



# BELLINGHAM PLANNING BOARD

2 MECHANIC STREET  
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[PlanningBoard@bellinghamma.org](mailto:PlanningBoard@bellinghamma.org)

## Meeting Minutes May 8, 2014

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

### **Present at the Meeting**

Patricia M. Murphy (PMM), Chairman  
Glenn C. Wojcik (GCW), Vice Chairman - absent  
Peter C. Pappas (PCP), Secretary  
Brian T. Salisbury (BTS), Member  
William F. O'Connell Jr. (WFO), Member  
Nikyda Resto (NR), Alternate

### **Other Officials:**

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

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

### **7:00 p.m. Reorganization of Planning Board: Chairman, Vice Chairman and Secretary**

SJW asked the members of the Board for nominations for Chairman.

### **PCP: Motion to nominate PMM as Chairman**

NR: Second.

SJW polled each Board member:

Planning Board Member	Yes	No	Abstain
Peter C. Pappas	Yes		
Brian T. Salisbury	Yes		
William F. O'Connell Jr.	Yes		
Nikyda Resto	Yes		

Vote: 4-0. Motion carried. (PCP, BTS, WFO, NR)

### **PMM: Motion to nominate BTS as Vice Chairman**

PCP: Second.

Vote: 4-0 Carried. (PMM, PCP, WFO, NR)

### **PMM: Motion to nominate Peter Pappas as Secretary**

NR: Second.

Vote: 4-0 Carried. (PMM, BTS, WFO, NR)

**Linda Way Street Acceptance Discussion**

Present were Attorney Michael Doherty for the Applicant and Mark Anderson from Heritage Design Group representing the Developer.

Mr. Doherty stated that he had been to the property this week and that some areas had been hydro seeded for the second time and that grass was showing. NR agreed.

PCP asked about the ATV issue and it was agreed that it is not just an issue within that subdivision, but a town-wide issue and more particularly a policing issue. There is very little that can be done to stop it.

SJW mentioned that she wasn't sure if the Conservation Commission would take possession of the open space and that she would like to talk to Mr. Doherty to discuss. PCP suggested that the open space be deeded to the Conservation Commission and then immediately transferred to the Town. Mr. Doherty said that some towns like to acquire open space as a taking.

**PCP: Motion to recommend Linda Way Street Acceptance at the May 28, 2014 Town Meeting.**

WFO: Second.

Discussion: None.

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

**7:00 p.m. Pine Hollow Estates, off of Countryside Road, Special Residential Use Special Permit and Development Plan Review; Continued Public Hearing; Decision Deadlines: Special Permit 9/1/14 and Development Plan: 9/1/14.**

**Traffic Discussion**

No representative from the Applicant present at the meeting. Attorney William D. Sack made a written request for a continuance of the public hearing via email because of the lack of all possible voting Planning Board members.

SJW explained that due to GCW absence, the Applicant was given the opportunity to request a continuance. She also stated that because new member, WFO, had missed more than one meeting he would not be able to vote on the Development Plan unless the project was re-advertised and new notice sent to abutters. The public hearing doesn't need to be officially closed, but in essence will start the public hearing process over so that WFO can be a voting member. SJW said that at the next meeting the Applicant can give a 10-15 minute summary of the project for the benefit of WFO and that she will make sure he has the Minutes and plans from previous meetings.

**BTS: Motion to continue the public hearing for Pine Hollow Estates Special Residential Uses Special Permit to June 12, 2014 at 7:00 p.m.**

NR: Second.

Discussion: None.

Vote: 4-0. Motion Carried. (PMM, BTS, PCP, NR), 1 abstain (WFO).

**BTS: Motion to continue the public hearing for Pine Hollow Estates Development Plan Review to June 12, 2014 at 7:00 p.m.**

PP: Second.

Discussion: None.

Vote: 3-0. Motion Carried. (PMM, BTS, PCP), 1 abstain (WFO)

**7:15 p.m. 306 Maple Street Development Plan Review, Continued Public Hearing; Decision Deadline; 5/10/14.**

**306 Maple Street Bulk Storage Special Permit, 1<sup>st</sup> Public Hearing; Decision Deadline; 6/21/14.**

**BTS: Motion to waive the reading of the public notice for 306 Maple Street Bulk Storage Special Permit.**

PCP: Second.

Discussion: None.

Vote: 3-0. Motion Carried (PMM, BTS, PCP), 1 abstain (WFO).

The Applicant, Joshua Harris, stated his intention to withdraw the project without prejudice due to the expense of complying with all of peer reviewer BETA's comments. He submitted a letter to the Board from Land Planning outlying the issues and it will be placed in the file. PMM explained that he can bring it forward in the future because it was withdrawn without prejudice.

**WFO: Motion to accept the request to withdraw the 306 Maple Street Development Plan Review without prejudice.**

BTS: Second.

Discussion: None.

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

**BTS: Motion to accept the request to withdraw the 306 Maple Street Bulk Storage Special Permit without prejudice.**

WFO: Second.

Discussion: None.

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

#### **General Business:**

#### **Old Business:**

**BTS: Motion to sign the 4/10/14 Meeting Minutes.**

PCP: Second.

Vote: 3-0. Motion Carried. (PMM, BTS, PCP) 1 abstain (WFO).

**PCP: Motion to sign the Vouchers/Payroll.**

BTS: Second.

Discussion: SJW explained the vouchers and payroll.

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

The Planning Board then signed the Woodland Hills and Hillside Estates Definitive Subdivision plans.

#### **Planner's Report:**

SJW updated the Planning Board on the status of the Pulaski Boulevard Corridor Enhancement Initiative and the disappointing lack of responses from the business community to both the visioning session and the mailed survey that included a pre-stamped return envelope. She said that they were going to try phone calls next with the help of a senior tax write-off helper.

SJW also suggested that instead of taking on zoning changes for the fall town meeting, the Planning Board spend time creating regulations for bulk storage and inclusionary housing. She also updated the Board on the status of the Planner/Grant Writer position. The new position has the support of the Board of Selectmen and the Finance Committee.

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**WFO: Motion to adjourn.**

PCP: Second.

Discussion: None.

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

Meeting Adjourned at 8:00 p.m.

Minutes Accepted on: 5-22-14  
(Date)

Patricia M. Murphy  
Patricia M. Murphy

Peter C. Pappas  
Peter C. Pappas

Brian T. Salisbury  
Brian T. Salisbury

Jean Keyes  
(Prepared by: Jean Keyes)

Glenn C. Wojcik  
Glenn C. Wojcik

William F. O'Connell Jr.  
William F. O'Connell Jr.