



BELLINGHAM PLANNING BOARD

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Meeting Minutes June 27, 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 - absent
Brian T. Salisbury (BTS), Member
Nikyda Resto (NR), Alternate

Other Officials:

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

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

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

Present: Don Nielsen, Guerriere and Halnon, Don Seaberg, Benchmark Engineering

PMM thanked both engineers for the plans but there are still many unanswered questions and there is nothing new to discuss at this meeting. They still have to discuss stormwater and traffic and none of that has been presented. SJW stated that they have not finished responding officially to all of the questions posed by the Board and by the peer reviewer.

Mr. Nielsen explained that they have submitted 25 pages of new plans, have been working on the site to stake out the road, and have responded to many of the comments. PMM further explained that the Court has imposed a deadline that the Board must comply with and the Applicant has presented nothing new to discuss at this meeting. Even if many of the comments have been responded to, the Board has not received those comments and responses and therefore cannot discuss them.

Mr. Seaberg explained that at the next meeting the Applicant will be presenting traffic and stormwater to the Board. SJW stated that Mr. Nielsen must walk the site with her and the Tree Warden to determine what trees will be saved and what new ones will be provided.

Tom Houston, PSC Peer review stated that the meeting today with Don Nielsen was productive as previously many questions of his were only partially answered. SJW agreed and restated that the Applicant only has two meetings before the Board at which he can present all the rest of the information so the Board can discuss it thoroughly. The two meetings in August will be to approve the Decision and then to sign the decision before the Court-imposed deadline.

GCW: Motion to continue the public hearing for the Shores at Silver Lake II Definitive Subdivision Modification until July 11, 2013 at 7:15 p.m.

PCP: Second.

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

GCW: Motion to continue the public hearing for the Shores at Silver Lake III Definitive Subdivision until July 11, 2013 at 7:15 p.m.

PCP: Second.

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

General Business:

Discussion:

Old Business:

GCW: Motion to sign the June 13, 2013 Meeting Minutes

BTS: Second.

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

GCW: Motion to sign the Vouchers.

BTS: Second.

Discussion: SJW explained the payroll

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

Hillside Estates Preliminary Subdivision Decision Signing

GCW: Motion to sign the Decision for the Hillside Estates Preliminary Subdivision

PCP: Second.

Discussion: SJW explained that she included PCP's comments

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

Planner and Coordinator Contracts

SJW explained how the payroll issues were clarified with CFO Chris Laviolette.

GCW: Motion to sign the Town Planner contract for Stacey Wetstein from 7/1/2013 through 6/30/2014

PCP: Second.

Discussion: GCW expressed his satisfaction with SJW's performance.

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

GCW: Motion to sign the Planning Board Coordinator contract for Jean Keyes from 7/1/2013 through 6/30/2014

BTS: Second.

Discussion: GCW expressed his satisfaction with JK's performance.

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

Updates:

Elmshade: Marinella will be submitting a Preliminary Subdivision application for Elmshade tomorrow. It seems like it will be a cluster development with 72 lots and the plans is nice. There are many issues to address and the applicant must get the yield count accurate based upon a conventional plan. Then, the Applicant can take that number of lots and reconfigure them into a cluster development. Consequently, the Applicant will need to apply for a Special Permit for the cluster development. A couple of wetlands issues must be addressed. Eleven houses must be inclusionary housing. The Board should think about traffic, school, open space mitigation, etc. PCP and GCW stated that this development is creating a lot of

concern in the town about traffic in that area. SJW stated that the Applicant may be proposing a Low Impact Development.

Charter Review Committee: PCP gave an update on the Charter Review Committee meeting and explained that the committee voted to dissolve the Capital Improvement Committee and to streamline certain processes. The Committee voted to approve that all committees have the same number of members and term lengths and they agreed to make consistent how vacancies on Boards and Committees are filled if a person leaves in the middle of a term.

Adaptive Reuse Overlay District Bylaw

SJW explained that the bylaw is completed and will be submitted on July 2nd to be included in the Warrant for the October 2013 (FY'14) Town Meeting. Board agreed to include small electronics repair and home computer repair.

Brian Sutherland from the Master Plan Implementation Committee (MPIC) was present and explained that the MPIC will handle all outreach from this point forward. The Committee has received very positive feedback from all affected in the proposed overlay district and abutters. SJW suggested that Brian Sutherland meet with Bellingham Business Association, broadcast on Cable TV, have a meeting at the Senior Center, and put out a press release in all local papers. BTS questioned if the overlay idea is being well-received. Mr. Sutherland reiterated that all response has been positive and there are no strongly negative comments from the abutters. BTS agreed that much more outreach is needed to help clarify the issue.

PMM left the meeting due to a family emergency at 7:55 p.m.

New Business (81-P)

PCP: Motion to adjourn.

BTS: Second.

Vote: 3-0 Carried. (GCW, PCP, BTS)

Meeting Adjourned at 8:00 p.m.

Minutes Accepted on: _____

(Date)

(Prepared by: Jean Keyes)

Patricia M. Murphy

Glenn C. Wojcik

Peter C. Pappas

Andrew T. Greene

Brian T. Salisbury