



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

MINUTES OF THE SPECIAL MEETING

DECEMBER 19, 1985

Meeting was called to order at 7:50 p.m. Four members were present; Mr. Moore joined the meeting shortly thereafter. Emile Niedzwiadek (E.N.) made a motion to suspend Clerk, Martha Russo's pay in order to compensate temporary clerk, Billiegene Lavallee. Matthew Pytko (M.P.) seconded the motion. Motion carried by unanimous vote of 5.

BOND REDUCTION: Guy DuPont/Wm. Hood--Wm Way-- Park 140

Letter from Highway Superintendent, Gerard L. Daigle, dated 12/16/85 recommended ~~that~~ the original bond in the amount of \$100,000 be reduced by \$75,000, leaving a sum of \$25,000 until finish paving and bituminous concrete berm is completed. E.N. moved to reduce the bond by \$75M, retaining a balance of \$25M in form of a bond to insure the completion of work outstanding. Glen Gerrior (G.G.) seconded the motion. Motion carried by unanimous vote of 5.

FORM A PLAN FILED - \$10.00 fee received

Applicant: Mendon REalty Trust (Guy Dupont/Wm. Hood)

Surveyor: (according to application) Andrews Survey & Engineering Uxbridge, MA. However actual plan submitted was prepared by

Robert Cournoyer and Assoc. Inc., 11 Main St., Slatersville, R.I.

Location: Rt 140 Bellingham, MA Proposed use - Industrial (2 lots)

It was moved, seconded and voted unanimously to sign the plan.

All members signed.



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PRELIMINARY SUBDIVISION SUBMISSION

Applicant: Meadow-Wood Condominium Limited Partnership
Subdivider 85 Devonshire St., Boston, MA

Engineer/Surveyor: Shooshanian Engineering, 330 Congress St.,
Boston; Robert C. Cournoyer & Assoc. Inc., 11 Main St., Slatersville,
R.I.

Owners: Morton & Beverly Schafer, So. Main St., Bellingham, MA

Location: Assessor's Map No. 75, Lots 15-46, 48, 51, 52, and
includes Friendly Rd., Stephen Ave., Linda Ave. and Schafer Dr.
in part on westerly side by South Main St., and extending in an
easterly direction toward Centre Street.

Lots Shown are two.

Lancer Luntz, c/o Blakely Co., 85 Devonshire St., Boston, MA
submitted the fee of \$50.00

45 days from submission - Saturday February 1st.-----

Discussion: Mr. Herr (Consultant to Planning Board) stated
that he was not convinced that this was a legal subdivision.

FORM A PLAN FILED - 81-P - \$10.00 fee paid in cash

Applicants: Dante & Marion D'Errico, Mendon St., Bellingham, MA

Surveyor: Robert C. Cournoyer & Assoc. Inc. 11 Main St.,
Slatersville, R.I. Location unclear possibly 90 Mendon St.,
Bellingham, MA Four (4) Lots

Discussion: Mr. Herr questioned the status of Brook St.; Is
it a public street and whether or not the Town of Bellingham
formerly accepted it.



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G.G. moved to have two members sign the plan until the verbage on the plan was changed from East to West and at that time the third signature would be obtained. EN seconded the motion. Motion carried by unanimous vote of 5.

8:35 P.M.

OAK KNOLL ESTATES - Discussion of Preliminary Plan

Subdivider: Richard Galuza, 149 Lakeshore Dr., Bellingham, MA
& Owner

Surveyor: G.R. Brisson, 99 Harpin St., Bellingham, MA

Location: 7 Lots on the southerly section of Bellingham at Pickering Road (extended).

Discussion: Mr. Trudel perused the plan and suggested the possibility of looping the water service from Bliss or Oswego to service this proposed subdivision and discharge into the wetland area.

Consultant Herr questioned the large wetland area within the development and whether or not significant additional peak run-off would have an adverse effect on the water table.

George Buskirk cited the need for street lights (dictated by Mass electric) fire hydrants and alarms in his capacity as Safety Officer. Chairman Murray called for suspension of discussion and called for a vote. Edward Moore (E.M.) moved to approve the plan contingent upon the water service being looped from Bliss or Oswego Sts. and also contingent upon the name of the road remaining Pickering Ave. and not Pickering Ave. Extension. E.N. seconded the motion. Motion carried by unanimous vote of 5.



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At 8:20 p.m. Chairman Murray read the public hearing notice for LEO MAYEWSKI - REZONING MAPLE ST. - FROM AGRICULTURE TO SUBURBAN. E.N. moved to postpone the hearing until 8:40. G.G. seconded the motion. Motion carried by unanimous vote of 5.

8:40 PUBLIC HEARING CONTINUATION MAYEWSKI

*8:45 Chairman Murray read the public hearing notice for the MAJOR COMMERCIAL COMPLEX ARTICLE. E.N. moved to postpone same until 9:05. E.M. seconded motion; motion carried unanimously. MAYWESKI - Leo Mayweski gave the presentation. Proposing to change zone from agricultural to suburban. Parcel is 18+ acres Parcel 5 on Assessor's Map 42 with 800 ft. of frontage. He proposes to build his own home on 3 acres. Under present zoning L.M. can build 7 lots. If the zoning changed, he could carve an additional 5 lots out of this parcel for a total of 12 lot subdivision. He stated that the northern boundary abuts an industrial district; that perc tests revealed sand and gravel and that he proposes to construct quality homes. A change of zone would allow for less required frontage and therefore more buildable lots. E.M. questioned the possibility of spot zoning; no suburban anywhere around his parcel.

Phil Herr asked the question "What makes this land different from other land in the neighborhood?" There is no suburban anywhere around that parcel. He further suggested that Mr. Mayewski could have notified his abutters and invited them to



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MAYWESKI CONTINUED

include their properties in the re-zoning scheme.

E.M. stated that this re-zoning proposal seemed to be in direct opposition to the master plan. He was also concerned that this case would set a precedent in the event that the Hill property across from this parcel were sold. There would be a great probability that a rezoning would be sought for that parcel as well.

Interested Party: Julius Dolinor, 180 Paine St., Bellingham asked the question: "Are two family homes allowed in suburban zones?" The answer was yes, they were allowed.

E.N. The applicant can build under current zone - leave it as it is.

M.P. stated that the re-zoning would benefit the applicant only and not the Town and moved to close the public hearing. E.N. seconded the motion. M.P. moved not to grant a favorable recommendation to Town Meeting. E.N. seconded same. Motion carried by unanimous vote of 5.

9:10 - PUBLIC HEARING REOPENED ON MAJOR COMMERCIAL COMPLEX ARTICLE

Mr. Herr, Town Consultant, informed the audience that this article would revise the definition and required Town Meeting approval.

He referred to his letter to the Planning Board dated 11/22/85 in giving his presentation summarized as follows: 1. increase threshold from 20,000 s.f. to 50,000 s.f. and would not require a special permit; 2. would allow for MCC in the Industrial Zone where they are currently prohibited; and 3. allow Town Meeting



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a "voice" in approval of "concept plan" for the largest commercial complexes, over 100,000 s.f.

At 9:30 p.m. Public Hearing regarding CRYSTAL SPRINGS was re-opened. G.G. moved to postpone the continuance until 9:45 P.M. E.N. seconded the motion. Motion carried by unanimous vote of 5.

INTERESTED PARTY - Bruce Lord, Esq. questioned the effect this proposed by-law amendment would have on the project he would be proposing later in the evening. He further stated that tying down anchor stores in a MCC would be impossible until permits were issued; therefore the builders/developers would need some flexibility. Such a by-law change would add to the time frame and expenses involved in Town Meeting. The outlay of money and time frame would be too great and not worth it. Lord also stated that if the Town Moderator so desired, the applicant for MCC would not be given time to speak on town meeting floor and outline his proposal.

Herr suggested that the threshold figure of 100,000 s.f. may be incorrect.

E.N. stated that the Town has never "not re-zoned" if it were beneficial to the Town. He questioned the saturation point for large complexes in the Town, and how many could the Town actually accomodate.

M.P. felt the amendment (particularly Point #3 letter dated 11/22/85) was prohibitive. Hartford Ave. at 495 and Rte 140 at Maple St.



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MCC CONTINUED

were named as prime locations for such development & complexes.

INTERESTED PARTY: Julius Dolinor, 180 Paine St., Bellingham, MA

also felt that condition #3 of letter dated 11/22/85 from Town

Consultant was too prohibitive citing additional burden to developer

and that a different number of square footage should be proposed.

E.M. moved to close the public hearing. G.G. seconded the motion.

Motion carried by unanimous vote of 5.

9:45 PUBLIC HEARING RE-OPENED ON CRYSTAL SPRINGS CONDOMINIUMS APPLICATION FOR SPECIAL PERMIT

Plan prepared by Millis Engineering Associates, James A. Reger, P.E.
1275 Main St., Millis MA

Gerald M. Moody, Esq. represented Onallam Realty in place of
John V. Fernandes, Esq. and offered the presentation. He read
letter dated 12/18/85 from Millis Engineering Assoc. identifying
the wetlands, composition and locus with relation to the proposed
development. 84 units proposed, 2-bedroom townhouses; the Conserva-
tion Commission hearing is scheduled to take place January 8 or 9
for the Wetlands issue. Safety Officer Buskirk's letter was
reviewed and addressed. One of the prime concerns was visitor parking
provision. 10:00 Public Hearing Notice read for ROL Realty



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E.N. moved to postpone until 10:30 p.m. G.G. seconded the motion. Motion carried unanimously.

Water Dept. concerned about looping water through Debra Lane.

The Town needs an easement and a couple of abutters may not grant the easement. As far as water supply is concerned, by the end of 1986 the Town should be on the VERDOX system and would therefore be in good shape for growth and development.

ABUTTER: Ralph Mendall, 79 Mechanic St. was present to state that the developers proposed to close off his driveway and open up a new driveway to the other road. The developers also assured Mr. Mendall that they would screen his property appropriately with a stockade fence. Atty. Moody suggested that the proposals made to Mr. Mendall should be made part of the conditions of the Special Permit. Mr. Moody stated that drainage calcs and leaching basins would be forwarded to Mr. Herr. He also noted that major trees in the disturbed area would be saved.

No letter on file from Highway Superintendent. He was present at the 11/14/85 meeting and stated there were no problems.

Letters on file from Conservation Commission and Board of Health.

A five year buildout would be approximately 20/year. If the water system was on line the developer would seek to accelerate.

Dumpster locations were questioned. Atty. Moody stated that it was more desirable to locate the dumpsters in remote location for both noise and air pollution.



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CRYSTAL SPRINGS CONDO'S CONTINUED

E.N. voiced concern over brook located in the center of the property.

Mr. Lindsay stated that perc rates were 4"/min.; entire site sand and gravel/perc's witnessed by G.&H., INC. BOH consultants along with water table verification by Mr. Kennedy from BOH.

E.N. questioned the statistics and rates.

Herr stated that there was 'something funny about the statistics, however, not a public issue. If the figures don't work, the engineering firms' clients will have 'wet feet.'"

G.G. moved to close the public hearing. M.P. seconded the motion.

Motion carried unanimously. Chairman Murray stated that since there was no new information, a vote should be taken and reminded the Board not to chance a snow storm in January which would prohibit a meeting. MP moved to take the matter under advisement. E.M. seconded the motion. Motion carried by unanimous vote of 5.

E.M. moved to reopen Crystal Springs at 11:00. G.G. seconded the motion. Motion carried 4 in favor - Pytko opposed.

Board recessed until 11:00 p.m.

Meeting reconvened at 11:00 p.m. with a decision on Crystal Spgs.

E.M. moved to grant the Special Permit with the following conditions:

1. Four (4) year build-out of Five Buildings (20 or 21 units per year;
2. That Planning Board retain the right to review the project in phases and update parking as required;
3. That the Police Department's recommendations be incorporated in the design;



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4. That the water loop be installed in Phase I;
5. That road construction be started at the South Main Street side of the proposed development; and
6. That road construction be completed (finished paved) right through to Mechanic Street

G.G. seconded the motion. Motion carried by unanimous vote of 5.

Regarding the "best use" of this property, Herr stated that this alternative was fiscally better regarding taxes but that traffic was a wash. Two-family home development would be worse with impacts on water and schools. The development will be well-screened due to the shape and topography of the site

11:15 P.M. Bellingham Shopping Plaza - ROL REALTY

presented by Bruce Lord, Esq.

Applicant: Joseph Menfi
Airport Rd., Hopdale, MA

Engineer/Surveyor: Stawinski Engineering Assoc. 78 South St.,
Wrentham, MA 02093

Location: South Main, Assessor's Map 78 Parcel 76 (12 & 13)

Mr. McGrath present to answer site questions; Mr. Ennes present to answer landscape questions. Proposal: 150,000 \pm s.f. of retail commercial space; parking for 786 cars; traffic flow was discussed at the Schafer hearings; utilities are adequate and water supply adequate. Mr. Trudel added that the biggest water consumers were restaurants. Septage Disposal would be on-site. Impact on Town's public services are minimal except for Police and Fire.



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ROL REALTY HEARING

Masks are proposed for the lights at the property lines;

Three (3) Dumpsters will be located around the site;

Evergreen screen and ornamental trees (1 per every 10 cars)

and traffice flow designed for easy snow removal.

Mr. Ennes offered that stormwater management utilized the roofs to limit the flow of rainwater, detention/retention basin to be located at the Southeastern corner of the site. Drainage was designed for 25 year storm.

E.N. concerned about loading and unloading of trucks. Answer was along the one-way loop.

Safety Officer Buskirk voiced concern about the traffic impacts along 126 with this new proposal and suggested that the developer hire a Traffic Engineer.

Mr. Herr said a traffic study was not arguable. A professional answer to traffic generated by this proposed development is essential. Perhaps a solution would be to widen the road to four lanes at the site; acceleration and deceleration lanes and left-hand turn storage lane. Mr. Herr reminded the Board and the audience that this was a substantially large commercial development, and that there is another 90 days on the clock from tonight's meeting.

Atty. Lord stated for the record that his client would not provide the following:

1. acceleration/deceleration lanes or a storage lane; and
2. a survey of South Main Street.



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His client would however provide a larger ingress and egress. Phil Herr reminded the Board Members that this was not a site plan review; so they should reserve questions pertaining to site plan review for the appropriate time.

ABUTTER PRESENT: Morton Schafer, So. Main Street. - reminded the Board that 40 yrs. ago the state took land - 10' on both sides which would provide ample room for the acceleration and deceleration lanes.

G.G. moved to continue the public hearing to January 23 at 10:00 P.M. E.M. seconded the motion. Motion carried by unanimous vote of 5.

PETER SERGIO/SITE PLAN REVIEW on Lot A in Hood Industrial Park Route 140. G.G. moved to send the plan to Consultant Phil Herr for his review and decision. E.N. seconded the motion. Motion carried by unanimous vote of 5. Peter Sergio, 840 Grove St., Framingham, MA. His agent Jack Woeller, Sales Dept. Karen Construction Co., One Airport Dr. Hopedale, MA

FORM A - 81 P Plan Submission (\$10.00 fee received in cash)

Applicant: Armand Dauphin, 24 Rakeville Cir., Bellingham, MA

Surveyor: G.R. Brisson, 99 Harpin St., Bellingham, MA.

Location: Westerly side of Rakeville Circle.

It was moved, seconded and voted unanimously to sign the plan.

All members signed.



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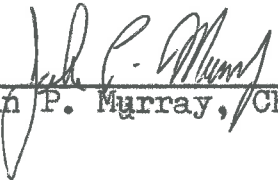
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E.M. made the motion to adjourn; G.G. seconded the motion.

Meeting adjourned at 1:30 p.m.


John P. Murray, Chairman


Glen E. Gerrior


Emile W. Niedzwiadek


Edward T. Moore


Matthew F. Pytko

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