



BELLINGHAM PLANNING BOARD

2 MECHANIC STREET
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February 28, 2008 Meeting Minutes

- **Present at the meeting:**

Brian J. Sutherland (BJS), Chairman
Glenn C. Wojcik (GCW), Vice Chairman
Stephen Bartha (SB), Secretary
David Brown (DB)
Patricia Buckley (PMB) (not present)
John Sexton (JS) Associate Member

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

BJS opened the meeting at 7:00PM.

Minutes for previous meetings are not ready yet but will be continued to be worked on by the Planning Board Staff.

DB: Motion to sign the vouchers.

SB: Second.

Vote: 4-0 Approved, 1 absent.

Khoury Center Site Plan Discussion

Tony Khoury advised there was a technical problem with the moving of the pizza building and because of that, the dry cleaner building needed to be moved 10' away from the rear of the pizza building (this would accommodate the steel beams required to support the moved pizza building). Because of this change he lost 2 parking spaces.

BJS asked if this was the permanent spot for the dry cleaner. Mr. Khoury advised it will go where it is shown on the plan. BJS wanted to know if the spacing there is now adequate moved building and also wanted to know if everything else would remain the same. Mr. Khoury advised that the original building plans are 23x22 feet and now he made it 25x25 feet.

Mr. Khoury purchased the building next door to the dentist and variety store. BJS asked if all parking spaces on the property are under his control. Mr. Khoury advised can open up two more spaces on the adjacent property and spoke with SJW about those spaces being reassigned to his property. Mr. Khoury advised that everything else would

remain the same from the plans. The Board stated that the plans need to show the doors to access the dry cleaner addition.

SB wanted to know if he owned the entire parking lot and if he had plans to divide it. Mr. Khoury advised he has a future plan for the lot. SJW asked if he was going to do the landscaping that was supposed to divide the two parcels. Mr. Khoury advised he was not. SJW advised she would need to have a new plan reflecting this change. SJW made a comment that more than just the addition is now changing. Mr. Khoury advised now that he owns both lots it does not make sense to separate them and advised would be better for parking.

DB: Motion to accept changes to the proposed plan for the Khoury Center, conditioned upon the Town Planner receiving and reviewing a corrected copy of the plans with the modifications as discussed.

GCW: Second.

Vote: 4-0, Approved. 1 absent.

366 Lake Street 81-P

Bill Halsing, Land Planning, Inc., presented the 81P which is essentially a transfer of land from one parcel (Bellingham Sportsman's Club) to another parcel. The transferred parcel is not considered a buildable lot and the Sportsman's Club does not become more non-conforming. The parcel the land is to be transferred to is already non-conforming, so the additional land will make it slightly more conforming with regard to area square footage requirements.

GCW: Motion to accept the 81P for the Plan of Land for the Bellingham Sportsman's Club, dated February 11, 2008.

DB: Second.

Vote: 4-0, Approved. 1 absent.

The Board moved into an Executive Session to interview candidates for the Coordinator Position.

GCW: Motion to continue the remainder of the Planning Board discussion to after the Executive Session.

SB: Second.

Vote: 4-0, Approved. 1 absent.

SJW polled members to adjourn into an Executive Session:

JS: Agreed

BJS: Agreed

GCW: Agreed

DB: Agreed

SB: Agreed

Meeting reopened at 9:45 PM.

GCW: Motion to come out of Executive Session and continue discussion.

SB: Second.

Vote: 4-0, Approved, 1 absent

BJC asked SJW to contact W/S developers for the Shoppes at Bellingham to review the fiscal consultant's proposal and pay the fee as soon as possible.

Mary Chaves, Blackstone Street, requested the Board to review the Zoning Board of Appeals (ZBA) decision to issue a special permit to Advance Auto Parts for the lot area requirement. She provided documentation from leading zoning officials with the State that believe that the issuance of a special permit was not the appropriate action in this case.

The Board expressed concerns that this type of action would be setting a precedent for how the zoning by-law could be interpreted to create loopholes in the by-law to allow for development on non-conforming lots. An example was given from a few years ago when engineering firms presented a project on non-conforming lots and were not allowed to develop on the non-conforming lots.

SB: Motion to appeal the ZBA decision dated February 20, 2008 for 41, 45, and 51 Pulaski Boulevard and 100 Salisbury Street.

DB: Second.

Vote: 4-0, Approved, 1 absent.

SB: Motion to adjourn.

DB: Second.

Vote: 4-0, Approved. 1 absent.

Minutes Accepted on: _____
(date)

(prepared by: Stacey Wetstein)

Stephen Bartha (Secretary)

Brian J. Sutherland (Chairman)

David Brown

Glenn Wojcik (Vice-Chairman)

Patricia M. Buckley