his approval of Gemmur and Denault for their acceptance as their bonds were taken last year and that work is finished.

SJW advised that High Ridge has not been inspected and the money has not been given for the inspection accounts yet. PMB questioned why the Board would recommend acceptance if the work is not completed. SB does not think the Board is ready to recommend High Ridge tonight. SJW can put this recommendation at the last meeting in April.

SB: Motion to recommend the acceptance of Gemmur and Denault at the May Town Meeting.

DB: Second.

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

Master Plan Draft Presentation and Discussion

SJW presented with a power point presentation. SJW gave a summary of all the chapters with implementing actions:

Chapters:

1. Land use and Growth
2. Town Center
3. Residential Strategy
4. Economic Strategy
5. Community Facilities
6. Circulation

7. Utilities

8. Cultural Resources, Town Character

SJW opened up the meeting for discussion from the audience. Roland Laprade advised that with SJW working as the Town Planner and a committee dedicated he thinks that this Master plan will be more successful than the last one. SJW asked if anyone would be interested in joining a sub committee of the Planning Board.

Mr. Laprade mentioned that he would like to be more involved with the implementation of the Master Plan. Peter Morelli suggested that sub committees including all the Town Boards and the departments get involved and give their input to back up a Master Plan committee. Gordon Swanson advised that each aspect of the Master Plan should come under all the Boards and that sometimes the citizens don't know how to get involved, but it makes sense for all them to work together. SJW explained how the subcommittees work together. Mr. Laprade explained his explanation of the committees and does not think this plan is implemental, it doesn't run by itself. Mary Chaves advised that a big part of the steering committee is public outreach and is an enormous part of the Master Plan.

SJW asked about the plan itself and if anyone had an ideas or changes. Mr. Swanson advised that a "traffic Master Plan" is an area for implementation. Dawn Davies advised that everyone was looking at the long term objectives of the Town.

SJW asked the opinion of how to get the word out; there were suggestions for it to be printed in the Milford Daily News. Melanie Graham from the Milford Daily News was at the meeting and advised Stacey to email it to her and she can link the Master Plan pdf to the papers website.

SB: Motion to accept the motion plan as amended by various parties

DB: Second.

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

Old Business

DB: Motion to sign the March 11, 2010 meeting minutes.

SB: Second.

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

SB: Motion to sign the vouchers.

DB: Second.

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

MINUTES OF THE PLANNING BOARD

March 25, 2010

DB: Motion to adjourn.

SB: Second.

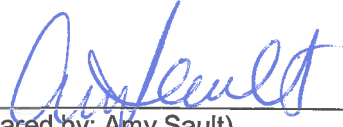
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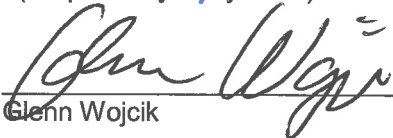
Minutes Accepted on: _____
(Date)

Patricia M. Buckley


John Sexton


Stephen Bartha


(Prepared by: Amy Sault)


Glenn Wojcik


Dave Brown