



BELLINGHAM PLANNING BOARD

5 COMMON STREET
BELLINGHAM, MASSACHUSETTS 02019
(508) 966-0991; FAX (508) 966-2317
PlanningBoard@bellinghamma.org

March 22, 2007 Meeting Minutes

- **Present at the meeting:**

Brian J. Sutherland (BJS) Chair
Glenn C. Wojcik (GCW), Vice Chair
David Brown (DB) Secretary
Thomas J. Guerin (TJG),
Roland R. Laprade (RRL), absent
Stephen Bartha (SB)

Other officials: Stacey J. Wetstein, (SJW) Town Planner
Amy Cook, (AC), Commission on Disabilities
Mary Chaves, (MC) Coordinator

BJS opened the meeting at 7:00 PM.

TJG: Motion to sign minutes for February 22, 2007 Executive Session.

GCW: Second.

Vote: 3-0, Approved. DB abstained due to absence from meeting.

TJG: Motion to sign minutes of March 8, 2007.

DB: Second.

Vote: 4-0, Approved

TJG: Motion to sign vouchers.

GCW: Second.

Vote: 4-0, Approved.

81P

John O'Donne, surveyor, appeared on behalf of the applicant, Larry Dalpe. This 7 acre parcel is owned jointly by Ronald Larry Dalpe and they would like split in two. All setbacks and frontage are in order as is lot shape factor.

TJG: Motion to accept 81P prepared for Ronald and Larry Dalpe, 621 Wrentham Road, dated March 5, 2007.

DB: Second.

Vote: 4-0, Approved.

Pine Acres Extension Request

Leo and Germaine Dalpe requested that their subdivision permit be extended for another two years. About half of the lots have been sold and only a few built as of yet.

TJG: Motion to extend the Definitive Subdivision completion deadline to April 28, 2009.

DB: Second.

Vote: 4-0 Approved.

EMC Scenic Road and Shade Tree Special Permit, Definitive Subdivision

DB: Motion to waive reading of Public Notice for Shade Tree Special Permit.

GW: Second.

Vote: 4-0, Approved.

BJS advised that SB was on his way from an out of state meeting and suggested that nothing be discussed until his arrival. Dave Streeter of EMC agreed. BJS advised all those in the audience that EMC had requested that the Definitive Subdivision portion of their application be continued and only the Shade Tree and Scenic Road Special Permit be reviewed this evening. This would mean that there would be no discussion of the roadway at tonight's hearing.

GCW: Motion to continue EMC Definitive Subdivision to April 12, 2007 at 7:45 PM.

DB: Second.

Vote: 4-0, Approved.

GCW: Motion to accept request for extension of Decision Deadline to April 29, 2007.

DB: Second.

Vote: 4-0, Approved.

SB arrived at meeting and hearing began.

Dan Feeney of Beals and Thomas, Attorney Chris Toomey and Dave Streeter of EMC appeared before the Board. Dan Feeney advised the Board that they had completed the ANRAD process and would be meeting with the Conservation Commission for an applicability hearing on March 28, 2007.

Dan met with Michael Burr, the Tree Warden, and reviewed the area in question. At present there are 25 trees that fall within the threshold for replacement with 42 trees to replace them. SB asked how the placement and type of trees are decided upon. BJS replied that the applicant would work with the Tree Warden to determine what will work. EMC had met with the Meehan family who lives next to the proposed site entrance. They had commented that it was unsafe to exit their property as the site line was impeded by trees and scrub brush. Dave Streeter stated that their plan was to remove the trees and brush as soon as a special permit was granted and then to wait until the road was built before removing any other trees. It was determined that these two trees would also require replacement of six additional trees by the applicant in addition to what had been stated.

Kirsten Daily asked about the requirement of keeping trees alive. Michael Burr replied that any trees that died within a year of planting would be replaced by the developer.

Jim Dunlea asked about the stone wall on the northern entrance. Dan Feeney replied that the wall would be replaced, but was currently not shown on the plans. BJS indicated that the wall would need to be added to the plans.

Jim Dunlea further stated that he was upset that the definitive subdivision would not be discussed. BJS asked him to refrain from discussing the subdivision as Board Members were absent that would be presiding over that public hearing.

Brian Hall question why the Scenic Road and Shade Trees could be discussed, but the subdivision could not. BJS advised that SB could vote in the Special Permit but not the definitive subdivision.

Peter Morelli asked if the berm proposed for the west side of Maple Street in the EMC Campus plans was included in this plan. BJS stated that it was not.

TJG: Motion to draft approval of a Scenic Road Special Permit for EMC Maple Street.
DB: Second.

Discussion: Only the trees and brush next to the Meehan's residence will be removed before the road is built, and will be done as soon as possible. No other trees will be removed until the road is built.

Vote: 4-1 (GCW voted nay)

TJD: Motion to draft approval for Special Permit for Shade Trees for EMC Maple Street
DB: Second.

Vote: 5-0 Approved.

James Dunlea asked about the time frame for building the road. David Streeter told him that there was no planned timeframe.

Buffy Road and Penny Lane Street Acceptances

SJW advised the Board the no further information is available. Both the DPW and Conservation Commission have punch lists for the applicant to complete. At this time the DPW does not advise taking the bond money.

GCW stated that that this has been a disaster from the start and should not be recommended before completion. DB and TJG agreed.

GCW: Motion not to recommend street acceptance for Penny Lane and Buffy Road until complete.

TJG: Second.

Vote: 4-0, Approved.

Planner's Report

SJW advised the Board that the next open public meeting for the Pulaski Boulevard Overlay bylaw would be on March 27, 2007 at 7:00 PM in the Wilfred Arcand Meeting Room. Both Judy Barrett and MAPC representatives would be present. Since the warrant has been signed by the Board of Selectmen for publication, any changes would be made on the Town Meeting floor.

The Public Hearing for all the Zoning Articles for Town Meeting is scheduled for April 12, 2007.

Don DiMartino had suggested that a master plan for Crooks Corner be developed before projects come before the Planning Board. It is better to be proactive in the design to maximize the efficiency of road improvements. Don received an estimate from BETA Group to engineer and design the intersection. The estimated cost for the traffic engineering is \$72,500.00. Don was looking for input on how to raise funds for the engineering and then get developers to pay a portion of the cost back to the town. BJS asked MC to research how this is funded in other towns.

TJG: Motion to adjourn.

DB: Second.

Vote: 4-0, Approved.

Minutes Accepted on: _____
(date)

(prepared by: Mary Chaves)

Roland R. Laprade

Brian J. Sutherland

David Brown

Glenn Wojcik

Thomas J. Guerin