



BELLINGHAM PLANNING BOARD

5 COMMON STREET
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August 23, 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) (absent)
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.

DB: Motion to sign minutes of August 9, 2007.
GCW: Second.
Vote 4-0 Approved.

DB: Motion to sign the vouchers.
GCW: Second.
Vote: 4-0 Approved.

High Ridge Estates Extension Request

SJW advised the Board that they had a meeting last week and that with the DPW Com Town Counsel and Planning.

Tim Jones stated that they had agreed on deadlines and that the roadwork was close to being done. And the main goal was to finish paving the list 1200 feet of roadway which should be done in the next week or so. He is waiting for the paving company to show up. PB asked that Mr. Jones keep them informed of the dates.

The Board reviewed the punch list to be completed and M. Jones felt it would all be done by September 30. He is giving his priority to any issues that would affect public safety. GCW asked about the drainage problems some residents were experiencing. Mr. Jones responded that he did not build those houses and could not give a definite

answer. Approximately 4 of 99 homes had this problem. SJW advised that residents connected to the drainage system with authorization. Once the project is complete and Don DiMartino has accepted it the road will be on the next Town Meeting warrant and the land turned over.

PB: Motion to extend or High Ridge Estates Subdivision Permit to December 17, 2007.

DB: Second.

Vote: 4-0, Approved.

BJS opened the public hearing for Pulaski Blvd Overlay District zoning hearing

GCW: Motion to waive the reading of public notice

DB: Second

Vote: 4-0, Approved.

Cedar Hill Estates informal discussion

Scott Medeiros, Andrew Survey and Engineering, wanted to discuss submittal on Cedar Hill Rd-4 lot with cul-de-sac. SJW had mentioned in prior meetings that the Board would like to consider some low impact development techniques. He reviewed some of his ideas for the board including reduced curbing and grass swales. SJW added that this would be a good opportunity to begin to utilize these techniques. He also stated that he had spoken to Don DiMartino regarding his views. Don told him that he had no objection, and that it would be most likely a few years before the Town had a formal set of LID guidelines.

The Board agreed that they would be inclined to waive some of the existing storm water management requirements in lieu of more low impact techniques where fitting.

Brookfield Estates Definitive Subdivision

Emil Gareau appeared to request a continuance for this hearing. The engineering peer review comments have not yet been addressed.

GCW: Motion to continue the public hearing for Brookfield Estates to October 11 at 7:15 PM.

DB: Second.

Vote: 4-0, Approved.

GCW: Motion to accept a request for extension of decision for Brookfield Estates to October 25, 2007.

DB: Second

Vote 4--0, Approved

Pulaski Blvd Overlay District

MC delivered a slide presentation. This is the same article as was submitted in May with a few slight changes to clear up the language.

Seth Smiley, 21 Main St-asked if the Town owned area would be affected.

Karen Moore, California Ave stated concerns about subsidized housing. She was advised there is no affordable component in the bylaw. She expressed her opinion that undesirables would move into the community. Judi Barrett, consultant who wrote the bylaw, stated that the density allowed in the bylaw is too restrictive and her concern is understandable but not valid.

Ron Lussier stated that he was in the process of developing properties and reducing curb cuts on Pulaski Blvd. He asked if it were true that mixed use is allowed under existing zoning. And why would the adoption of a mixed use zone be allowed. Roland Laprade mentioned that the numbers Mr. Lussier stated were not accurate as they neglected to account for driveways, parking areas and open space requirements. He insinuated that the Planning Board would allow tenements to be built on Pulaski.

Guy Fluette spoke about continuous attempts to attach the label of subsidized or affordable housing to the overlay. This bylaw was not written to create affordable housing, but to stimulate development and that there were those who purposely colored the topic to promote bad feelings.

John Murray spoke about vehicle traffic on Pulaski Blvd. He stated he felt that houses do not belong on Pulaski Blvd. He asked that the Board not to promote the Overlay but to change zoning to help properties in the B1 zone along Pulaski. And that the Planning Board should be helping him.

Judy Barrett replied that the state is promoting mixed use areas in areas with public transportation. However, there are a lot of communities that have adopted mixed use with public transportation. She suggested that Mr. Murray Commercial strips that redevelop closer to the street and it provides

JS stated that there were residences on Pulaski Blvd. that have been there for over 100 years and that those owners have as much stake in the Blvd. as businesses.

Karen Moore asked what role the MAPC would play once the overlay was passed. She was confused by the MAPC website and what their role would be. BJS told her that the MAPC had nothing to do with the overlay district itself. Judi Barrett explained that this project was organized. The MAPC was responsible for running a couple of public meetings to get a sense of what type of architecture people of Bellingham prefer. Judi wrote the bylaw.

Dawn a property owner is concerned that vehicles cannot park in front of building. Guy Flurette suggested that side parking creates visibility from the street and that it also creates a safer exit from a property. The business will also be more visible. She also suggested that certain types of industry such as research and development or light manufacturing should not be prohibited. Judi Barrett suggested that there was merit in her comments and the Board discussion suggested that should the Overlay be passed at this meeting, they would look at adopting some amendments to the overlay

Steve Wojokowski business owner on Pulaski spoke in favor of the overlay.

Jerry Mayhew, committee member, former BOS, stated that there were more positive aspects than negative aspects to the overlay. He stated that the Board has listened to both the opponents and proponents of the overlay while drafting this bylaw.

Ron Lussier suggested that snow removal will be an issue because it may not be as easy to clear a parking lot if business and residential parking are in the same lot. He went on to say that the reduced parking requirements would encourage on street parking.

Mr. Lussier commented that there was a member sitting on the Planning Board, John Sexton, who stands to make a fortune if the overlay goes through and he should not be allowed to vote. BJS advised him that JS was not a voting member of the Board and is able only to offer comment.

GCW: Motion to recommend the Pulaski Boulevard Overlay District as submitted.

PB: Second.

Vote: 4-0, Approved.

Pulaski Boulevard Enterprise Overlay

Ronald Lussier advised the Board that the article he sponsored was flawed and not ready for town meeting. He advised the Board that his intent was to pass over the article at town meeting. He asked the Board for direction and input from the Planning Board. BJS advised Mr. Lussier to advise the Financial Committee in writing of his intent to have his article passed over.

There were questions from the Board on what would happen if there were two overlay districts for the same area. Judi Barrett advised that the applicant would choose the bylaw under which they would develop and comply to that bylaw.

DB: Motion to pass over the Pulaski Blvd. Enterprise Overlay..

PB: Second.

Vote: 4-0, Approved.

SJW asked that the Board have more representation at the FinCom hearing. She also, advised that there would be an open house at the old town hall and a memorial to former town Clerk, Bert Remillard.

DB: Motion to adjourn.
GCW: Second
Vote: 4-0, Approved

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

Stephen Bartha Brian J. Sutherland

David Brown Glenn Wojcik

Patricia M. Buckley