



BELLINGHAM PLANNING BOARD

2 MECHANIC STREET
BELLINGHAM, MASSACHUSETTS 02019
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Meeting Minutes August 9, 2012

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

Present at the Meeting

Patricia M. Buckley (PMB), Chairman
Glenn C. Wojcik (GCW), Vice Chairman
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.

PMB spoke briefly about Peter Morelli and informed the public that he passed away on August 2, 2012. She stated that he was a very valuable member of the board and a wonderful person who will be greatly missed and it will be very difficult to fill his spot.

7:00 p.m.: 81 P for 7 and 8 Flurette Drive

Norman Gamache was present representing the Applicants, Robert P. Bonin and Lisa Bonin. Mr. Gamache is from firm of Guerriere and Halnon, Inc. and explained that when Flurette drive was created, there were 2 oversized lots left that are each individually owned by Robert P. Bonin and Lisa Bonin. Mr. Bonin would like to buy 2 ½ acres from Ms. Bonin and create a 2 ½ acre house lot on Lot 4 and combine the remaining approximately 7 acres with the lot next door Lot 5. Both lots have sufficient area and fulfill all zoning requirements.

SJW reiterated that the frontage is not changing and that the lots were conforming at the time of the subdivision. This 81P is just adding a piece to a conforming lot in a land swap. Both lots do have at least 150' of frontage.

PMB asked what the Applicants' intentions are and Mr. Gamache stated that there is a gas line and stream that run through the lot. Also because of the location of the existing septic for Lot 4 the Applicants cannot put a roadway through it. The land was only subdivided to give the two grandchildren land to build on.

PP questioned whether there was any intention to build on the 20 acres. SJW explains that at this moment there are no plans to develop and under the purview of the 81P that is not before the Board now. If the situation changes in the future the Applicant will have to come back before the Board.

GCW: Motion to sign the 81P for 7-8 Flurette Drive dated July 26, 2012

RHO: Second.

Vote: Carried 4-0. (PMB, GCW, RHO, PP)

General Business:

- 7/26/12 Minutes
- Sign Vouchers/Payroll

GCW: Motion to sign the 7/26/12 Meeting Minutes.

RHO: Second.

Vote: Carried 4-0. (PMB, GCW, RHO, PP)

GCW: Motion to sign the vouchers.

RHO: Second.

Discussion: SJW explained the vouchers.

Vote: Carried 4-0. (PMB, GCW, RHO, PP)

SJW discussed the following miscellaneous items with the Board:

1. August 20, 2012 is the Board of Selectman meeting at which the Board will jointly appoint Amber Griffiths to complete Peter M. Morelli's term until May 2013 and to appoint Andrew Greene as the Associate member. SJW advised all Board members that they should attend this meeting as the Board of Selectman may not agree so the Board needs to defend their choices. SJW stated that Amber will be there but she is not sure if Andrew Greene will be there. SJW explained the entire process to Amber and she is willing to finish Peter's term.
2. The new appointments have ramifications for CVS and Highridge as both will have to give full re-notice to abutters and a full recap to the Board at the next Public Hearings at which each is appearing. SJW stated that PMM did not miss any meetings at which each Applicant was appearing and that RHO was at all meetings as well.
3. Zoning amendment – A petitioner wants to rezone a parcel of land and the Planning Board pays for the abutter notices for the Town Meeting.
4. SJW and PP suggest that the Board take a formal vote on the Associate candidate Andrew Green because of the changes on the Board due to Peter Morelli's death.

RHO: Motion to appoint Amber Griffiths to fulfill Peter M. Morelli's term until May 2013.

PP: Second.

Vote: Carried 4-0 (PMB, GCW, RHO, PP)

RHO: Motion to select Andrew Greene to be the Associate Board member for a term of 3 years.

PP: Second.

Vote: Carried 4-0. (PMB, GCW, RHO, PP)

GCW: Motion to adjourn.

RHO: Second.

Vote: Carried 4-0. (PMB, GCW, RHO, PP)

Meeting Adjourned at 7:20 p.m.

Minutes Accepted on: 8-23-12
(Date)

Patricia M. Buckley
Patricia M. Buckley

Peter Pappas
Peter Pappas

Jean Keyes
(Prepared by: Jean Keyes)

Glenn C. Wojcik
Glenn C. Wojcik

Roger H. Oakley
Roger H. Oakley

