



BELLINGHAM PLANNING BOARD

2 MECHANIC STREET
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PlanningBoard@bellinghamma.org

Meeting Minutes November 13, 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 - absent
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.

The Board signed the new Mylar for Cook 3-Lot Definitive Subdivision

**7:00 p.m. Strawberry Estates Definitive Subdivision off of Hartford Ave, 1st Public Hearing;
Decision Deadline: 1/15/15**

**BTS: Motion to continue the Public Hearing for the Strawberry Estates Definitive Subdivision until
December 11, 2014 at 7:15 p.m.**

GCW: Second.

Discussion: None.

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

**7:05 p.m. Post Office Place Definitive Subdivision Modification, Continued Public Hearing;
Decision Deadline: 12/13/14**

Present: Peter Lavoie of Guerriere and Halnon and Ron Nation, Applicant

Mr. Nation explained that National Grid wants at least \$33,000 to move the pole. The road sill still be aligned but they want to move it west 14' 8". He stated that this is not safety or traffic issue and has talked to Don DiMartino, DPW Director, and he is okay with it. In addition, they prepared a sight line drawing and moving road does not affect the sight line negatively. Mr. Nation further explained that he bought the previously approved subdivision and never thought the cost of moving the pole would cost so much money. He has had poles moved in past and it has never cost this much. He is hoping the Board can see it as a waste of money to move the pole. BTS questioned why it is so expensive and Mr. Nation stated that National Grid told him that there is a cable going across Route 140 to David Road. His past experience is that it costs \$3,000 to move a pole.

GCW stated repeatedly that the new road (Connor Lane) has to line up with David Road. He understands the cost and it may be more money than the applicant wants, but down the road it will be a

safety and cost issue for the Town for someone else. In addition, the bylaw states it must line up within reason.

SJW added that she understands it is expensive but it is a requirement in the Subdivision Regulations and the Applicant would need a waiver. Furthermore, SJW researched the project and found that in Preliminary Subdivision approval, Mr. DiMartino made written statements that he wants to see Connor Lane directly opposite David Road. His statement was the "road is now aligned with David Road which is the ideal layout."

PMM, PCP, NR, and GCW agreed that the bylaw is written for traffic safety. If a light is needed in the future due to increased traffic from the commercial lots in the subdivision, then the roads need to be lined up for proper installation. GCW and NR further stated that they feel bad for applicant, but the Town cannot sacrifice public safety just so the Applicant doesn't have to pay the bill to have the pole moved.

BTS: Motion to close the Public Hearing for the Post Office Place Definitive Subdivision Modification.

GCW: Second.

Discussion: None.

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

GCW: Motion to write an unfavorable Decision for the Post Office Place Definitive Subdivision Modification.

BTS: Second.

Discussion: None.

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

General Business:

MAPC (Metropolitan Area Planning Council) – Housing Production Plan Update

Karina Milchman and Cynthia Wall, Housing Planners for the Metropolitan Area Planning Council (MAPC)

The Planning Board is working with the MAPC to update the Town's Housing Production Plan. To start the project, Karina and Cynthia presented Key Findings from the Comprehensive Housing Needs Assessment. They provided the following:

1. Housing Production Plan Project Overview
2. Housing Needs & Demand in Bellingham information
3. Next Steps

The Next Steps involve:

1. Revising housing production goals – this will be discussed at the a Planning Board meeting in January 2015.
2. Implementation strategies will be discussed with the Planning Board and Board of Selectmen in February 2015.
3. Adoption of the new Housing Production Plan by the Planning Board and Board of Selectmen in March of 2015.
4. Submission of the new Housing Production Plan to DHCD in April of 2015.

A copy of the presentation and data is available in the Planning office.

PMM left at 8:15 p.m. due to a family emergency.

Old Business:**PCP: Motion to sign the 10/23/14 Meeting Minutes**

GCW: Second.

Discussion: None.

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

GCW: Motion to sign the Vouchers/Payroll

PCP: Second.

Discussion: SJW explained the vouchers/payroll.

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

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.

PCP: 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)
Walgreens Crooks Corner Traffic	658-52540	\$1,909.70

GCW: Second.

Discussion: None.

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

GCW: Motion to adjourn.

PCP: Second.

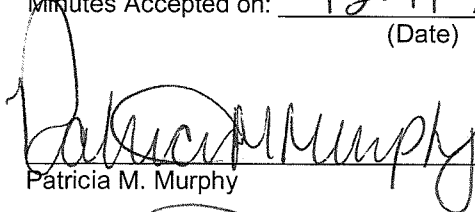
Discussion: None.

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

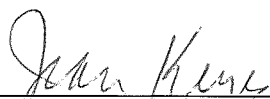
Meeting Adjourned at 8:30 p.m.

Minutes Accepted on: 12-11-14

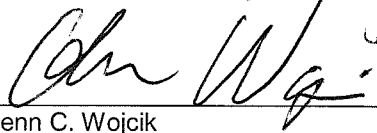
(Date)



Patricia M. Murphy



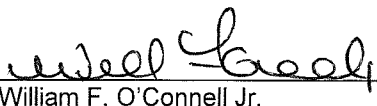
(Prepared by: Jean Keyes)



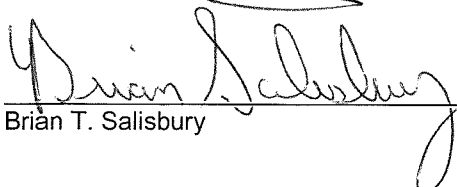
Glenn C. Wojcik



Peter C. Pappas



William F. O'Connell Jr.



Brian T. Salisbury