



BELLINGHAM PLANNING BOARD

2 MECHANIC STREET
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Meeting Minutes October 23, 2014

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

Present at the Meeting

Patricia M. Murphy (PMM), Chairman
Brian T. Salisbury (BTS), Vice Chairman
Peter C. Pappas (PCP), Secretary
William F. O'Connell Jr. (WFO), Member
Glenn C. Wojcik (GCW), 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. GCW arrived at 7:13 p.m.

7:00 p.m. Cook 3-Lot Definitive Subdivision – Plan Signing

The Board signed the plans and Mylar.

7:00 p.m. Post Office Place Definitive Subdivision Modification, 1st Public Hearing; Decision Deadline: 11/9/14

PCP: Motion to waive the reading of the public notice for the Post Office Place Definitive Subdivision Modification.

BTS: Second.

Discussion: None.

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

Present: Chris Nation on behalf of the Applicant Ron Nation, Peter Lavoie, engineer from Guerriere & Halnon for the Applicant

Mr. Lavoie explained the nature of the project and that the Applicant is looking for a modification of the previously approved plan. The Modification is to move the road 14.8' to the west to avoid a telephone pole that would cost \$30,000.00 to move. The development will have 3 commercial lots and 4 residential lots that will all have septic and town water.

GCW arrived at 7:13 p.m.

Mr. Lavoie explained that he discussed these plans and the road shift with DPW Director Don DiMartino and the plans before the Board include the suggestions from Mr. DiMartino. PMM questioned whether the sight lines would change and would be obstructed by the pole if the road is moved. Mr. Lavoie stated that the sight lines would remain the same, but PMM would like to see the line of sight on the plan. GCW was on the Board when the original and first modification were approved and remembers specific conversation about the need to have the new road, Connor Lane and the existing road, David Road lined up. Audience member and former Planning Board member Dave Brown stated that the Planning Board wanted both roads lined up in case the Town needed to add a traffic light at the intersection in the future.

BTS questioned if the previous plan expired in 2012 and if the Minutes from the previous approvals could be reviewed to see what was discussed about the lining up of the two roads. SJW explained that the permit has not expired due to the Massachusetts Permit Extension Act that was passed in 2008 for permits approved from approximately Aug 15, 2008 to Aug. 15, 2010. SJW further explained that there have been several extensions to the original act and so the Applicant has until 2015.

SJW agreed that the road alignment is an issue and that she is not in favor of modifying just because of the cost. The Applicant should have known what was expected when he bought the project. SJW would also like to see a line of sight plan. In addition, she has not contracted with a peer reviewer as nothing else has changed except the shift of the road.

Mr. Nation responded that the cost is more than \$30,000 to move the pole and he has never considered a traffic light at that intersection due to the limited activity at David Road. SJW explained that the subdivision has business lots and, depending on the eventual uses for those lots, a street light may be needed in the future.

WFO agreed that it seems to be common sense to shift the road. GCW responded that it depends on how one views the project. The Board has to look out for the Town and the safety of the residents and not what is easiest or least expensive for the Applicant.

BTS: Motion to continue the Public Hearing for the Post Office Place Definitive Subdivision Modification until November 13, 2014 at 7:05 p.m.

WFO: Second.

Discussion: None.

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

WFO: Motion to extend the Decision Deadline for the Post Office Place Definitive Subdivision Modification until December 12, 2014.

BTS: Second.

Discussion: None.

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

General Business:

Old Business:

GCW: Motion to sign the 10/9/14 Meeting Minutes

BTS: Second.

Discussion: BTS suggested changes to the minutes on Page 3 and Page 6. The Board agreed and SJW wrote in the changes.

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

GCW: Motion to sign the Vouchers/Payroll

BTS: Second.

Discussion: SJW explained the vouchers/payroll.

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

BTS: Motion to sign the CVS Development Plan Modification Decision.

WFT: Second.

Discussion: None.

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

WFO: Motion to sign the Pine Hollow Estates Special Residential Use Special Permit Decision.

B: Second.

Discussion: SJW explained how she wrote the Decision to deny.

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

BTS: Motion to sign the Pine Hollow Estates Development Plan Review Decision.

WFT: Second.

Discussion: SJW explained how she wrote the Decision to deny.

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

New Business (81-P)**Return of unused Peer Review Engineering/Traffic Funds**

SJW explained that she and JK are going through the Planning Board's peer review accounts to return funds that are unused. A new procedure has been implemented by the Town's Chief Financial Officer, Chris Laviolette and certain paperwork and votes of minutes are necessary.

GCW: Motion to approve the return of the unused/excess Peer Review Engineering/Traffic funds in accounts:

Project Name	Engineering Expenditure Account	Amount (no more than)
176 Mechanic Street Development Plan	658-52455	\$ 390.00
Gibbs Oil Development Plan	658-52484	\$ 9.04
306 Maple Street Development Plan	658-52487	\$ 677.42
Elmshade Definitive Subdivision	658-52529	\$6,462.50
North Woods Definitive Subdivision	658-52564	\$ 527.50

WFO: Second.

Discussion: None.

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

Woodland Hills – Funds for Bond for Passbook Account:

SJW explained the Passbook agreement for Woodland Hills.

WFO: Motion to sign the Passbook Agreement for the Woodland Hills Definitive Subdivision for the security for the approved Subdivision:

GCW: Second.

Discussion: None.

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

New England Country Club (NECC) Future Possible Development:

SJW explained that the Town received a grant to have MAPC (Metropolitan Area Planning Committee) help her and the Town assess the options that are possible at NECC. A working group is being formed and it should include a Planning Board member. PCP is available Monday or Friday. WFO and PMM are available Tuesday. SJW stated that there will be only one or two meetings. At the November 13, 2014 Planning Board meeting, MAPC will talk about the housing production plan.

Sign Bylaw Committee Update:

WFO explained that the committee is looking to initially enforce what is already in the bylaws and then to thoroughly review the bylaws to revise them. BTS explained that the committee suggested that committee members make note of good or bad signage and violations and what should be excluded or included in the revised bylaws. PMM suggested that if the enforcement or revision has to go before Town Meeting it is better to do both at the same time. WFO does not believe enforcement needs to go to Town Meeting.

Pulaski Boulevard Corridor Revitalization Project:

Master Plan Implementation Committee

SJW gave an update on the status of the project and the grant for which the Master Plan Implementation Committee has applied.

BTS: Motion to adjourn.

WFO: Second.

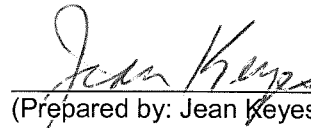
Discussion: None.

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


Meeting Adjourned at 8:00 p.m.


Minutes Accepted on: _____

11/13/14
(Date)


(Prepared by: Jean Keyes)

Patricia M. Murphy


Glenn C. Wojcik


Peter C. Pappas

William F. O'Connell Jr.


Brian T. Salisbury