



BELLINGHAM PLANNING BOARD

2 MECHANIC STREET
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May 26, 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

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

PMB opened the meeting at 7:00pm.

Shores at Silver Lake III Definitive Subdivision (Center, Cross and South Main Streets) Continued Public Hearing

PMB advised that the engineer has requested a continuance to June 20, 2011. PMB advised that we do not have a meeting on June 20th; the next available meeting is on June 23rd.

PMM: Motion to continue Shores at Silver Lake III Definitive Subdivision (Center, Cross and South Main Streets) until June 23, 2011 at 7:00pm

DB: Second.

Vote: 5-0 Approved. (PMB, GCW, DB, PMM and PP)

Crystal Springs Phase III, Mechanic Street and Crystal Way, Development Plan Review and Special Permit Modification, Decision Signing

DB recused himself due to a conflict of interest.

Attorney Steven Greenwald of Greenwald & Greenwald was present to represent the applicant; he had some wording changes to make on page #5 paragraph #7 of the Development Plan Review, he has concerns with the term "oral commitments" because there was so much that was talked about at different meetings and they felt like

everything was addressed in the documentation and in the plans. Mr. Greenwald would like to have it stricken twice from that paragraph.

PMM asked if the decision was sent to Town Council, SJW advised that the Board does not have the final copy in front of them because it was just received via email today. PMM wanted to know if there were any significant changes, SJW advised that there aren't any for the Development Plan Development Plan decision but there are some changes to the Special Permit. SJW advised that the oral came out of a different project but this project is pretty straight forward and if that comment was taken out, nothing valuable would be lost. PMM asked that if the Board strikes oral twice as suggested by Mr. Greenwald then that would not effect the decision. The Board agreed that that would be ok.

Mr. Greenwald questioned the wording of the time limits in the decision; he questioned specifically when the "clock" starts to run after the appeal period is over. Mr. Greenwald stated that they have to wait to hear back from the State regarding the Conservation Restriction, the gifted conservation land they are donating to the Town. PMB stated that the Board understands this process and their concern with the timelines. SJW advised it is the applicant's responsibility to come back before the Board and ask for a continuance if they think that their permit might expire.

RO asked that the attorney send a letter to the Board letting them know when the state gives its approval. SJW offered to put the explanation of what the Board's explanation of continuous work is, Mr. Greenwald advised that that would not be necessary. SJW advised that Jay Taleran, Town Council, had reviewed the decision and made his changes. He made some boiler plate language about (Special Permit) #8 of the construction language. SJW also mentioned that there were changes made to #'s 8, 10 and 11, Mr. Taleran clarified this standard language that should have been done to previous agreements.

Mr. Greenwald asked what continuous means in the decision. SJW advised that both the Development Plan and the Special Permit are different, the Development Plan is a flat two years, start to finish. SJW advised that the Special Permit read from the decision and the Board explained how it should be interpreted. Mr. Greenwald asked that SJW check with Mr. Taleran regarding section 1426 of the Bylaw and the interpretation. SJW advised that the request for an extension, if needed, must be made in writing, it is not automatic and if the work is continuous then an extension is not needed. The Board clarified that if work is not done, then they will need to come back before the Board for an extension.

GCW: Motion to sign the decision for Crystal Springs Phase III, Mechanic Street and Crystal Way, Special Permit Modification.

PP: Second.

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

GCW: Motion to sign the decision for Crystal Springs Phase III, Mechanic Street and Crystal Way, Development Plan Review as amended.

PP: Second.

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

Mr. Mendall questioned when the next meeting would be, PMB advised that they are done unless an extension is needed. Mr. Mendall asked when they will begin grading, PMB advised them to talk directly to the developer.

SJW advised of the process and that Mylars would not be signed. PMM asked for certain changes be made to the plans to make them confirm to what they intend to do, SJW advised that it was done. PMM questioned if the info for the street lights were on the plans, SJW advised that they were corrected by the engineer. SJW advised she would check with Jay on the signing of Mylars because it is a Special Permit Town House. She will get back to the Board.

General Business

DB: Motion to sign the May 12, 2011 meeting minutes.

PP: Second.

RO advised that there needs to be a correction to the minutes, AS advised that she would correct the official copy.

Vote: 5-0 Approved. (PMB, GCW, DB, PMM and PP)

DB: Motion to sign the vouchers.

GCW: Second.

Vote: 5-0 Approved. (PMB, GCW, DB, PMM and PP)

Planner's Report

SJW advised that she attended the SWAP meeting today and explained that the Towns parking regulations should get started within the next month. She advised that it will not be ready in time for the next Town Meeting in October but hopefully by next spring.

SJW advised that she advised MAPC that the Town wants to be a part of the process not just the end result.

SJW advised that the Master Plan Implementation Committee met last week, and they will work as a group towards one goal. The item discussed at this past meeting was the SNETT trail and education about trails in Bellingham. The Committee's goal is to educate people about walking trails and they plan to go out to walk the trail to get a better idea.

MINUTES OF THE PLANNING BOARD

May 26, 2011

DB: Motion to adjourn.

GCW asked if the letter regarding Thundermist Carwash is public record now, SJW advised that since he sent it to the Board it is. GCW: Second.

Vote: 5-0 Approved (PMB, GCW, DB, PMM and PP).

Minutes Accepted on: _____

(Date)

6/23/11

(absent)

Patricia M. Buckley

Peter Pappas

Peter M. Morelli

(Prepared by: Amy Sault)

Glenn C. Wojcik

Dave Brown