



BELLINGHAM PLANNING BOARD

2 MECHANIC STREET
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PlanningBoard@bellinghamma.org

November 10, 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
Jay Talerma (JT), Town Counsel

PB opened meeting at 7:05 pm

Cedar Hill Estates Lot Release Request

Jeff Gagnon, developer for Cedar Hill Estates, requested the release of three lots as per the covenant. PMM questioned whether everything stated in the letter from Don DiMartino is correct and completed. Jeff Gagnon agreed that everything in the letter is up-to-date. He is requested the release of Lots 1,3, and 4.

PMM: Motion to approve lot releases for lots 1,3, and 4 for the Cedar Hill Estates subdivision based on letter submitted by Don DiMartino and Jeff Gagnon and that the fourth lot will not be released until all punch list items are complete.

GCW: Second.

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

Toll Brothers, Bellingham Estates, Bond Release Request, Continued Discussion

Mark Kablack, attorney for the developer; Michael Fee, Special Counsel

Mr. Kablack stated that he had made their case at the last meeting and is it based on Don DiMartino's sign off from October 2010 and the record in the Planning Board files.

PP questioned the applicant on their definition of "improvements". Mr. Kablack stated that their view of this is to mean infrastructure. Mr. Fee asked where PP got his definition improvements. PP stated that it was his interpretation of the regulations.

JT clarified that improvements may mean greater than just infrastructure, but the Planning Board does not need to go that far in the discussion because of the Section 325 of the subdivision regulations allow for the Town to keep some of the bond to maintain street for a portion of time. This is a mandatory section and the DPW appears to have already calculated it on the 2010 form J. This retention of the bond is for basic assurances that the road will not fall apart.

There is \$758,800 remaining in the bond. \$721,166.20 is 20 percent.

PMB stated that it is fair to return approximately \$30,000 of the bond.
GCW has concerns that the issues with the abutters will not be corrected. JT stated that the Planning Board can amend the subdivision, but that that issue is another discussion.

GCW: Motion to release \$37,633.80 of the bond \$758,800 leaving \$721,166.20 pursuant to Section 352 of the Subdivision Rules and Regulations requiring that a portion of the bond be kept for three years after the completion of the project.

PP: Second.

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

GCW: Motion to continue the Subdivision Rules and Regulations modification public hearing and parking bylaw discussion to December 8, 2011.

PP: Second.

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

DB: Motion to sign the vouchers.

PM: Second.

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

GCW: Motion to sign the payroll coordinator conditioned on hiring.

DB: Second.

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

DB: Motion to adjourn into executive session for interviews for the Coordinator position.

SJW polled Planning Board members as follows:

PMM: Aye.

PMB: Aye.

GCW: Aye.

DB: Aye.

PP: Aye.

Vote: 5-0

Meeting adjourned into Executive Session.

Minutes Accepted on: 12-8-11
(Date)

Patricia M. Buckley
Patricia M. Buckley (absent)

Peter Pappas
Peter Pappas

Peter M. Morelli
Peter M. Morelli

Stacey Wetstein
(Prepared by: Stacey Wetstein)

Glenn C. Wojcik
Glenn C. Wojcik

Dave Brown
Dave Brown