

Bellingham Planning Board  
Town Hall Annex  
Bellingham, Mass.

Regular Meeting - June 23, 1983  
Members Present - Carl Rosenlund, Chairman  
Sergio Rotatori, Vice Chairman  
Joan M. King  
John P. Murray

The meeting was called to order by Chairman Rosenlund at 7:35 P.M.

Mr. Rosenlund read a letter from Mr. Herr dated June 16, 1983 regarding Cade Estates Cluster Development with the suggested three special permit conditions.

Mr. Herr inquired as to whether the Cade subdivision has been acted on. Mr. Rosenlund said that the Board acted at the last scheduled meeting in a vote to grant the request for cluster development pending possible stipulations that would be addressed at a future meeting. It was more or less for the benefit of Mr. Cade. The Board was unanimous in its feeling that there was no problem in granting the cluster development. Mr. Rosenlund said he was awaiting comment from Mr. Herr which he has tonight.

A discussion was held concerning the stipulations and the wording of the special permit. Mr. Rosenlund said his feeling is to work out the wording of it, and it would be going to Town Counsel for final wording.

Mr. Rosenlund said he would like to see something specific spelled out within a special permit if not acted on within twelve months. Such as, if what isn't done in twelve months, and to say that within that period of time if that particular thing isn't done they must come back to the Board for an extension, not a public hearing. Mr. Herr agreed.

A review of the map of the Charles River Corps of Engineers was made in regards to land taking along the Charles River, whether Cade's land area near the river could be taken by the Corps of Engineers. Nothing was brought out regarding this at the hearing.

Mr. Rotatori felt that if the land is already taken then what would be left for the Conservation Commission, and it depends on what they have taken. Mr. Rosenlund said he doesn't think they took the whole parcel to begin with, 30% of the open space, if they took any.

Mr. Herr said it is a long range program. About two years ago some well done maps were brought in to show what land they were acquiring. They were acquiring easements.

Mr. Rosenlund said he thinks that in voting to grant special permit for cluster development by imposing stipulations the Board has more control over it than with a conventional plan.

On a King/Rotatori motion the Board voted 3-0 to pay the bills of: \$36.12 to Trafalgar Stationery for office supplies; \$14.51 reimbursement to Martha Russo for postcards, stamps, typewriter ribbon, tape; \$120.00 for secretary's salary; \$75.00 to Carl Rosenlund for period Jan. 1 through June 30, 1983; \$50.00 to Sergio Rotatori for period Jan. 1 through June 30, 1983; \$50.00 to Bertrand Boiteau for period Jan. 1 through June 30, 1983; Joan M. King \$50.00 for period Jan. 1 through June 30, 1983; John P. Murray \$50.00 for period Jan. 1 through June 30, 1983; Martha Russo \$120.00 for month of December, 1982; Martha Russo \$120.00 for month of April, 1983.

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Mr. Rosenlund read the letter from the Sewer Commission regarding its scheduled meeting on June 29, 1983 in the Selectmen's office requesting the Board to attend in order to assist the commission in making a decision that impacts the entire Town. Also the Finance Committee, Board of Selectmen, Water Board, Zoning Board, Industrial Development Commission, Board of Health, Conservation Commission.

Mr. Rosenlund said he plans to attend and Mr. Rotatori said he plans to attend. Mr. Rosenlund feels that this would involve the north end of town, yet they talk about the impact on the entire town. He said he would like to discuss this further and had talked to Mr. Herr regarding the Planning Board's involvement.

Regarding Mr. Cade's application for special permit, a decision must be filed within 90 days of the public hearing. The public hearing was held on May 26, 1983 and the 90 days would be August 26th; however, since the Board is on summer schedule Mr. Rosenlund feels that if the Board drafts it tonight and it goes to Mr. Ambler the Board should have his reply by the last meeting in July.

Mr. Murray in attendance. Mr. Herr and members reviewed the Cade map plan. Mr. Herr said there was no reference to any land taking. He further said that the notion that the Corps of Engineers would acquire this later if the Town does not he feels is wrong. His understanding of that program is that they have identified all the pieces pertaining to this. Mr. Murray asked what the purpose of this is. Mr. Herr said the purpose is to control the development in big areas that is subject to flooding so that they don't wind up with development in those areas which they would then be obliged to provide flood control.

Mr. Rosenlund said that the only thing that he would add to Mr. Herr's response would be a time limitation, such as a definitive plan must come before the Board within a twelve month period from time of filing of the special permit request. Perhaps to go further regarding construction. He would like to see something more definitive. Rather than an open-ended permit. Mr. Rosenlund said he is in favor of a specific time or date when a definitive plan must be presented before the Board. Drainage and roadway should be put in. Mr. Rosenlund pointed out that there is enough interest shown by the residents in the area regarding the drainage.

Mr. Murray read Mr. Herr's letter of June 16th regarding the stipulations and was in agreement.

Mr. Rosenlund said that Mr. Cade is already aware of the fact that the Board voted and that he would have his special permit pending any stipulations. Mr. Rosenlund said he is not proposing that Mr. Cade has to do something out of the norm, but is saying let's put a time schedule on it. Mr. Rosenlund asked if the Board had anything to add. He said Mr. Herr would draft wording on the stipulations regarding time limitation.

Mr. Rosenlund pointed out that 12½ acres would be deeded to the Town. Members are in agreement regarding the stipulations.

Regarding the Sewerage Commission, Mr. Rosenlund requested some input from the Board. Mr. Murray asked what they are doing.

Mr. Rosenlund said that the main thing that they are doing is proposing sewerage in the north end of town in Pilgrim Village with one of the suggestions being that the main pipe be extended up as far as Maple Street. The whole idea is that it may be more inducive to industry.

Mr. Rosenlund pointed out that the last meeting was chaos, which was supposedly with all the Boards, because about 75 or 80 residents of Pilgrim Village showed up and their concern was drainage and sewerage.

Regarding industry, Mr. Herr pointed out that sewerage can be a very powerful attraction and one of the reasons why Franklin makes out relatively well is because they have sewer pipes. They have sewer pipes that can be extended to industrial areas and there isn't anybody in Franklin that builds industry unless they can get into those pipes. He said it would be more like that in the future because industries are frightened over the issue of water quality and there is no way they want to get involved with having to justify all the stuff they put into the ground so pipes are more and more of an attraction.

Mr. Herr feels it would be a bonus to the Town if the sewerage could service potential industrial areas without enormous cost to developers.

Mr. Herr asked what is the route of the pipe. Mr. Rosenlund said wherever it would tie in at Medway up Hartford Ave. Mr. Herr said the way it gets to Medway may make a difference, the grades that it runs up, so it may make a difference between making it easy or difficult to extend service to industry. He feels that is the kind of question the Planning Board ought to raise. What is the size of the line going to be. He pointed out that the Federal Govt. is very sticky because they don't want their money used for lines that have extra capacity.

To use Federal Govt. money and get the maximum out of that, they say that the pipe has to be designed to serve not more than about 25% more than existing development. They don't allow overage. Mr. Herr further pointed out that for industrial development the pipe would be double or triple. The Federal Regulation says that the pipe cannot service more than about 25% additional. Mr. Herr said there is a stipulation to that effect. He pointed out that although we do not have any information tonight, but he does feel it is a real issue and that it would be useful for the Planning Board to be at the Sewerage Commission meeting and to provide positive support. He pointed out that it would be good to get sewerage for Pilgrim Village. If the cost is reasonable he doesn't feel anyone would agree with that, but Mr. Herr feels it would be even better if it could be done in a way that attracts industry. Mr. Rosenlund asked Mr. Herr to write to Sampson & Wesson and Mr. Herr said he has tried this, however, does not get answers. He said he has requested them to deal with the Planning Board.

Mr. Rotatori said noted to Mr. Herr that the reason the Planning Board did not go along with the Sewer Commission previously is because they had gone to their meeting and had asked some questions but did not get any answers. Mr. Rosenlund said that the Sewer Commission is supposedly addressing problems in all areas of Town but now all they are talking about is Pilgrim Village. Mr. Rotatori pointed out that at one time the Sewer Commission knew all the problems in the Town and nothing was done about it. All of a sudden Sampson & Wesson is saying there is no problem in So. Bellingham when 7 years ago it was the worst. Mr. Herr pointed out that the Government has been pressing for alternatives to a regular sewer system. They show a lot of interest in small rural areas, but alternatives are hard to make work. He said that Holliston has been trying to make a small system work.

Mr. Herr said that the Board should be concerned with two issues; one being careful of what is legitimately Planning Board turf and what is other Board's.

Regarding Mr. Cade's application for cluster development, Mr. Herr and members discussed some of the requirements pertaining to special permits. They expressed concern regarding the roadways, and the cost of it. Mr. Rosenlund asked Mr. Herr what the procedure would be regarding someone coming back to the Board in regards to changes in the Special Permit. Mr. Herr said a public hearing would be required if it's a material change. Mr. Herr estimated the cost of the roadway would be about \$200,000.00. The issue of a bond was discussed and Mr. Rotatori felt that unless Mr. Cade is a big contractor he doesn't see how he could build that roadway. Mr. Herr read that part of his draft of stipulation 4 pertaining to security assuring that all improvements required under Section V of the Subdivision Regulations be completed within three years of the date of approval of the special permit. He pointed out that if Mr. Cade comes in with a bond and the bond says if the work hasn't been completed within three years of time he forfeits the bond. Mr. Rosenlund asked what is Section V. Mr. Herr said Section V is the construction specifications.

Mr. Rosenlund, addressing the Board, said that if members are in agreement this stipulation as drafted by Mr. Herr would be added as number 4 to those in Mr. Herr's letter of June 16, 1983, and rewrite the letter to be sent to Town Counsel, asking for his review on the language. Mr. Herr suggested the whole bundle be sent to Mr. Ambler. On a Murray/Rotatori motion the Board voted 4-0 to attach the stipulations as read by the Chairman earlier, including item 4 as presented by Mr. Herr as part of the special permit stipulations.

Mr. Herr referred to the Zoning Footnotes system used and presented an article to the Board proposing changes which he feels would clarify some confusion regarding footnotes, particularly Section 2400. He also feels that the Zoning Bylaw they produce is in bad shape and feels it should be retyped. Mr. Rosenlund said he would approach the Board of Selectmen regarding this.

Mr. Herr said he has not as yet succeeded in getting ahold of Mr. Ambler regarding the Townhouse amendment; however, said that Mr. Ambler should be calling him. Mr. Herr feels it should not be a big issue. Mr. Rosenlund said no one has approached the Board but he does not want the amendment to die. Mr. Herr said he plans to attend the Board's meeting of August 25th.

On a Rotatori/King motion the Board voted 4-0 to adjourn.

Adjournment at 9:30 P.M.

Respectfully submitted,



Sergio Rotatori, Clerk