



# BELLINGHAM PLANNING BOARD

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## Meeting Minutes March 28, 2013

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

### **Present at the Meeting**

Patricia M. Murphy (PMM), Chairman  
Glenn C. Wojcik (GCW), Vice Chairman  
Amber S. Griffiths (ASG)  
Peter C. Pappas (PCP), Secretary  
Andrew T. Greene (ATG), Associate - absent

### **Other Officials:**

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

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

### **New Business (81-P)**

#### **20 Dupre Road 81P – Denis Fraine**

Present was the applicant, Mr. Denis Fraine. Mr. Fraine described the property and how the land, which is 4 acres, would be subdivided according to the map submitted to the Planning Board with his Form A application. He is trying to divide the land into two lots with the frontage for Lot 63 on Cross Street and the frontage for Lot 64 on Dupre Rd. Mr. Fraine stated that there are quite a few easements on the property that existed before he purchased it. The drainage retention pond is there but there is no drainage system yet. He was told that the drainage system will hopefully be installed this summer. SJW said that she consulted with Town Counsel Jay Talerman who said that Mr. Fraine can create the frontage for each lot as drawn on the map. PCP questioned that Dupre Rd is wholly contained by Lot 63. Mr. Fraine stated that the Town has taken a permanent easement of the road by eminent domain and this is on file in Land Court.

#### **GCW: Motion to sign the 81 P for Lot 63 and Lot 64 Dupre Road**

ASG: Second.

Vote: 4-0 Carried. (PMM, GCW, PCP, ASG)

#### **Gibbs Oil Gas Station, 320 Pulaski Boulevard Development Plan Review, Continued Public Hearing; Decision Deadlines: 4/23/13**

Present:

Tony Fruchtl of Ayoub Engineering for the applicant  
Attorney Michael Peirce representing Gibbs Oil Co., who is the applicant  
Attorney Nicholas Goodier of the Law Offices of Michael A. Kelly, who is representing Pullbell Corporation, the owner of the property where the Gibbs Oil Co., is currently leasing and operating.

Attorney Goodier introduced himself and explained that he has brought a court reporter to record the meeting verbatim. PMM stated that Attorney Goodier should have notified the Board prior to the meeting. PMM is concerned that the interests of the Town are not being protected and she would like to have Town Counsel present at this public hearing.

PMM stated that in this regard she is not allowing the public hearing to continue this evening and would like to continue the Gibbs Oil, Co. public hearing until April 11, 2013 at which time the Town Counsel can be present. PMM then apologized to Mr. Fruchtl and Attorney Peirce for the delay and for having to continue the proceedings. Attorney Goodier stated that he will notify all town boards of his intention to have a court reporter present at those meetings as well.

Attorney Goodier then wanted to submit documentation to the Board that was previously emailed to SJW and JK. SJW stated that documentation is not accepted at the meeting as it does not give the Board time to properly review it. SJW further stated this was explained to Attorney Goodier's secretary and this policy is also on the Planning Board's website and applies to all who come before the board. GCW and PMM concurred. SJW also clarified that this documentation, which was previously received by her and JK by email, was already provided to the Board.

**GCW: Motion to Continue Gibbs Oil Gas Station, 320 Pulaski Boulevard Development Plan Review until April 11, 2013 at 7:00 p.m.**

ASG: Second.

Vote: Carried 4-0. (PMM, GCW, PCP, ASG)

**The Home Depot, Discussion on Reallocation of Parking Spaces for Seasonal Sales**

Present:

Mr. Bob Munroe – Home Depot Store Manager, Bellingham, MA

Joanne Avery – Department Supervisor, Bellingham Home Depot

PMM stated that she understands that Home Depot wants reallocate parking spaces for seasonal sales. GCW was on the Board when the decision was made by the Board about the parking. PMM stated that Home Depot has gone from using 35 spots for seasonal storage to 80, as that is what is proposed currently. PMM's opinion is that Home Depot should do a Modification to their plan for safety reasons and to provide clarification.

Mr. Munroe explained that he is a new store manager and he is not asking for more than spaces in years' past but understands that Home Depot has been slowly increasing the number of parking spaces from what was originally allowed by the Decision. Home Depot would like to change the configuration of where the storage is and keep the increased number of spaces at 80. GCW is concerned about the fact that there is no available parking near the stop sign. SJW reminded the Board that this is a shared parking lot and the spaces belong to all the tenants including AC Moore and there has to be consideration for AC Moore's customers. So while it may be convenient for Home Depot to use it, it reduces the number of spaces available for AC Moore's customers.

PCP is concerned about the safety of the seasonal sales area and the public's safety. GCW stated that part of the proposed seasonal sales area should be opened up for parking. He also believes that AC Moore's customers should be considered as well. GCW would like to see the area reconfigured and possibly reduced in size. SJW reiterated that in addition to reconfiguring the seasonal sales area, Home Depot is adding 40 or more spaces from what was approved by the original Decision.

All Board members and SJW discussed the best configuration of the seasonal sales area in the parking lot and agreed with the increase in the number of spaces and the new configuration. The Board then authorized SJW to work with Mr. Munroe on a minor modification to the Development Plan.

**General Business:**

**Old Business:**

**GCW: Motion to sign the March 14, 2013 Meeting Minutes.**

ASG: Second.

Vote: Carried 4-0. (PMM, GCW, PCP, ASG)

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

ASG: Second.

Discussion: SJW explained the vouchers and payroll.

Vote: Carried 4-0. (PMM, GCW, PCP, ASG)

SJW asked if PCP attended the charter review committee meeting. PCP has received no notice of it. SJW will check into it and let him know.

Planners report – Shores at Silver Lake II and III are requesting a Continuance at the next meeting because of elections and possibility of new board members.

**GCW: Motion to adjourn.**

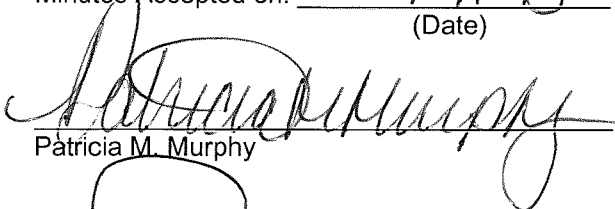
ASG: Second.

Vote: Carried 4-0. (PMM, GCW, PCP, ASG)

Meeting Adjourned at 8:00 p.m.

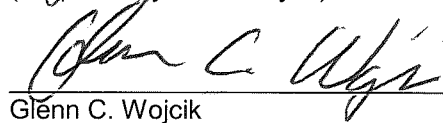
Minutes Accepted on: \_\_\_\_\_


4-11-13  
(Date)

  
Patricia M. Murphy

  
Peter C. Pappas

  
(Prepared by: Jean Keyes)

  
Glenn C. Wojcik

  
Amber S. Griffiths