



BELLINGHAM PLANNING BOARD

2 MECHANIC STREET
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Meeting Minutes March 8, 2012

MEETING LOCATION: ARCAD MEETING ROOM – MUNICIPAL CENTER

Present at the Meeting

Patricia M. Buckley (PMB), Chairman – absent
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
Jean Keyes (JK), Planning Board Coordinator

GCW opened the meeting at 7:00 p.m.

Subdivision Rules and Regulations revisions, continued public hearing

SJW opened the continued Subdivision Rules and Regulations revisions discussion. The topics that were discussed were:

1. **Slope** – The Board agreed that there should be specific language to distinguish the slope for a regular subdivision from that of a Low Impact Development (LID) subdivision. The original topography and how it will be developed and disrupted should be considered when determining the slope. Additionally, there should be no runoff into the road and a slope or a drainage system should be created to prevent this from happening.
2. **Construction** – change language to remove depth reference and instead state “down to pervious material.” RO suggested and the Board agreed that gravel compacting should be 95% and that a standards soil engineer should test both the base and sub base. Language should be added to state that the road should be tested at a minimum of 200’ intervals. In addition, the road asphalt must be inspected for thickness (depth) and temperature (it must be put down at 135 degrees). SJW will add this language and that it should be what the town requires for a subdivision.
3. **Berms** – for a LID, berms are omitted. The use invisible curbs, etc., is permitted to allow storm water runoff.
4. **Driveways** – The berm has to prevent water from running into the driveway. The driveway has to be 6” higher than the roadway.
5. **Perm Private Ways for 3 lots** – The Board agreed to change the grade to 8 percent.
6. **Mailboxes stations** – no change.
7. **Stormwater Management** – no change.

8. **Storm Drains** – PMM stated that aluminum pipes do not work as they fail within a short period of time. He recommended the Board remove the option to use aluminum pipes. The Board agreed.
9. **Pipe Sizes** – RO asked where the pipe size is determined in the regulations. SJW explained that the procedural rules specify that the Board has to use a qualified peer reviewer to review the plans and that firm is responsible for checking the pipe sizes.
10. **Drain Structures** – SJW asked the Board to review this information and contact her with any changes. SJW informed the Board that Don DiMartino didn't have any changes.
11. **Retention/Detention Basins** – SJW expressed her disapproval with retention/detention basin being included in the square footage of a lot. RO and the Board agreed that a house and retention/detention basin should not be on the same lot and should not be considered part of the square footage of the lot. RO also stated that if the retention/detention basin cannot be included in the lot square footage, the developer would have to install a different drainage system so that the land is flat.
12. **Stormwater Management Permit** – SJW conveyed that Town Counsel Jay Talerman disagreed with the language that the developer would have to maintain the stormwater management system "in perpetuity." Mr. Talerman suggested that the stormwater management system should be maintained by the developer for 10 years after completion. The Board agreed with the changes.

SJW reviewed Medway's construction observation information which is an inspection information checklist that was added to their subdivision regulations. SJW asked the Board to review this information. If the Board approves it, Dan Drake can use this checklist for the inspections that he performs for the Town.

Filing Fees Research – SJW presented the Board with the research that JK had compiled that compared the Preliminary and Definitive Subdivision filing fees of Bellingham with those of several surrounding towns. Before discussion began, the Board stated that they would also like to include the fee information for the towns of Dover, Norwell, Sharon, Sherborn, and Weston. The additional research will be performed by JK and discussion of all fees will continue at a later date.

General Business:

DB: Motion to sign the February 23, 2012 Meeting Minutes.

PP: Second.

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

DB: Motion to sign the vouchers and payroll.

PP: Second.

Discussion: SJW explained the vouchers.

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

New Business (81-P's)

DB: Motion to adjourn.

PP: Second.

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

MINUTES OF THE PLANNING BOARD MEETING

March 8, 2012

Minutes Accepted on: 3-22-12
(Date)

Patricia M. Buckley
Patricia M. Buckley - absent

Peter Pappas
Peter Pappas

Peter M. Morelli
Peter M. Morelli

Jean Keyes
(Prepared by: Jean Keyes)

Glenn C. Wojcik
Glenn C. Wojcik

Dave Brown
Dave Brown