



BELLINGHAM PLANNING BOARD

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

Meeting Minutes August 22, 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
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.

89 & 91 Cross Street – Del Signore 81P

Present: Peter Del Signore, Applicant, Rich Goodreau, Engineer with United Consultants for the Applicant
Mr. Del Signore explained that he obtained variances from the Zoning Board for frontage, side setbacks, and lot shape factors.

SJW further explained that this parcel has 2 residences on it and it is pre-zoning. The Applicant wants to divide the lot to sell it and had some zoning issues for which he obtained zoning variances. According to Town Counsel Jay Talerman, even though the lot is pre-zoning, the Applicant still had to obtain a variance on frontage. The Zoning Decision was originally written incorrectly as it did not include the frontage decision and so the Zoning Board had to amend decision and then the Planning Board had to wait for the new 20-day Zoning Board decision appeal period to expire. So, technically this application meets the requirements for an ANR (81P) per Jay Talerman.

GCW: Motion to approve the 89 & 91 Cross Street – Del Signore 81P

BTS: Second.

Discussion: None

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

GCW: Motion to waive the reading of the Public Hearing for the October 2013 Special Town Meeting for the Hartford Avenue Adaptive Use Overlay District

ATG: Second.

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

Present from the Master Plan Implementation Committee: Mary Chaves, Brian Sutherland.

Ms. Chaves explained that all revisions to the bylaw are complete. She further explained that the reason this overlay was written was because the Town's Master Plan directed the Town to look at ways relief could be provided to residents of Hartford Ave.

Next steps: Ms. Chaves, Mr. Sutherland, and SJW discussed the need for public sessions to explain the bylaw and the positive nature of the proposed overlay district. Mr. Sutherland will be hosting a cable TV show on local access TV to discuss the overlay. Ms. Chaves suggested a PowerPoint presentation for Town Meeting with the emphasis on what the overlay does not allow. SJW offered to do a presentation at the Senior Center to explain the overlay and the positive impact it can have for the affected residents. Ms. Chaves explained that the proposed bylaw has the full support of the Board of Selectmen and the Finance Committee.

Mr. Sutherland and Ms. Chaves explained what the overlay was and how it would impact the residents in the overlay district to two new homeowners who just bought a house on 210 Hartford Ave.

GCW: Motion to make a favorable recommendation for the Hartford Avenue Adaptive Use Overlay District at the October 2013 Town Meeting

PCP: Second.

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

Northwoods II, Linda Way Street Acceptance Discussion and Northwoods II Update

SJW explained that some of the outstanding items have been completed but not all. So Mark Anderson did not see the need to attend this meeting. In addition, the Applicant has not paid the annuity yet and so the street acceptances cannot be discussed. SJW will put on the agenda for September 15, 2013 at 7:15 p.m.

General Business:

Discussion:

Old Business:

GCW: Motion to sign the August 8, 2013 Meeting Minutes

PCP: Second.

Discussion:

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

GCW: Motion to sign the Vouchers/Payroll

ATG: Second.

Discussion: SJW explained the vouchers.

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

Shores at Silver Lake II and III

SJW explained that for Shores II and III, she forgot to talk about construction timing. So in the Decisions, she wrote the timing for standard subdivision construction. The Board agreed to keep the timing as standard

GCW: Motion to sign the Shores at Silver Lake II Definitive Subdivision Modification Decision

PCP: Second.

Discussion: None

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

GCW: Motion to sign the Shores at Silver Lake III Definitive Subdivision Decision

BTS: Second.

Discussion:

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

New Business (81-P)

SJW – Presented information to the Board about potential growth management bylaws. This information is for review only for future. SJW and PMM are concerned about new large subdivisions coming into town and there are no restrictions of growth within the town. SJW explained that quite a few surrounding towns have this type of bylaws and would like to discuss further. PMM advised the Board to think of questions and the Board can discuss it at a later meeting.

PCP – The Charter Review committee approved all proposed changes and they will be presented at the October 2013 Town Meeting. The committee has proposed creating a permanent building (facilities) committee from which the Town can draw expertise and in addition the members would be appointed by the Board of Selectmen. The members would be experts in their field and would mitigate parties with special interests pushing their own agendas.

ATG: Motion to adjourn.

GCW: Second.

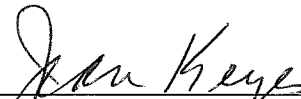
Discussion:

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

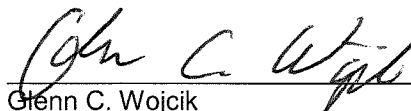
Meeting Adjourned at 8:00 p.m.

Minutes Accepted on: _____

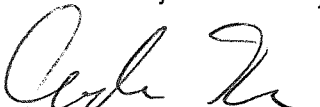
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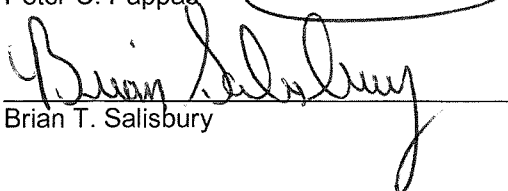

(Prepared by: Jean Keyes)

Patricia M. Murphy


Glenn C. Wojcik

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