



BELLINGHAM PLANNING BOARD

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

April 26, 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),
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 of April 12, 2007 as amended.

DB: Second.

Vote: 5-0, Approved.

High Ridge Estates Bond Reduction Discussion

Tim Jones appeared before the Board to discuss a bond reduction for High Ridge Estates. He is working on the last 2 phases that have approximately 4000 ft of road. He is scheduled to finish 3rd phase by August or September. There are only about 1000 feet of roadway left. He has been working with the DPW to check the work already completed and needs to review things with Don DiMartino concerning the open lots. Trees, fencing, and as-builts are still to be done. He and Don worked over the winter on what is needed to finish project. He needs bond reduction to keep going. He has not asked for a bond reduction for a long while. Don DiMartino suggested withholding \$285,000.00, Mr. Jones asked the Board to release \$244,000. Cash flow has been a problem due to the amount of bond held.

TJG: Motion to grant bond reduction of \$244,000.00 for High Ridge Estates with the condition that Mr. Jones comply with the comment letter from Don DiMartino dated April 20, 2007 stating that "Mr. Jones be required to prepare a deed for all roadways and easements and that it be signed, notarized, and held in escrow by the Town Clerk's Office"

DB: Second.

GCW asked that the next time he comes before the Board that Mr. Jones have all the line items completed.

Vote: 5-0, Approved.

Informal Discussion, 51 Pulaski Boulevard, Cedarwood Development

Scott Holmon of Cedarwood Development, Akron, Ohio, presented a concept for the property across from RK Plaza at 51 Pulaski Boulevard. Currently area consists of a used

car lot with a multi family home. They are proposing an Advanced Auto Parts retail store. This is a national chain with over 4000 stores. They would require several dimensional variances from ZBA and a parking waiver from 47 to 31 spaces from the Planning Board. They propose two driveways on Pulaski Boulevard to allow for a semi tractor trailer to deliver parts once a week. The two egresses are needed to allow the trailer to pull in to the site and back in to the loading dock.

RRL asked about setbacks. The project would require variances from the Zoning Board for rear and side setbacks. TJG was concerned about fire safety and would like to see the building sprinkled if fire trucks could not get around the building. RRL asked about the landscaping buffer and suggested they get over the first hurdle which would be the Zoning Board of Appeals before coming to the Planning Board with an application. The Board agreed that the building appeared to be very large for the parcel and expressed concern the parking configuration and the two curb cuts so close to a traffic signal.

Marty's Auto Development Review and Special Permit for Water Resource Area Decision Signing

SJW advised the Board that all the required changes were reviewed by Meridian and everything is in order.

RRL: Motion to sign decision for Marty's Auto Service Development Plan Decision.

TJG: Second.

Vote: 5-0, Approved.

RRL: Motion to sign Marty's Auto Service Water Resource District Special Permit Decision.

TJG: Second.

Vote: 4-1 Approved. GCW Opposed.

EMC Definitive Subdivision Decision signing

The Board reviewed the decision and SJW walked them through changes made from the first draft. In addition, the applicant requested 60 months instead of the standard 24 months to finish the project. RRL stated that since the Board was in no hurry to see this land developed that he would have no problem with the 60 month timeframe. MC asked if a clause to clarify that should construction be started it should be completed within 24 months as generally conditioned by the Board. The paragraph was amended to include that provision.

Jin Dunlea asked to be recognized and question the lack of input from the general public. It was explained that the time for input ended when the public hearing was closed. Brian Hall interrupted and asked if this was a policy of the Board. SJW replied that this was MGL (Mass General Law).

RRL: Motion to sign certificate of approval for EMC Definitive Subdivision as amended.
TJG Second.
Vote: 4-1, Approved. GCW voted nay.

Planner’s Report

SJW advised the Board that the Agenda was sparse for the next meeting but expected things to pick up when the new Board members were in place.

BJS thanked RRL and TJG for their service to the Town on the Planning Board.

RRL: Motion to adjourn.
TJG: Second.
Vote: 5-0, Approved.

Minutes Accepted on: _____
(date) (prepared by: Mary Chaves)

Roland R. Laprade Brian J. Sutherland

David Brown Glenn Wojcik

Thomas J. Guerin