



BELLINGHAM PLANNING BOARD

2 MECHANIC STREET
BELLINGHAM, MASSACHUSETTS 02019
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PlanningBoard@bellinghamma.org

April 8, 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

JS opened the meeting at 7:05pm. (GCW was running late)

New Business

Dean Bank at Crooks Corner, Parking Lot and Entrance Development Plan Review, 1st Public Hearing

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

DB: Second.

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

Greg Bonavich, Borderland Engineering, advised that they are requesting to withdraw without prejudice due to some mapping errors. They will be back before the Board after the correction is made.

SB: Motion to accept the withdrawal without prejudice for Dean Bank at Crooks Corner, Parking Lot Entrance Development Plan Review.

DB: Second.

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

(GCW joined the meeting)

Lot Release, 177 Temi Road

Lisa Pazol, ERA Realty, was before the Board to request a lot release for 177 Temi Rd. SJW advised that it is in the Wethersfield neighborhood and historically it is a common occurrence for lot releases to be overlooked.

DB: Motion to sign the lot release for 177 Temi Rd, Bellingham, MA.

SB: Second.

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

Cranberry Meadows Informal Discussion Continued

Attorney Lee Ambler, representing the applicant, advised that during the last meeting the Board requested some more info on this property including traffic numbers and exact usage. SJW advised it is going to be called Penguin Variety and is about 1,100 s.f. SJW spoke with GPI, traffic engineer for the project, and they explained how they were able to come up with their traffic counts. SB further explained the numbers and included the specialty retail shop in the traffic counts.

GCW advised that now the Board has the clarification they need and were asking for. SB advised Mr. Ambler that certain loop holes were brought up at the last meeting and to avoid these, if the store is a success and they want to expand, they will need to come before the Board again for a modification to their existing permit. SJW and JS agreed.

GCW advised that SJW will write up a letter of clarification to the Building Inspector, Stewart LeClaire. Mr. Ambler advised he would like to be copied on the letter as well.

North Woods, off of North Street, Definitive Subdivision, 1st Public Hearing

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

DB: Second.

Vote: 4-0 Approved (GCW, DB, SB and JS) Mark Anderson, Heritage Design and

Michael Doherty, attorney representing the applicant and Mark Anderson of Heritage Design, advised that they had sent notice to the Board and notified the abutters of their request for a continuance because of the possibility of the Board changing due to Town elections.

Mr. Anderson advised that they have received both proposals for the traffic and engineering peer reviews. He advised they did not receive comments from Don DiMartino, DPW Inspector, yet as he was on vacation. Mr. Anderson advised that they will submit everything to the Board and would like to return on the May 13th hearing.

GCW further explained the process to the abutters who showed up for the meeting.

Tina Haynes, 18 Maddie Way, had questions regarding who receives notification. SJW advised that any direct abutter to the property as well as within 300 feet of the property line would have received notification(s).

Mr. Anderson had questions regarding the amount of the traffic study, he stated that \$7,300 is very high and asked if the Board had further input on that. SJW advised that she had MDM, the traffic consultant, put into the contract the inclusion of them coming to two meetings and if any money is remaining it will be returned to the applicant after the hearing process and is generally non-negotiable.

Jay Fadden, 131 North Street, asked if the recent traffic study will include the two very recent fatalities that have occurred on North Street. SJW advised that the traffic study will include numbers from 2009 not this year. SJW advised Mr. Fadden that he could state his concerns in the form of a written statement and will be seen by MDM and the safety officer.

Bob Carnaroli, 19 Maddie Way, advised that due to the consensus of the street they do not want the cul-de-sac removed and questioned what the bylaw states. SJW advised Mr. Carnaroli that the Board cannot discuss the project at this point because the applicant asked for a continuance without the project being discussed at this time.

Dan Houston, 319 Blackstone St., asked if it was a waste of time for the abutters to do research and come to the meetings with their suggestions.

Mr. Fadden asked if they could send correspondence to the Board, GCW advised that all info sent in is included in the project's permanent file.

SB: Motion to continue the North Woods Definitive Subdivision until May 13th at 7:15pm.

DB: Second.

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

Old Business

DB: Motion to sign the March 25, 2010 meeting minutes, as amended.

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)

New Business

Silver Lake Road, Bellingham Residential Realty 2, 81P

John Halnon, Guerriere and Halnon, engineer for applicant, advised they are here to solve an encroachment issue; they cut out a piece along lot #20, resulting in lot #9A and meets the lot shape factor. Mr. Halnon advised the house was in a fire and then was rebuilt, it was originally surveyed by another company and after they re-surveyed it they discovered it was 9 feet over the property line. SB asked about the private way and the easement.

SB: Motion to sign the 81P for lot 9A, Bellingham Residential Realty #2, dated March 25, 2010.

DB: Second.

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

Depot Street, Old Cemetery 81P (for the Town of Bellingham)

SJW is representing this application because it is for the Town. SJW explained that this parcel is owned by the Varney's and they are gifting it to the Town. The land has an old cemetery on it.

DB: Motion to sign the 81P for Depot Street, Old Cemetery.

SB: Second.

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

Planners Report

SJW advised that Roland Laprade wants to get the boards approval to advertise for a committee for the Master Plan; Mr. Laprade is looking to start the committee soon.

SJW wrote a letter regarding Claire's Way and wanted the Board's feedback. SJ read the letter aloud. The Board agreed that the letter will be given to PMB to read and sign before sending it to Mr. Dill.

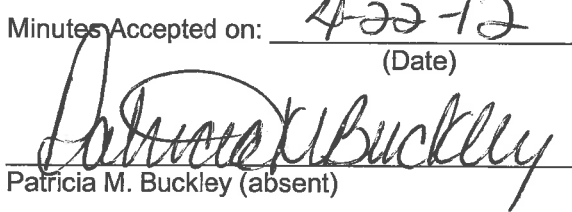
SB: Motion to adjourn.

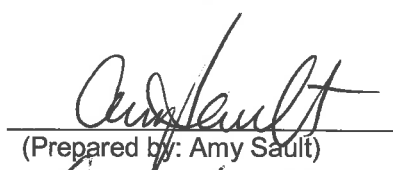
DB: Second.

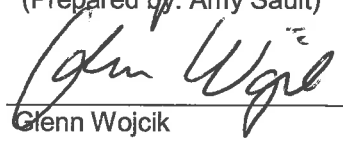
Vote: 4-0 Approved (GCW, DB, SB and JS)

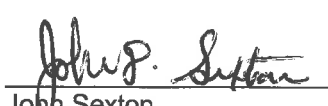
Minutes Accepted on: 4-22-12

(Date)


Patricia M. Buckley (absent)


(Prepared by: Amy Sault)


Glenn Wojcik


John Sexton


Dave Brown


Stephen Bartha