



BELLINGHAM PLANNING BOARD

2 MECHANIC STREET
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January 27, 2011 Meeting Minutes

- **Present at the Meeting**

Patricia M. Buckley (PMB), Chairman
Glenn C. Wojcik (GCW), Vice Chairman
Dave Brown (DB)
Peter M. Morelli (PMM)
Peter Pappas (PP) (Secretary)
Roger Oakley (RO), Associate Member (absent)

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

PMB opened the meeting at 7:00pm.

50 and 54 High Street 81P

Steve Dexton, owner, advised he wants to do a land swap from house #50 which is shown as lot 16, which will go with lot 13 and lot 15 will go to house #54, lot 14. Mr. Dexton advised that house #50 wants to put an addition on and right now he is unable to do that so they have agreed to swap the land. ✓

GCW asked if it would be cheaper to go for a variance, SJW advised that they would have to show a hardship either for soil/topography or lot shape and there probably isn't one. The Board agreed it looks ok.

GCW: Motion to approve the 81P for 50 and 54 High Street dated December 2, 2010.

DB: Second.

Vote: 4-0 Approved (GCW, DB, PMM and PP).

Cranberry Meadows Plaza, 829 South Main Street, Decision Modification, 1st Public Hearing

Lee Ambler, representing the applicant, asked for a continuance to allow enough time to have a traffic analysis done for this site. He asked to be continued until February 10, 2011.

PMM: Motion to continue Cranberry Meadows Plaza, 829 South Main Street, Decision Modification until February 10, at 7:00pm.

DB: Second.

Vote: 4-0 Approved (GCW, DB, PMM and PP).

General Business

Discussion on WS peer review transfer request

PMB advised that there is a request from this applicant to have funds transferred from the Planning Board's peer review engineering account to the Con Com because they went over their peer review budget. SJW advised that technically it is WS Development's money but because WS was planning to come back before the Board to resubmit, the Planning Board decided to hold on to this money for future peer review use.

SJW advised that she spoke with Jay Taleran, Town Council, to see if the Board could agree to do this. Mr. Taleran advised SJW that he thought it would be ok and that all she would need to do is tell Nancy Bailey, Finance Office, to transfer the money.

GCW remembers WS being reluctant giving the money; SJW advised that the money will be taken out of engineering and not traffic. GCW advised he does not have a problem as long as it comes out of engineering not traffic, SJW reassured it will come out of engineering.

PMB polled the Board; however PP advised he thought it should be in a motion and reflected in the minutes as it is contingent that we get more money from WS if needed.

PP: Motion to transfer the \$10,000 from the Planning Board account to the Con Com and is contingent with the understanding that WS put in more money to the Planning Board peer review engineering account if required.

PMM: Second.

Vote: 4-0 Approved (GCW, DB, PMM and PP).

Articles for Spring Town Meeting: Fix Section 2130 (b) lot split by zones; Section 2140 lot split by two Towns; Zoning map change for DPW

SJW advised she was contacted by Jay Taleran to revise the wording of Section 2130 (b) and Section 2140. Mr. Taleran advised that he gets questions on these all the time and he would like for the Board to reword these sections.

SJW advised that the third one is a request from Don DiMartino; however she is not sure of his changes as she has not heard back from him.

SJW has been trying to get a hold of Mark Flannery regarding the stretch code again to see if it we could get it to pass at Town Meeting. PP thinks that if it is put on as an article, he thinks more discussion should be done prior to Town Meeting so that people understand it better. PP advised that Mr. Flannery should push on the savings benefit

and not the government end of it. PP thinks it is a benefit for the Town; it just needs to be understood. PMB agrees to push the energy savings aspect.

SJW asked the Board if they would like to add anything else before the Warrant closes on February 11, 2011.

SJW reminded the Board of the LID forum that will be hosted by the Planning Board office in the second floor meeting room at 2 Mechanic Street on Thursday, February 3rd. SJW wants to do an LID presentation during the February 24th meeting so she can present all the feedback from the engineers to the Board.

SJW advised that the Master Plan implementation committee has imploded. No one has shown any interest after the initial meeting except for SJW and GCW. She put one more notice up to see if anyone wants to help out. If not, then GCW can be appointed as the Master Plan implementation committee chair.

PP: Motion to sign the January 13, 2011 meeting minutes.

PMM: Second.

Vote: 4-0 Approved (GCW, DB, PMM and PP)

DB: Motion to sign the vouchers.

PMM: Second.

Vote: 4-0 Approved (GCW, DB, PMM and PP)

SJW went to the SWAP meeting and the MAPC gave a presentation on funding storm water information. She advised that the MAPC would like to see a lot of regional applications. SJW asked the Board if there is anything they would like to submit. SJW advised that the Town as a whole could benefit if Bellingham were considered as a walkable Town and could have such things as shared parking; she will put together a grant proposal and send around to SWAP for their support. She advised it would make us look good as a Town with collaboration with other Towns and will help us get other grants as well.

PMM made a public service announcement to clear the snow from around the fire hydrants. He advised that in a case of a house fire, it is very important to take the time to clear the area around fire hydrants so that the Fire Dept has proper access.

DB: Motion to adjourn.

PMM: Second.

Vote: (GCW, DB, PMM and PP)

Minutes Accepted on: _____

2-10-11


(Date)



Patricia M. Buckley

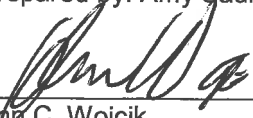


Peter Pappas



Peter M. Morelli

(Prepared by: Amy Sault)



Glenn C. Wojcik



Dave Brown