



# BELLINGHAM PLANNING BOARD

2 MECHANIC STREET  
BELLINGHAM, MASSACHUSETTS 02019  
(508) 657-2892; FAX (508) 966-2317  
[PlanningBoard@bellinghamma.org](mailto:PlanningBoard@bellinghamma.org)

## Meeting Minutes September 13, 2012

*MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER*

### **Present at the Meeting**

Patricia M. Buckley (PMB), Chairman  
Glenn C. Wojcik (GCW), Vice Chairman  
Amber S. Griffiths (ASG)  
Roger H. Oakley (RHO)  
Peter Pappas (PP), Secretary  
Andrew T. Greene (ATG), Alternate

### **Other Officials:**

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

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

GCW: Motion to adjourn the Planning Board meeting to join the joint Planning and Board of Selectmen meeting.

PP: Second.

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

Present from the Board of Selectmen (BOS) were:

Mike Sotor, Chairman (MS)  
Mike Connor, Vice Chairman (MC)  
Ed Featherston (EF)  
Jerry Mayhew (JM)  
Dan Spencer (DS)

MS addressed the Board members and attendees and explained that this is a joint meeting of the Planning Board and BOS for the purpose of appointing one (1) permanent voting member and one (1) alternate member to the Planning Board. MS read Section 3-1-5 of the Town of Bellingham's Amended Home Rule Charter that explains the procedure for elected multiple member body vacancies. MS further stated that proper paperwork was completed and submitted and he recommended that the three candidates come forward so they can be questioned. PMB and the Planning Board members agreed.

The three applicants present were: Amber S. Griffiths, Andrew T. Greene, and Peter Gabrielle and all stated that they are interested in both positions.

MS asked the Planning Board if they would like to question the applicants first and PMB stated that the Board has already completed their interviews and no further questions from the Planning Board were necessary.

JM asked Mr. Gabrielle why he applied for this position. Mr. Gabrielle stated that he had previously been involved with the town when first moved here and now he has more time and wants to be involved and give back. He is formerly a Stoughton Town Meeting Member.

DS asked if each applicant could explain his or her background and what experience or knowledge each could bring to the Planning Board.

- Mr. Greene explained that he has been living in town for just over a year. He likes the town a great deal and would like to be involved. He works at EMC and expects to be there for a long time and in town for a long time. He always had an interest in town government or state government. He saw this position was open and it seemed like a good place to start.
- Ms. Griffiths has lived in town for 4 years she applied because she has children and thought this was a good opportunity to do her part for the community since her children will live and grow up here. She would like to do her part to get involved and help out.
- Mr. Gabrielle has lived in town for 10 years. His background is in business as sales manager and a consultant and he can bring his business background to the position and would like to give back to the town.

MC stated that a lot of people want to give back to the town but the applicants had the opportunity to run for several positions - Selectman, or school committee, - yet they chose the Planning Board position. Why did the applicants choose this position and why now?

- Ms. Griffiths stated that the Planning Board is responsible for a more general role in the community and it would be a good way to learn.
- Mr. Gabrielle stated that he would eventually like to be on the Board of Selectmen. He sees the Planning Board as one that shapes the commercial and residential end of the town. The Planning Board shapes what the town looks like and feels like and it is a very important step.
- Mr. Greene stated that if there were an alternate position for BOS or the Zoning board, he would have applied for both. He does not have experience in local government and would be happy to gain experience on this Board. He will be committed to the Board and is motivated to support their efforts.

MC asked each candidate if they were you at the last Town Meeting.

- Mr. Gabrielle – Yes
- Ms. Griffiths – No
- Mr. Greene – No

MC explained that one of the most important things the Planning Board did at the Town Meeting was the Parking bylaws. What did each applicant think of that process and the result?

- Mr. Gabrielle responded by saying that he had two major issues with parking updates. But overall he believes that the changes can only help the small businesses.
- Ms. Griffiths thought the numbers of spaces were increased but PMB explained that the entire bylaw was changed and in some cases it reduced the number of spaces required. Ms. Griffiths stated that anything that can be done to improve parking is a good thing.
- Mr. Greene asked the Planning Board several questions about the parking bylaw changes and what the pushback was from businesses to increasing the number of spaces. PMB explained that this was an intensive project and that SJW did an enormous amount of work researching all of the bylaws. In fact, PMB stated that other towns are now looking to copy the Planning Board's parking bylaws. The Board did a good job of balancing all aspects of the parking bylaws for all types of business and residences. From this answer, Mr. Greens stated that it seems like a positive update to the bylaws.

MS stated that, if elected for the voting member position, the member will have to will have to run for election in May of 2013 and then again the following year. He asked if each applicant is willing to do that?

- Mr. Gabrielle stated that he will run both times.
- Ms. Griffiths stated that she would like to see how it goes and make a decision in May.
- Mr. Greene stated that he would most likely want to run for reelection.

MS stated that the BOS tries to make the town enticing to bring businesses to the town so local residents can get jobs. MS asked what, in each of the applicants' background, would give him or her knowledge to ask the right questions of potential businesses who want to come into the town?

- Mr. Gabrielle stated that the entire picture has to be evaluated: environmental issues, parking, traffic, etc. He stated that he has to look at what type of business is coming in and what type of impact it will have on the town both positively and negatively.
- Ms. Griffiths explained that she had thought of the proposed major shopping area that may come into the town. The first question that came to her mind was how will this affect the natural resources of the town? If there is a lot of landscaping with the project how does that affect the water supply and will it negatively affect it. Will there be more paving that can increase temperatures or air pollution? What will the business do to ensure that the quality of life does not drop with their presence?
- Mr. Greene can bring in his ability to analyze data. He can look at the numbers and projections provided by developers and provide clarity to the Board.

PP asked the applicants if they will be able to separate his or her personal view of that project and the pressure they may be getting from their neighbors and do what is right for the town.

- Mr. Gabrielle stated that he will absolutely be able to do this. He stated that he is here to do a job for the Board and will keep his personal life separate.
- Ms. Griffiths stated that she can easily separate what is right for the town and right for bylaws from her personal views.
- Mr. Greene stated that he has had to make difficult decisions in his work that involve people with which he has had a personal friendship. He was able to make those decisions because it was in the best interest of his employer to do so and he did not allow his personal feelings to interfere.

JM stated that he applauds all applicants for applying for position. He stated that board members and residents don't control anything at the state or federal level, but we can control our town's destiny by who we appoint or elect in our own community. JM further advised that when making a decision as a board member, you always leave your ego at the door. JM further asked Mr. Gabrielle what the two issues were at Town Meeting that he was focused on instead of the parking bylaws. Mr. Gabrielle stated that it was the football field issue and the Macy school issue.

RHO asked the applicants if they read the Towns rules and regulations. All applicants said that they did.

MS asked the Planning Board what some of the highlights were that they saw in these applicants.

GCW responded by stating that the Planning Board thought all applicants were great and were here for the right reasons and each brought something to the table. He further explained that the Board has no control over who is elected to the Board, but when the Alternate position is open, the Board has an opportunity to pick someone who brings a skill set and perspective that the Board does not have. For that reason, the Board thought Ms. Griffiths brought this different skill set – chemistry background and the perspective a young mother with children. GCW stated that Ms. Griffiths' chemistry background could help when the Board has to deal with issues of nitrates or drainage etc. She brings a perspective that the Board used to have that they don't have now.

MS stated that a roll call vote will be taken for the applicant to fill the **Alternate Planning Board position**. The results of the Roll Call Vote were:

	Applicants		
	Amber Griffiths	Andrew Greene	Peter Gabrielle
<b>Board of Selectmen Member</b>			
Mike Soter			X
Mike Connor			X
Ed Featherston		X	
Jerry Mayhew		X	
Dan Spencer	X		
<b>Planning Board Member</b>			
Patricia M. Buckley		X	
Glenn C. Wojcik		X	
Roger H. Oakley		X	
Peter Pappas		X	
<b>TOTALS</b>	<b>1</b>	<b>6</b>	<b>2</b>

MS stated that Andrew Greene is the new Planning Board Alternate and the Town Clerk will swear him in tonight.

MS stated that a roll call vote will be taken for the applicant to fill the **Planning Board voting member position that will expire in May 2013**. The results of the Roll Call Vote were:

	Applicants	
	Amber Griffiths	Peter Gabrielle
<b>Board of Selectmen Member</b>		
Mike Soter		X
Mike Connor		X
Ed Featherston	X	
Jerry Mayhew	X	
Dan Spencer		X
<b>Planning Board Member</b>		
Patricia M. Buckley	X	
Glenn C. Wojcik	X	
Roger H. Oakley	X	
Peter Pappas	X	
<b>TOTALS</b>	<b>6</b>	<b>3</b>

MS stated that Amber Griffiths is the new Planning Board voting member and the Town Clerk will swear her in tonight.

MS thanked Mr. Gabrielle for applying for this position and encouraged him to apply for zoning board alternate position.

**JM: Motion to adjourn the joint Planning Board and BOS meeting.**

EF: Second.

Vote: Carried 9-0. (MS, MC, EF, JW, DS, PMB, GCW, RHO, PP)

Meeting adjourned at 7:25 p.m.

**PP: Motion to reopen the Planning Board meeting.**

RHO: Second.

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

**General Business:**

- 8/23/12 Minutes
- Sign Vouchers/Payroll

**GCW: Motion to sign the 8/23/12 Meeting Minutes.**

PP: Second.

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

**RHO: Motion to sign the vouchers and payroll.**

GCW: Second.

Discussion: SJW explained the vouchers and payroll. RHO stated that he believes he cannot accept the stipend from the Board because he is an employee of the town. JK will check with the Payroll office and correct it. SJW said to cross RHO's name off the paper and the rest of the Board can sign.

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

PMB congratulated and welcomed the new members to the Planning Board at the request of RHO. The new members took their seats at the table.

**Planner's Report - Planning Board initiatives for 2012-2013:**

1. SJW explained her participation in the F&D Trial and stated that the applicant had no interest in the Board's compromised agreement so they went to trial. SJW explained the trial and her involvement. Written summations will be provided by the attorneys and then the judge will make a decision.
2. Pedestrian and Sidewalk Plan – Denis Fraine is working BOS about a sidewalk plan. SJW and JK are working to assist him and will do the analysis, initiatives, funding sources, etc. and she anticipates that it will take 3-4 months to finish. SJW and JK will do the field work and field surveys to look at the sidewalks and conditions, etc. So the office will be closed for about 1 hour, once a week until it's done and JK will post the office closing times online.
3. SJW Talked to Mary Chaves of MPIC about creating an overlay or zoning district for the Hartford Ave business and residential zoning area to make it more of a transitional zone. SJW will look at it and talk to abutters, etc. This will be a very long process and probably will take over a year. This is to help give the residents opportunities that they might not have had before. PMB stated that they may run into opposition to this. SJW stated that this is even more important if the Bellingham Shoppes does come to the town. It is a community strategy to reach out and see what the residents in that area want.
4. SJW stated that the Board may decide to discuss rezoning to remove the residential allowed in business zone but this will wait until May 2013 possibly.

**Zoning Amendment Public Hearing for Special Town Meeting October 2012: Petitioner, Kevin J. Lombard to rezone 157 Mendon Street as B-1, Continued Public Hearing.**

Present is Kevin J. Lombard the Applicant who congratulated the new Board members. He explained that he owns the land in the amount of 7 acres that is currently zoned half commercial and half residential. He would like to have it rezoned to all commercial and he would like to move his business back near his house. He sells automotive collision correction systems, which are car frame straightening machines, to fix car frames. Mr. Lombard sells the machines and trains people how to use them. Hours of operation would be 8:00 a.m. to 5:00 p.m.

GCW questioned what type of street this land is on and Mr. Lombard stated that it is a private street that is not accepted by the town.

SJW clarified that the residence is currently non-conforming in the business district. If the Board endorses this re-zoning, they are not endorsing the uses within the zone. The Board strongly suggests that Mr. Lombard go to the Building Inspector for the town, Stuart LeClaire, to check and see if he can place his business there to determine if it is an acceptable use for that business zone. The Board's endorsement is not the go-ahead for him to place his business there. PMB stated that for example, the applicant cannot have residential use with a business zone.

PP questioned if the agricultural zone section has ever been agricultural farmland. Mr. Lombard stated that he does not think so. PP advised him to research it because if it ever was agricultural farmland, back taxes may be owed due to government farmland subsidies if the land is rezoned business.

GCW explained that the applicant can go ahead and get the land rezoned but that has nothing to do with what he can put into a business zone.

**GCW: Motion to recommend the article requesting the rezoning of parcel 43-12 known as 157 Mendon Street as 100% business.**

PP: Second.

Discussion: RHO stated that he preferred that the applicant go the Building Inspector first to find out if he can do what he wants. PMB agreed and Mr. Lombard agreed and stated that he can always withdraw if he cannot place his business there. ASG asked if this is rezoned, can the applicant have his residence and business here. PMB stated that he may have to move his residence if it is rezoned as business. RHO is satisfied that the applicant understands the process.

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

**Highridge Estates II Major Residential Special Permit off of Highridge Road, Continued Public Hearing; Decision Deadlines: 9/30/12 and 9/30/12.**

GCW: Motion to accept the request to Withdraw without Prejudice the Highridge Estates II Major Residential Special Permit.

RHO: Second.

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

**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.**

**GCW: Motion to accept the Continuance for the Public Hearing for the CVS, 370 and 400 Pulaski Boulevard, Development Plan Review, Drive Thru Special Permit and Stormwater Management Permit until September 27, 2012 at 7:00 p.m.**

ASG: Second.

Discussion: RHO would like to find out more about the potential Ranieri lawsuit about a land ownership conflict and questioned how the Board could continue without knowing more about this issue. PP and RHO questioned if CVS could proceed if CVS does have access to the conflicted piece of land. SJW explained that it is not relevant to this discussion whether or not to continue the public hearing. PMB explained that the lawsuit issue is not relevant as it is not in play yet. PP wants to know how much it will affect the development moving forward and would like an update on September 27, 2012 and PMB agreed.

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

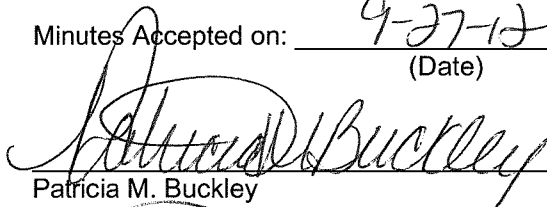
**GCW: Motion to adjourn.**

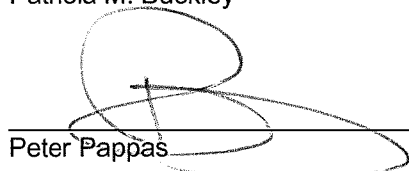
Amber: Second.

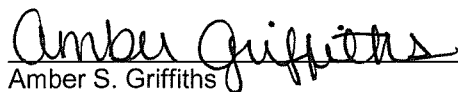
Vote: Carried 5-0. (PMB, GCW, ASG, RHO, PP)


Meeting Adjourned at 8:15 p.m.

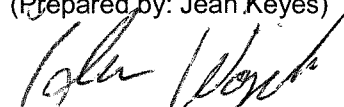
Minutes Accepted on: 9-27-12  
(Date)

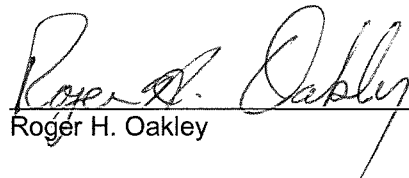
  
Patricia M. Buckley

  
Peter Pappas

  
Amber S. Griffiths

  
(Prepared by: Jean Keyes)

  
Glenn C. Wojcik

  
Roger H. Oakley

\_\_\_\_\_  
Andrew T. Greene (Alternate)

