



# BELLINGHAM PLANNING BOARD

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

## May 10, 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),  
Stephen Bartha (SB)  
Patricia Buckley (PMB)

**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 and turned the meeting over to MC.

MC: asked for nominations for Chairman.

SB: Motion to nominate BJS as Chairman.

GCW: Second.

BJS: Motion to nominate GCW for Chairman.

PB: Second

Discussion: GCW stated that he supported BJS as Chairman.

Vote: 4-1, Approved.

BJS: Motion to nominate GCW as Vice-Chairman.

PB: Second.

Vote: 5-0, Approved.

GCW: Motion to nominate SB as Secretary.

DB: Second.

Vote: 5-0, Approved.

GCW: Motion to sign minutes of April 26, 2007 as amended.

DB: Second.

Vote: 5-0, Approved.

DB: Motion to sign vouchers.

GCW: Second.

Vote: 5-0 Approved.

**Mechanic and South Maple St parcel (formerly Vincenzo's) informal discussion**

Attorney Richard Cornetta and Don Neilson of Guerriere and Halnon appeared for an informal discussion regarding the intersection of Mechanic and South Maple Streets at the former Vincenzo's Restaurant. They propose putting a retail space with a bank and drive through. They met with Don DiMartino and SJW to address any specific issues. They are proposing to provide a permanent easement to the town for a right turn lane from South Maple St. on to Mechanic Street. They will also construct the right turn, but need to work with Mass Highway.

They discussed their thoughts on controlling the exits and entrances to the site from both South Maple Street and Mechanic Street. They proposed using turn restrictions to govern the flow of traffic on and off the site.

The property lies in both Franklin and Bellingham so it will require multiple hearings. They will design the site to meet Bellingham's bylaws. They will first need to go to the Franklin ZBA for variances so they can meet the Bellingham regulations. Upon receiving the variances they will submit to both Bellingham and Franklin Planning Boards. They will most likely seek relief from the parking regulations.

GCW stated that retail would be a sensitive issue or anything that will affect peak hours. Mr. Calarese asked if the focus was on traffic issues. GCW said that the Franklin gap where 140 drops from 2 to 1 lane is a problem and affecting the level of service at the intersection. The other projects in the area are not even fully functional yet so it is anticipated that conditions will further deteriorate.

BJS commented on the layout of the parking spaces and said he felt it was impractical.

PB asked about the nature of the types of retail...Mr. Calarese stated he envisioned a real estate office or perhaps a salon but it was 8000 sq feet on 1.3 acres. GCW advised against too dense a design for the site. BJS agreed.

Mr. Calarese stated that the reason they were there now was to hear this feedback in advance of formalizing their plans and thanked the Board for their input.

**Associate Member interview**

John Sexton of Pulaski Boulevard appeared before the Board to declare his interest in the Associate Member position. He has lived in Bellingham for three years and is a building contractor. His business was started in the area southeast of Boston and that continues to be where the bulk of his work is performed. He stated that as a contractor he often helps his clients find ways to conform to the Zoning bylaws of their community. He has taken an active interest in the Pulaski Boulevard overlay proposal and has participated at the public hearings.

SJW asked the Board how long they wanted to keep the advertisement up for the position and in what timeframe they wanted to make a decision.

GCW: Motion to recommend John Sexton as an Associate Member of the Planning Board.

SB: Second..

Vote: 5-0, Approved..

**Planners report**

SJW reviewed information regarding decision standards for Subdivisions and Special Permits as well as a development plan checklist created by Phil Herr to provide an overview for the new Board members and as a refresher to the existing members.

DB: Motion to adjourn.

SB: Second.

Vote:: 5-0, Approved.

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Minutes Accepted on: \_\_\_\_\_  
(date) (prepared by: Mary Chaves)

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Stephen Bartha Brian J. Sutherland

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David Brown Glenn Wojcik

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Patricia M. Buckley