



BELLINGHAM PLANNING BOARD

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Meeting Minutes May 23, 2013

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

Present at the Meeting

Patricia M. Murphy (PMM), Chairman
Glenn C. Wojcik (GCW), Vice Chairman
Peter C. Pappas (PCP), Secretary
Andrew T. Greene (ATG), Member
Brian T. Salisbury (BTS) Member

Other Officials:

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

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

Shores at Silver Lake II Definitive Subdivision Modification, Continued Public Hearing: Decision Deadline: 7/26/13

Shores at Silver Lake III Definitive Subdivision, Continued Public Hearing: Decision Deadline: 7/26/13

PCP: Motion to continue the public hearing for the Shores at Silver Lake II Definitive Subdivision Modification until June 13, 2013 at 7:15 p.m.

BTS: Second.

Vote: 4-0 Carried. (PMM, ATG, PCP, BTS)

PCP: Motion to continue the public hearing for the Shores at Silver Lake III Definitive Subdivision until June 13, 2013 at 7:15 p.m.

BTS: Second.

Vote: 4-0 Carried. (PMM, ATG, PCP, BTS)

Wee Folk Learning Center Development Plan Review and Flexible Parking Special Permit, 1178 South Main Street, 1st Public Hearing; Decision Deadline: 6/27/13

PCP: Motion to waive the reading of the Wee Folk Learning Center Development Plan Review and Flexible Parking Special Permit

ATG: Second.

Vote: 4-0 Carried. (PMM, ATG, PCP, BTS)

Present: John Gwozdz of Meridian Associates on behalf of the Applicant
Pastor Charlie Legassey, of Metrowest Ministries, Applicant
Kelly Davison, Center Director at Wee Folk Learning Center

Mr. Gwozdz explained that the Applicant has come before the Board to obtain permission to use the existing modular building on the property as a permanent structure and to reduce the required amount of required parking. He also explained the following items:

1. Environmental Evaluation: Mr. Gwozdz stated that this evaluation shows there will be no impact to the existing landscape. The applicant is not making any changes to the landscaping and will leave all mature plantings as the property is very well screened from all directions. In addition there is continuous stockade fencing on the north and west sides of the property.
2. Lighting: Mr. Gwozdz stated that there is currently minimal pedestrian-scale lighting, one larger floodlight (security based), and some architectural lighting located on the buildings for security. All lights point to the interior of the site and there is no light trespass.
3. Parking: Mr. Gwozdz explained that they currently have 36 existing spaces which are 26 spaces short of what is required; however, their parking analysis showed that they have plenty of space to add more parking should they need to in the future. Mr. Gwozdz explained that due to nature of the school, the 26 spaces are adequate for the current parking needs of the school. The Applicant is not currently proposing any expansion now and would like to get a special permit to allow the reduction of the required parking to what they have existing now. PMM stated that she believes that the parking is currently adequate.

PCP asked what would trigger the need for more parking. Mr. Gwozdz stated that if the enrollment went up from the current number of 140-150 students to 180 students which is the maximum they are allowed under their license, he and the Applicant believe there is adequate parking given the nature of the business.

SJW questioned how many spots are taken up by teachers. Mr. Gwozdz stated that there are 25 employees now but only about 12 cars park in the lot at a time. SJW explained that she talked to police Sergeant Rolls and he was concerned about the location of the potential parking expansion along the northernmost driveway. That driveway is very close to the intersection and he does not want that driveway to be used for parking because exiting from that driveway would be unsafe. Pastor Charlie Legassey explained that if it were used for parking in the future, it would be for staff parking only.

Board members agree that they should make it a condition in the Decision that if that driveway is used for parking in the future it must be restricted to staff parking only.

PCP: Motion to close the public hearing for the Wee Folk Learning Center Development Plan Review

ATG: Second.

Vote: 4-0 Carried. (PMM, ATG, PCP, BTS)

PCP: Motion to write a favorable decision for the Wee Folk Learning Center Development Plan Review at 1178 South Main Street

ATG: Second.

Vote: 4-0 Carried. (PMM, ATG, PCP, BTS)

PCP: Motion to accept the request of the Wee Folk Learning Center Flexible Parking Special Permit to reduce the number of parking spots from 62 to 36 with the stipulation that any potential parking extensions, of a total of 19 spaces along the most northern drive, be limited to only staff and employees and be marked with proper signage.

BTS: Second.

Vote: 4-0 Carried. (PMM, ATG, PCP, BTS)

Old Business**BTS: Motion to sign the May 9, 2013 Meeting Minutes**

ATG: Second.

Vote: 4-0 Carried. (PMM, ATG, PCP, BTS)

PCP: Motion to sign the Vouchers

ATG: Second.

Discussion: SJW explained the vouchers.

Vote: 4-0 Carried. (PMM, ATG, PCP, BTS)

Northwood II Update:

SJW explained the explained the unresolved issues that continue at the Northwood II subdivision:

1. Mark Anderson and the Bellingham Tree Warden had a meeting without SJW as she was not informed of the meeting date. Mr. Anderson thought the 12 trees in the open space needed to be moved and did not think they had to plant 15 additional trees.
2. SJW has scheduled a second meeting with Mr. Anderson for Tuesday, May 28th to discuss where the additional 15 trees should go and the need to replace the dying trees as they didn't remove the burlap when they were planted.
3. The Conservation Commission (Con Com) will be discussing the restoration of the open space. Mr. Anderson was supposed to submit a restoration plan and Con Com told them exactly how to restore the space. Wildflower mix was agreed but the Applicant also had to remove excess material above the original grade and add signage to designate that the area was open space. The plan submitted by the Applicant did not comply with any of the conditions.
4. The bounds and swales have not been fixed.

SJW will be writing a very stringent letter requesting that all of these items be completed and she will mention that they need to notify the residents if going on their property. PMM stated that she wants Mr. Anderson on agenda for the June 13th meeting and the Board agreed.

General Business**Adaptive Reuse Overlay District Bylaw**

Present:

Mary Chaves from MPIC

Nikyta Resto from MPIC

SJW

Mary Chaves explained that the intent of the overlay bylaw is to provide relief to the homeowners to stabilize property values and possibly make the homes more appealing to prospective buyers. The current language of the bylaw is ambiguous and contradictory and needs improvement.

BTS had general concerns that this bylaw would actually exacerbate the traffic situation by drawing more traffic to the new businesses that could be created by this overlay. Additionally, BTS was concerned that it would force more traffic into the neighborhood if the home/business on Hartford Ave did not have a driveway on Hartford Ave.

Mary Chaves and SJW explained that they are not trying to alleviate traffic with this overlay but just give the residents options to make their home more attractive to potential buyers who may want to have a small business in their home. PCP added that the overlay may actually stabilize the value of the homes in that area. SJW added that the overlay may also impact the value of the abutters' homes and may prevent the abandonment or renting of houses. This will keep the value up and maintain the structure and integrity of the neighborhood. PMM further explained that the approved use only goes with the owner does not transfer upon a sale to a new owner. BTS was still concerned and cautioned that the Board has to be sensitive to the abutters and the possible impacts.

The Board along with SJW, Mary Chaves, and Nikyta Resto discussed the possible language of the overlay bylaw and the sections discussed were:

- Purpose
- Requirements
- Rules vs. Regulations
- Define and clarify Uses: PC/Computer, Small Medical, e.g.
- Prohibited Uses
- Permitted Uses
- Adaptive Use special permit for parking
- Lighting
- Signage
- Bicycle Parking
- Non-motorized parking
- Number of employees
- Plan
- Form K
- Fire Protection

Resident: Barbara at 182 Hartford Ave stated that potential buyers may not take the chance of buying the house unless they know they will get the permit. Ms. Chaves explained that this would have to be worked out between the buyer and the seller and could be a contingency in the purchase and sale agreement. SJW agreed and stated that this type of contingency happens all the time.

PCP stressed that if the owner sells the property, the bylaw must state that the owner must notify the Planning Board of the change of ownership. In addition, there should be a trigger to notify the Planning Board when a new owner applies for a business license. The Board of Selectmen could notify the Planning Board when the new owner applies for a business license.

GCW arrived at 8:16 p.m.

Resident: Jeannie Donnelly of 224 Hartford Ave. explained that she cannot have a side driveway and she cannot back out of her driveway to exit. She has to turn around on her lawn in order to exit her driveway.

Resident: Nina Marcos of 202 Hartford Ave is concerned about the houses that do not have an entrance on Hartford Ave and worries that the customers will drive into the neighborhood. SJW stated that the Board can work with the person applying for the business license to assure that this impact is limited. Mary Chaves further stated that the Planning Board can deny the application if it is not the right location for that particular business. SJW clarified that all abutters have been made aware of this overlay bylaw proposal. BTS stated that if current abutters don't have a problem then he is fine with it.

Old Business:

SJW explained that she posted an ad on Town News for the open Associate Position on the Planning Board.

SJW explained that the Friends of the SNETT are hosting a Beautification event on National Trails Day - June 1st – in Bellingham, Franklin, Millville, Uxbridge, and Douglas.

New Business (81-P)

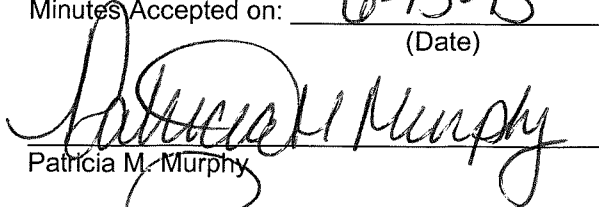
GCW: Motion to adjourn.

ATG: Second.

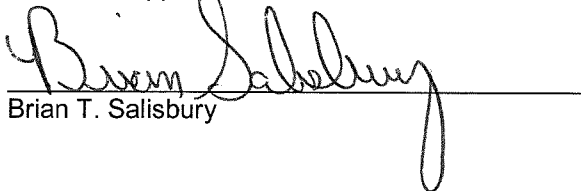
Vote: 5-0 Carried. (PMM, GCW, ATG, PCP, BTS)

Meeting Adjourned at 9:00 p.m.

Minutes Accepted on: 6-13-13
(Date)



Patricia M. Murphy


Peter C. Pappas


Brian T. Salisbury


(Prepared by: Jean Keyes)


Glenn C. Wojcik


Andrew T. Greene