

Bellingham Planning Board
Town Hall Annex
Bellingham, Mass.

Regular Meeting- December 22, 1983
Members Present- Carl Rosenlund, Chairman
Sergio Rotatori, Vice Chairman
Joan M. King
Bert Boiteau
John P. Murray

The meeting was called to order by Chairman Rosenlund at 7:35 P.M.
for the express purpose of drafting the 1984-85 budget package.

Mr. Rosenlund read a letter from Mr. Herr regarding consultant fees and services in which a request for a \$400.00 increase is made, which would reflect a change in fees from \$3600.00 to \$4,000.00.
Mr. Rosenlund noted that it has been eight years since Mr. Herr has had a raise.

Mr. Herr said that in a sense it is no big problem to him and that the Board could leave it as it is.

Mr. Rotatori asked what the difference would be in the \$400.00 raise.

Mr. Herr said that there are certain things that would have to be eliminated such as in services. It was necessary to limit the number of visits to the meetings. He feels the Town of Bellingham is getting less done for them over the years by cutting services to compensate for the consultant fee.

Mr. Herr opened the discussion on the announcement by the Executive Office of Communities & Development of funding available for updating of master plans. He pointed out that it would be a windfall if the Town got the money from the State and also pointed out that all of it has to be spent by June, 1984. He said of the \$150,000.00 for the whole State that many communities would apply for this. He feels the Town should apply in the area of \$15,000.00; however, pointed out that he is not sure the Town would get it.

Mr. Rosenlund said we should apply. Mr. Herr suggested dealing with other towns in the area of industrial development. He said he feels the real issue would be industry; what can we do to attract it and then what do we do to accommodate it.

Mr. Herr called attention to Stoneham, a town that has promoted industry but now they have many problems with providing facilities.

What is our policy going to be is the question Mr. Herr feels should be raised with the agencies.

It was noted that the application has to be filed by January 6, 1984.

Mr. Rosenlund said he is very concerned that the water situation be looked into. He said he believes there is one well shut down in North Bellingham. He said that the superintendent of water says the high acidity is what causes the water to get green.

Mr. Rotatori brought up the matter of sewerage. Mr. Herr said this is one of the things that must be considered as far as industrial areas are concerned also.

Mr. Herr said the procedure is that the Planning Board has to agree to doing this and tonight to vote to do it. A motion to be made and typed separately from the minutes.

Mr. Rosenlund inquired if the Board is in agreement with the proposed application for the money.

Mr. Boiteau asked if \$15,000.00 would cover all that is being proposed. Mr. Herr said yes that a lot could be done with \$15,000.00. Mr. Herr said to center it on economic development, but including in that aquifer, sewer, base map, and an analytical system. Referring to Marlboro, Mr. Herr said they are talking about updating the whole master plan.

The Board agreed they would like to vote to apply for funding on the program. Mr. Rosenlund said he would request Mr. Herr to word the motion. Mr. Herr to prepare the application for funding. The wording of the motion as suggested by Mr. Herr and to be voted on by the Board would read; that the Bellingham Planning Board accept filing of an application to the Executive Office of Communities & Development for funding for a master plan update focusing on economic development and including base mapping, ground water protection, access, job needs, physical consequences, zoning patterns, and other public services, at a cost not to exceed \$15,000.00.

Mr. Rosenlund entertained a motion that the Board consider the motion.

Mr. Rotatori moved that the Board accept the motion as read. Mr. Boiteau seconded the motion. In a 5-0 vote the Board unanimously voted to accept the program. All five Board members present.

Mr. Rosenlund read a letter from Mr. Herr regarding joint meeting with the Industrial Development Commission, headed by Bruce Lord, and the Board of Selectmen. A topic to be discussed would be the 495 access road. Mr. Rosenlund said he talked with Mr. Lord and is in full agreement with Mr. Herr's letter. There should be a joint discussion on that 495 access road project. Mr. Rosenlund said he told Mr. Lord that was the first time he knew where the road was to be put. It was suggested that the Boards to involve are the Board of Selectmen, Building Inspector, Board of Health, and any other agencies.

Mr. Herr said the State is going to let the Board know before the next meeting whether or not we are funded. Before the decision to notify anyone, we should know whether we are funded or not.

Regarding the two public hearings scheduled for Jan 26th on requests of Burt Rhodes and Guy Dupont/Hood for zoning change, Mr. Rosenlund requested Mr. Herr to prepare the wording. It was also pointed out that abutters do not have to be notified.

REGARDING THE BUDGET:

Members reviewed the Budget Sheets for 84-85. On Line Item 1 regarding salaries, the Board agreed members salaries to remain the same. The clerk's salary was considered and Mr. Boiteau pointed out the Board had requested \$1550.00 at last year's hearing but did not get it. He said that if we request a 7% raise like everyone is getting the amount would be \$1548.80. It was pointed out that the round figure of \$1550.00 was previously used. Mr. Boiteau noted that the Finance Committee took the position that no part-time clerk could get a raise, but the Finance Committee clerk got a raise. Mr. Rotatori said if you get on the floor and get a 7% raise like everyone else is the difference would be \$108.80. Members of the Board were in agreement with the figure of \$1548.80 for clerk's salary.

On Line Item 1 Expenses, members agreed on the \$400.00 raise requested by consultant Herr; \$50.00 additional for public hearings; \$5.00 additional

Registry of Deeds; and inserting Meetings & Travel \$25.00 which was inadvertently omitted from the original sheet. Total expenses requested for 84-85 would be \$5,105.00. Grand total would be \$7,203.80. All other Line Item 1 Expenses requested for 84-85 remain the same as for 83-84 budget appropriated.

On a Rotatori/Murray the Board voted 5-0 to approve the budget.

Mr. Rotatori brought up for discussion some concerns about the Cade Estates. He discussed a meeting with the Board of Health and Building Inspector, Patrick Tropeano, and said he is concerned with the water problems at the Cade Estates.

Mr. Tropeano said he feels there is a situation there we have to deal with and it takes all the Boards to deal with it. He said a good percentage of the lots are in the Flood Plain and on the outskirts of it is swamp. He said it is labelled "edge of swamp". He said on the back some lots were less than 2 m.p.i. Other lots there was ground water at less than 5 ft. He said he believes what also happened is they (the Bd. of Health) were unsure of what they should do and it appears that 4 of the lots are running fast. DEQE Regulations is water less than 60" is not buildable. He mentioned one cellar hole with water. He also pointed out that all of the perks were not in.

Mrs. King pointed out that at the public hearing nearly all of the residents were there complaining of water problem.

Tropeano said DEQE said two test holes were dug but there was only one test hole done. He remarked that those houses were going to float away.

Tropeano also said that someone wanted to change the name of subdivision.

Mr. Herr wants a comprehensive program between all the Boards so that we can have guidelines. Mr. Tropeano said he would only approve raised ranches there. He also noted that the septic system wasn't inspected except during the Fall season.

Tropeano asked why any building is ever approved in a flood district.

Mr. Herr replied saying because the person owns the land, you can have a flood area with a low water table. He said he sees areas with high ground water which cannot be built.

Tropeano said the reason areas are flood plain districts is because they are a problem; they will have a water problem.

Mr. Murray said we are not approving on the basis of a perk test; we are approving on the lot plan.

Mr. Rotatori said when that plan came in we did not sign the plan until we got reports from the Board of Health and Conservation Commission. He said there were two lots that were a problem.

Mr. Rosenlund said that so long as the plan meets the requirements of the Subdivision Laws we have to approve it.

Mr. Tropeano said he feels the Board had misinformation. They put down perks and did them later. He inquired if an engineering firm, with a witness of the Board of Health, takes these perk tests and pointed out that only two lots had two holes and the others had only one hole.

Mr. Rosenlund posed a question to Mr. Herr as to what the Board can do at this point. Mr. Herr said he didn't think the Board could do much about the Cade Estates.

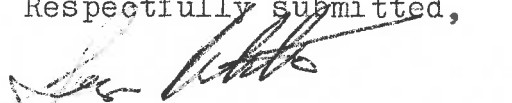
It was pointed out that Cade has sold the land to Patrick Marguerite.

Mr. Rosenlund told Mr. Tropeano he appreciated the input on this; however, the Board could not do anything at this time. Mr. Tropeano can question the perks.

On a Boiteau/Murray motion the Board voted 5-0 to adjourn.

Adjournment at 9:25 P.M.

Respectfully submitted,



Sergio P. Rotatori, Clerk