



BELLINGHAM PLANNING BOARD

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

Meeting Minutes October 10, 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 - absent
Brian T. Salisbury (BTS), Member
Nikyda Resto (NR), Alternate

Other Officials:

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

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

7:00 p.m. 176 Mechanic Street Informal Discussion

Present: Applicant Scott Gessin

SJW explained to the Board that several items were done that were not in accordance with the approved plans. She also told the Board that Stewart LeClaire, the Town's Building Inspector, gave the Applicant a 30-day occupancy permit on July 22, 2013 which was before the As-Built Plan was submitted. Mr. Gessin stated that he had talked to Mr. LeClaire two additional times to receive verbal extensions of the permit and that is why they are continuing to use the property.

The non-approved changes made are:

1. Landscape planting placements are different from the plans and types of plantings are different as well. Mr. Gessin explained that they did use the proper number of plantings but he put them in different places. However, he did plant one additional bed of landscaping.
2. Landscape screening is missing. Mr. Gessin explained that he did not plant the screening.
3. Driveway was moved and is not in the location indicated on the plan. Mr. Gessin explained that the driveway as drawn on the plan was above the existing entry door as the elevations on the plans were not correct. Because of this error, the driveway had to be moved to the east and away from the building.
4. Guardrail and concrete wall at rear of property was not constructed. Mr. Gessin explained that because of the additional driveway expense, he could not spend the additional money on the guardrail and concrete retaining wall. As a less expensive alternative, he obtained grade easements and written permission from the abutters and brought in fill so that there wasn't a 10' drop in the back and then graded it to be safe. GCW questioned the runoff from the new grading. Mr. Gessin stated that all runoff stays on the property and does not go off-site to the abutters' property. NR questioned the large amount of water that filled the driveway during rainstorms. Mr. Gessin stated that when the finish coat was put on the driveway to raise the level of the entrance, the street water no longer flowed down the driveway and the ponding no longer occurs.

5. The lawn was seeded with meadow grass which was left unmowed and looked unsightly. Mr. Gessin stated that it has been mowed and will continue to be mowed to keep the appearance neat.

BTS: Motion to accept the changes to 176 Mechanic Street as shown on the As-Built Plan Dated October 3, 2013.

PCP: Second.

Discussion: None

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

7:15 p.m. Ryan Gonthier Donation Acceptance Discussion

Eagle Scout Ryan Gonthier appeared before the Board to explain his Eagle Scout project of fundraising and construction the trail kiosk on Center Street for the Southern New England Trunkline Trail (SNETT). Ryan's fundraising exceeded the cost of the project by \$20.00 and, according to Boy Scout regulations he was required to gift the funds to the project beneficiary (the SNETT in Bellingham). Ryan presented the Planning Board with \$20.00 in cash for the maintenance and repair of the SNETT trail kiosk on Center Street and the maintenance of the SNETT in Bellingham.

BTS commended Ryan for his efforts and thanked him for building the kiosk. The Board congratulated Ryan for achieving Eagle Scout rank.

GCW: Motion to accept the \$20.00 cash gift from Eagle Scout Ryan Gonthier for the SNETT Trail Gift Fund 6185-48300.

BTS/PCP: Second.

Discussion: None

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

General Business:

Old Business:

BTS: Motion to sign the September 12, 2013 Meeting Minutes

PCP: Second.

Discussion: None

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

BTS: Motion to sign the September 26, 2013 Meeting Minutes

PCP: Second.

Discussion: None

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

BTS: Motion to sign the Vouchers/Payroll

PCP: Second.

Discussion: SJW explained the vouchers.

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

New Business (81-P)

PCP explained that a new Stipend Committee was formed in the Town to review the stipends of all board members. One member from each Town board is required to be on the committee. PCP volunteered to be on the committee.

BTS: Motion to appoint Peter C. Pappas to the Stipend Committee

GCW: Second.

Discussion: None.

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

Planner's Update:

SJW explained that Friends of the SNETT received a letter of support from Congressman Joseph P. Kennedy III concerning the trail advocacy and trail work in which they are engaged.

PCP: Motion to adjourn.

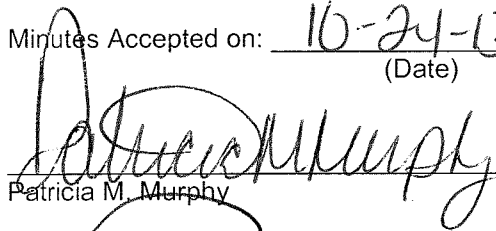
BTS: Second.


Discussion: None

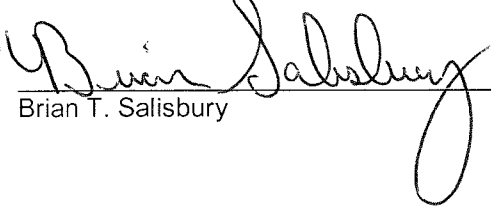
Vote: 3-0. Motion Carried. (GCW, BTS, PCP)

Meeting Adjourned at 8:00 p.m.


Minutes Accepted on: 10-24-13
(Date)



Patricia M. Murphy


Peter C. Pappas


Brian T. Salisbury


(Prepared by: Jean Keyes)


Glenn C. Wojcik


Andrew T. Greene