



# BELLINGHAM PLANNING BOARD

2 MECHANIC STREET  
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## Meeting Minutes June 14, 2012

*MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER*

### **Present at the Meeting**

Patricia M. Buckley (PMB), Chairman  
Glenn C. Wojcik (GCW), Vice Chairman  
Peter M. Morelli (PMM)  
Roger H. Oakley (RHO)  
Peter Pappas (PP), Secretary

### **Other Officials:**

Stacey J. Wetstein (SJW), Town Planner  
Jean Keyes (JK), Planning Board Coordinator

**PMB opened the meeting at 7:00 p.m.**

### **176 Mechanic Street, Development Plan Review, Continued Public Hearing; Decision Deadline: 7/16/12**

Present were Bill Halsing from Land Planning and Applicant Scott Gessin. Mr. Halsing stated that they have addressed all issues. He also informed the Board that they have asked for a traffic study waiver due to the more than adequate site distance. SJW stated that Bellingham Police Sergeant Lee Rolls agrees with the site distances.

PMB asked for confirmation of the number of parking spots and Mr. Halsing responded that there will be 18 and that overflow parking will be at Antron Engineering if necessary. PMB expressed her concern about the traffic exiting the property and stated that there should be a stop sign at the exit of the driveway due to the speed of the traffic on Rt. 140. Both the Applicant and Mr. Halsing agree to install the stop sign. The Board agreed with the waiver for the traffic study.

PMM questioned whether the Applicant has applied for a curb cut from Mass DOT. Mr. Halsing stated that the existing curb cut does not change as they are using the same entrance and exit so there is no reason to go to the Mass DOT. PMM asked if the outflow pipe will have rip rap with it, will extend to the center of the cart path, and will the stormwater be taken care of by the owners of the easement Mr. Halsing confirmed the use of rip rap and that they will be working with the easement owners. This was submitted on the revised plan that was previously submitted to the Planning Board. The revised plan shows the relocated cart path (it is impassible) being away from the stormwater outfall. PMM concerned about preventing washing out of the land near the outflow pipe. Mr. Halsing confirmed that the rip rap will slow the outgoing water.

RHO stated that the peer reviewer had questioned that the ground water not addressed. Mr. Halsing responded that the revised plan showed that there was no ground water issue. RHO congratulated Mr. Halsing for using an underground filtration system and greatly appreciates him using this system.

PMM: Motion to close public hearing for 176 Mechanic Street.

PP: Second.

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

GCW: Motion for SJW to draft a favorable decision for the 176 Mechanic Street, Development Plan Review that includes the waiver of the traffic study and the requirement of the installation of a stop sign.

RHO: Second.

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

**Highridge Estates II Definitive Subdivision Modification and Major Residential Special Permit off of Highridge Road Continued Public Hearing; Decision Deadlines: 9/30/12 and 9/30/12. Requesting a continuance to August 23, 2012.**

PMB informed the public that a continuance has been requested. A member of the public in attendance informed PMB that the Zoning Board has continued Highridge's zoning public hearing until December 2012.

PP asked how many continuances have been granted and stated that he is not happy to continue the Planning Board's public hearing until December. PMB said it is the second but the first continuance was because the Applicant had to decide what direction to go in. PMB wants to find out what is going on with ZBA. The Applicant will be at the Planning Board meeting on August 23, 2012.

RHO: Motion to approve the continuance Highridge Estates II Definitive Subdivision Modification and Major Residential Special Permit off of Highridge Road, Continued Public Hearing until August 23, 2012 at 7:00 p.m.

PMM: Second.

Discussion: GCW read the Applicant's request for a continuance. SJW stated that the Applicant is before ZBA for several issues.

Vote: Carried 4-1. (Yes - PMB, PMM, RHO, PP) (No - GCW)

**CVS, 370 and 400 Pulaski Boulevard, Development Plan Review, Drive Thru Special Permit and Stormwater Management Permit, Continued Public Hearing; Decision Deadlines: 10/31/12 and 10/31/12 Requesting a continuance to August 9, 2012.**

PMB stated that she understands that some of the neighbors were upset with the last meeting and explained how the meetings work and how the public can ask questions. When a hearing is continued, there is no discussion about the project. It is procedurally incorrect for the Board to allow questions from the public when a continuance has been requested. PMB further explained that the Applicant has asked for a continuance again and, in the future, the public should check the Planning website or call the Planning Office to see if a continuance has been requested.

GCW: Motion to approve the continuance CVS, 370 and 400 Pulaski Boulevard, Development Plan Review, Drive Thru Special Permit and Stormwater Management Permit, Continued Public Hearing until September 13, 2012 at 7:00 p.m.

PMM: Second.

Discussion: RHO asked about the date as this seems too soon for CVS to be ready. PMB and SJW state that the Board can change the date and PMB suggests September 13, 2012.

Vote: Carried 4-1. (Yes - PMB, PMM, RHO, GCW) (No - PP)

**General Business:**

- 5/24/12 Minutes
- Sign Vouchers
- Sign Payroll

GCW: Motion to sign the May 24, 2012 Meeting Minutes as amended.

PMM: Second.

Discussion: RHO stated that he voted not to sign the Medway Mulch and Loam bulk storage permit and would like the May 24, 2012 Minutes corrected.

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

GCW: Motion to sign the vouchers.  
 RHO: Second.  
 Discussion: SJW explained the vouchers.  
 Vote: Carried 5-0. (PMB, GCW, PMM, RHO, PP)

GCW: Motion to sign the Board's payroll.  
 RHO: Second.  
 Discussion: SJW explained the payroll.  
 Vote: Carried 5-0. (PMB, GCW, PMM, RHO, PP)

**New Business (81-P's)**

802 South Main Street, Selent 81-P

Bill Halsing explained that Mr. Selent, owner of 802 South Main Street, sold a portion of his property to Penny Lane property owner and the land is zoned suburban.

GCW: Motion to sign the 81-P for 802 South Main Street.  
 PMM: Second.  
 Discussion: None.  
 Vote: Carried 5-0. (PMB, PMM, RHO, GCW, PP)  
 All Board members signed the plan and signed the Mylar of the plan.

**SJW explained that three candidates for the Associate board position will be at the meeting on June 28, 2012 at 7:00 p.m. to meet the Board.**

GCW: Motion to close the public meeting into Executive Session.  
 PMM: Second.  
 Vote: Carried 5-0. (PMB, GCW, PMM, RHO, PP)

Public Hearing adjourned at 7:45 p.m.

Minutes Accepted on: 6-28-12  
 (Date)

Patricia M. Buckley  
 Patricia M. Buckley

Peter Pappas  
 Peter Pappas

Peter M. Morelli  
 Peter M. Morelli

Jean Keyes  
 (Prepared by: Jean Keyes)

Glenn C. Wojcik  
 Glenn C. Wojcik

Roger H. Oakley  
 Roger H. Oakley