

BELLINGHAM PLANNING BOARD  
TOWN HALL ANNEX  
BELLINGHAM, MASSACHUSETTS

Regular Meeting of May 22, 1980

Members Present: John P. Murray, Chairman  
Gerald R. Brisson, Vice-Chairman, Clerk  
Carl Rosenlund  
Sergio Rotatori

Chairman Murray opened the meeting at 7:45 P.M.

Guy DuPont presented a plan, Approval Not Required, on Lot A owned by William H and Joyce M. Hood located on Mendon Street. Lot contains 40,300 sq. ft., Plat 43, Part of Lot 6, area located in a B-1 zone. Lot located on the south side of Mendon St. near Batest Street. Board questioned if there was enough frontage for the remaining land in back. DuPont pointed out that there was an additional 400' frontage for the back land. On a Brisson-Rotatori motion the Board voted unanimously to approve the plan of Lot A for William and Joyce M. Hood located on Mendon Street.

Benelli Street was discussed. Brisson told the Board he had inspected the road. The berm is in but there is no loam or backing and there appears to be a drainage problem in one section. Board voted to send a letter to Nick Goulet, developer, stating that the work has to be finished or else action will be taken to call in the remaining \$1,000 bond. Copy to be sent to the bonding company.

Consultant Philip Herr, Jean Trudel and Leopold Dussault of the Water Department, meet with the Board to discuss water resource protection. Herr told the Board he was currently working with the Town of Littleton. That town was appropriating a lot of money to protect their water. He showed two maps. First map pointed out the three wells currently in use. Light blue areas were drawn out showing the areas which contributed the water to the wells. The second map outlined in dark blue the areas of future water sources. Once certain areas are outlined it is clear to define the areas which the town might want to protect. If there were a sufficient amount of homes built in the light blue area there could be a significant amount of chemicals seeping into the ground to make an effect on the existing wells. Herr pointed out that Littleton had General Radio with 2500 employees trying to locate in the light blue area near their #2 well site. Metcalf & Eddy are the primary consultants to the town in the water protection project and Herr & Associates are sub-consultants. Ground water surface maps are drawn by studying wells in the area. You can then get a study of the water flow which shows that probably one side of the well area is safe for development due to the flow of the ground water. Littleton has to spend quite a bit of money to sink wells. They have plotted all of the major threats of water contamination and put them on the map, such as salt storage, petroleum products, etc. In doing this they found that their own DPW salt storage was located in the light blue area and they are planning on moving it. Zoning comes in once the areas are defined. You could have zones where non-residential buildings with out any hazards could come in, one where business could come in with a special permit after taking special precautions, etc. Littleton is very similar to Bellingham. Both have well water and no sewerage.

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Herr stated that there is a lot of interest in this topic and a lot of help available to communities. The EPA is dealing with the big manufacturers of chemicals, etc. The state has promised action on their part this year. He did not feel that a regulatory system will work. There are a lot of communities like Littleton who are taking steps now on their own. Bellingham could start with using the materials that are available at hand. Herr showed the Board three maps 1) showing the ground water capability in the Charles River basin area 2) bedrock geology and 3) the geology on top of the bedrock (there was no map available for Bellingham). The Water Department should have various maps. Trudel stated they were more than willing to help in any way possible.

Rosenlund asked Jean Trudel if Bellingham has any problem at this time. Trudel stated no. Tests had been made of all the wells and in one of the wells PCB, a cancer causing agent, was found in the amount of 10, the allowable amount is 20. His main concern was having someone coming into town and saying it could be or might be bad. He wanted them to be sure of what they were telling the Water Dept. It was his responsibility to supply water. Before anything is shut down he wants facts, figures and documentations. There are regulatory agencies that tell what has happened to mice in experimentations. He questioned if those findings were valid enough reasons for humans. They are telling him that technically Benzoid on Depot St. might have hazardous bins, it might effect people around the Box Pond area.

Brisson questioned Trudel if the Water Dept. had any idea of the aquifers on the wells. Trudel stated no, the recharge area is the hardest area to pinpoint.

There have been plenty of well site drills in town.

Trudel told the Board they did have one potential problem. They coordinated the Board of Health, Water Commissions, police, auxiliary police and the Conservation Commission. That time it seemed to work out pretty well.

Herr stated that contamination takes place despite the mandated 400' control area around the well sites. That figure came up as a result of a study that dealt with bacteria or viruses. Chemical contamination is a new thing. It first has to be recognized and identified and then prevented. Viruses die away but chemicals react different.

The current landfill site was questioned by the Board. Trudel stated that the old dump on Center Street was in the area of the recharge for one of our wells. The new site has been stated by the DQE as being one of the best run landsite in the state. Herr felt that Bellingham's landfill site is draining into Franklin. It is not effecting Bellingham's water.

Herr stated his concern over the fact that some Boards were missing from the meeting that should be here. He told the Board that for \$4,000 the Board could do a superficial study; finding and locating the serious threats to water, identifying potential problems, etc.

Trudel told the Board the Water Dept. had sunk 70 to 80 exploratory wells, and there were a lot more that were dug before his time. He told the Board it would cost between \$200,000 to \$5000,000 to put in a new well if one of the present wells were to be contaminated. He was not a professional. He could identify such things as gas station storage tanks that are underground, etc. He is working with the Fire Chief to prevent problems in that area. He needed the cooperation of all the Boards concerned in town.

Herr suggested one way of beginning would be to create a new entity consisting of one member of the Board of Health, Conservation Commission, Planning Board, and Water Department. A member from the Board of Selectmen could also be included. This could take a fair piece of time to organize.

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A Committee was not needed to draw out a map. After the map is drawn up a system will have to be decided on that would prevent a business from coming in that would have a potential danger. This might not be done thru a zoning by-law, it could be thru a Board of Health law, general law etc. The committee would be doing several things 1) Determine the scope of the study to be done 2) Review what informational sources are available 3) Review potential proposals and finally 4) put everything together and sponsor whatever action has to be taken. Herr will draft up a proposal for the committee and discuss it further with the Board.

Jean Trudel told the Board that the Selectmen will be holding a meeting on June 2nd on the proposed roller skating rink to be located at the Fore Court Tennis Club on Pulaski Blvd. The Selectmen have told him that their recommendations for the license for a rink will be based on the Building Inspector. The Inspector has told Trudel that he sees no problem with the proposal. When Trudel questioned the Inspector about the leaching area he told Trudel he had nothing to do with it. When he questioned the Inspector about zoning and the required amount of parking spaces, the Inspector said there was no problem. Brisson told Trudel that there was considerable less parking at the old site than there will be at the new site. Herr suggested that the real question is that there is no real question before the Planning Board. Probably there shouldn't be an answer from this Board at this time. Trudel told the Board he was going to fight the Board's regulations in court. He wanted to know if the Board was going to rule and stand up for their rules. Brisson stated that an occupation permit for 720 had been granted for the tennis court. Herr pointed out that you cannot change an occupancy permit from one figure to another without going thru the necessary channels. Brisson told Herr that no major commercial complex can be located in a B-1 district. He did not consider a skating rink as a major commercial complex, it is an indoor recreation. Herr stated if you have an existing facility which is a major business complex do you need a special permit for another occupancy. The most restrictive question is that it is an existing non conforming use and that you need a special permit to change it from one use to another. If it is a conforming use as a tennis court then it is a conforming use as a roller skating rink. He questioned if a special permit was ever issued for the tennis court, if not is it a non-conforming use. Herr felt that the Board should wait until questions were actually asked of it before making any answers.

On a Rotatori-Rosenlund motion it was unanimously voted to hold one meeting a month during the months of July and August on the fourth Thursdays of the month. Town Clerk to be notified.

Meeting adjourned at 10:25 p.m. on a Rotatori-Rosenlund motion.

Respectfully submitted,

*Gerald R. Brisson*

Gerald R. Brisson, Clerk