



BELLINGHAM PLANNING BOARD

2 MECHANIC STREET
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Meeting Minutes October 9, 2013

MEETING LOCATION: MEETING ROOM IN THE BELLINGHAM HIGH SCHOOL

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
Jay Talerman (JT), Town Counsel

PMM opened the meeting at 7:15 p.m.

7:00 p.m.

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

Present: Attorney Michael Doherty for the Applicant

Attorney Doherty stated that the hydro seeding on the Open Space has been completed but it rained shortly thereafter and washed away the seed. So, the Open Space will have to be re-seeded in the spring of 2014. The dams were placed in the swale to prevent erosion and the broken street light has been fixed. Attorney Doherty proposed that the Board hold back \$3,000.00 for completion of this work in the spring.

The Board was very concerned about the seeding issue and if the dams in the swale will actually work and prevent erosion. In addition, the Board is not convinced that the \$3,000 will cover the repair work that will be required in the spring.

Cliff Matthews from the Conservation Commission (Con Com) stated that since the Con Com is the recipient of the Open Space, they want everything completed and working properly before the street is accepted and the land turned over to the Town. Since the dams have been installed in the swale, there has not been sufficient time to assess if they will actually work to prevent erosion. The swales must work properly as they are part of the drainage systems for the development and the street. Mr. Matthews also stated that according to the Open Space permit requirements, the land should have been transferred to the Con Com before the subdivision received an occupancy permit.

Attorney Doherty stated that the \$3,000 hold back should be sufficient to repair these items in the spring. He also expressed concern that the Town is holding a very large Bond for this subdivision.

The Board was not convinced that just holding back the funds would assure that the work would be done. In addition, the Board was very concerned about accepting a street in a subdivision that still had several outstanding major issues to address. SJW and JT explained that the Bond and street acceptance are two different issues. Attorney Doherty and the Applicant are welcome to apply for a Bond reduction by submitting a written request to the Board.

JT explained that the Board is under no obligation to accept the street now as there is always an opportunity for the Applicant to request acceptance again at the May 2014 Town Meeting.

BTS: Motion to not recommend street acceptance Linda Way of Northwoods II

PCP: Second.

Discussion:

Vote: 4-1. Motion Carried. (PMM, BTS, PCP, ATG voted Yes and GCW voted No)

General Business:

Old Business:

BTS: Motion to adjourn.

ATG: Second.

Discussion:

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

Meeting Adjourned at 7:35 p.m.

Minutes Accepted on: _____

(Date)

10-24-13

Patricia M. Murphy

Peter C. Pappas

Brian T. Salisbury

(Prepared by: Jean Keyes)

Glenn C. Wojcik

Andrew T. Greene