



BELLINGHAM PLANNING BOARD

2 MECHANIC STREET
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Meeting Minutes August 8, 2013

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

Present at the Meeting

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

Other Officials:

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

GCW opened the meeting at 7:10 p.m.

7:00 p.m.

Shores at Silver Lake II Definitive Subdivision Modification, Continued Public Hearing: Decision Deadline: 8/30/13

Shores at Silver Lake III Definitive Subdivision, Continued Public Hearing: Decision Deadline: 8/30/13

Present: Don Nielsen, Guerriere and Halnon, Mike Weaver, Guerriere and Halnon, Town of Bellingham
Peer Reviewer, Tom Houston of PSC

Don Nielsen explained the following:

1. The Applicant changed the intersection at Cross Street and Lake Street on the plan by remarking the street. The Applicant has moved the stop line to where the traffic will have a line of sight of at least 400'. There will be two marked lanes exiting to Lake Street. PCP questioned if this change has any effect on the cars traveling in this area. Mr. Nielsen stated that it will only give better sight lines to the cars exiting Cross Street. Mr. Nielsen also suggested that sight lines will be improved if the town trims the vegetation at the intersection.
2. Updated Traffic study of Cross Street and Lake Street by Tepp, LLC. Don Nielsen did the counts in am and pm. Study showed that at 30 vehicle trips it did not change the delay at the intersection so the numbers stayed about the same. NR questioned if the counts took into consideration non-vacation traffic. Mr. Nielsen stated that this was not noted in the report that the numbers were adjusted for that factor. He further stated that the level of service is still in the A-B range and is still good. Mr. Weaver stated that there is no change in service when analyzed for 30 cars. GCW was satisfied that the Applicant has proven that the level of service will not go down. Mr. Houston stated that the updated traffic study was accurately done. The new numbers changed the delay less than 1 second at the intersection at Cross Street and Lake Street and this is acceptable.

3. Douglas Road blinking light: The Applicant indicated a general location on the plan until it can be discussed further with Bellingham DPW as to the best location. BTS questioned if the position of the light at Douglas Road would affect the houses in the area. Mr. Nielsen stated that the residents would not be affected as they are shielded by trees and, in addition, the new LEDD lights have no glare. PCP agreed that if there is no glare from the light, the Douglas Road location should be okay. Mr. Houston stated that because South Main Street is curved at Douglas Road, a flashing signal on side of road might be hard to see. Mr. Houston further suggested that the DPW could decide if the light should be on a post and the location of the post or on a signal wire hanging overhead.
4. Mr. Houston reminded the Board that it should state in the decision a minor condition that the two water main stubs for roads A and B should be changed to 12" as they are currently 10". Mr. Weaver agreed to change that pipe to 12".
5. Trees: Mr. Nielsen explained that the location of all trees has been noted on plan. In addition, the trees that could potentially be saved are also noted on the plan and have actually been marked by the Town's Tree Warden. Trees will be planted every 40' whether they are saved trees or new trees and the trees will be protected by fencing during the construction. SJW will note in the decision the total number of trees that must be planted or saved. She further reminded Mr. Nielsen that the Applicant must follow the tree guidelines: tree location must be staked and left in place during construction so that the buyers know where the trees will be planted. Mr. Weaver stated that he has created a construction and tree planting easement on the plans as well.
6. PCP would like to see the house envelope indicated on the plan as he would like to see the natural state preserved as much as possible. Mr. Nielsen explained that the plans indicate a general layout for the limit of tree cutting.
7. SJW asked if there has been a determination made as to the mailboxes. Mr. Nielsen stated that the Post Office could not give definitive answer but they may be located as a grouping of boxes. He stated that the Board has to review this further and see what the Post Office says. Mr. Nielsen will send email about this issue to SJW. SJW stated that she will put a condition in decision to carve out a piece of land for the grouping of boxes.
8. PCP questioned if every lot will have bounds. SJW explained that there is no open space and so the Applicant is not required to place bounds on every lot according to the bylaw. Mr. Nielsen stated that the Applicant will put bounds on the street lines and easements. PCP's concern was that since there are no definitive plans for Shores II, the lots on Shores III bordering Shores II should have bounds so the residents know where their land ends. JT stated that the Town's bylaws only require bounds on open space. GCW and the Board would like to have bounds placed on each lot. Mr. Houston stated that the Applicant is bounding the corners of the property, but not each lot. The Board decided that the Applicant should put iron rebar rods at the rear corner of each lot that abuts Shores II. Don Nielsen agreed to this condition on behalf of the Applicant.

PCP: Motion to close the Public Hearing for the Shores at Silver Lake II Definitive Subdivision Modification and the Shores at Silver Lake III Definitive Subdivision.

BTS: Second.

Discussion: None.

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

Board discussed the waivers requested by the Applicant for Shores III and agreed to all of them.

PCP: Motion that the Board draft a favorable decision for the Shores at Silver Lake II Definitive Subdivision Modification.

ATG: Second.

Discussion: The Board discussed the conditions and agreed that all should be included in the decision when written by SJW.

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

BTS: Motion that the Board draft a favorable decision for the Shores at Silver Lake III Definitive Subdivision.

ATG: Second.

Discussion: The Board discussed the conditions and waivers and agreed that all should be included in the decision when written by SJW.

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

General Business:**Discussion:****Old Business:****PCP: Motion to sign the July 25, 2013 Meeting Minutes**

BTS: Second.

Discussion: None.

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

PCP: Motion to sign the Vouchers/Payroll

BTS: Second.

Discussion: SJW explained the vouchers

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

SJW – Planner's update

- SNETT webpage was created by DCR and is now on the DCR website.
- A single trail supervisor was appointed by DCR and all activity will be coordinated by Val Stegemoen.
- PCP informed the Board that the next Charter Committee meeting will be on August 21st to finalize what will be presented to the town

New Business (81-P)**ATG: Motion to adjourn.**

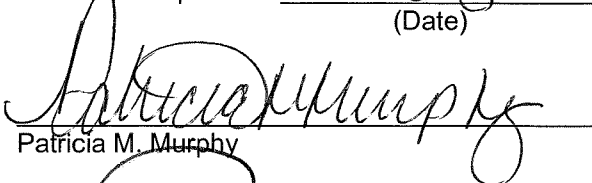
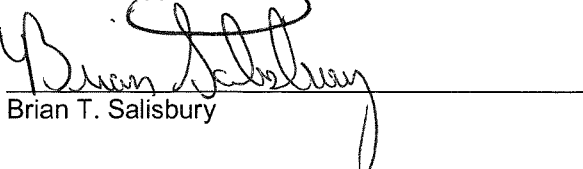


BTS: Second.

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

Meeting Adjourned at 8:20 p.m.

Minutes Accepted on: 8-23-13

(Date)


Patricia M. Murphy
Peter C. Pappas
Brian T. Salisbury
(Prepared by: Jean Keyes)
Glenn C. Wojcik
Andrew T. Greene