





## BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

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Regular Meeting Minutes - 01/23/86

### MEADOW WOOD CONDOMINIUM HEARINGS

Hearing continued from December 9, 1985.

Parties in Interest Present: Frederick J. and Judith M. Stavinski and Normand and Marlene Trudeau immediate abutters to ingress on Centre Street, at 290 and 280, respectively.

The Blakely Company formally responded to the Town's concerns of the first night of the public hearing.

Letter from Frederick J. Stavinski, Jr., dated January 14, 1986 was read by the Chairman outlining concerns regarding sight distance and traffic safety with the proposed ingress/egress on Centre Street and included a "package" substantiating the traffic study which his engineering and surveying firm had prepared relative to same.

Mr. Stavinski had forwarded a copy of his study and its findings to the Board's Consultant for his review.

A copy of the comprehensive traffic study was also forward to the Town's safety officer, George Buskirk, who had also been studying the safety aspects of this proposal.

Officer Buskirk gave a detailed presentation regarding the safety difficulties with the proposed ingress/egress location. He displayed 35 mm color prints mounted on poster board for the benefit of the members and all interested parties.

He pointed out that 10 ft. in on the proposed street, looking north, trees obstructed the view.

He further pointed out that with the removal of the trees, there is a substantially high wall in front of the Corriveau property which obstructs the view.

When traveling southbound, both the stone retaining wall and the trees obstruct the view. The police department recommended an entrance only and not an exit. Proposing a one-way entrance only, Officer Buskirk noted that entering from the south would not be a problem due to sufficient distance. He also stated for the record that his photos were taken at "sight" level.

Mr. Stavinski was asked to review his letter dated December 17, 1985 and further elaborate his concerns. When Mr. Stavinski completed his presentation, Mr. Trudeau stated that he was in complete agreement with Mr. Stavinski.



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J. Noyes of Moore Associates, Traffic Engineers for the project indicated that the proposed road was designed with as much safe sight distance as necessary with 325 - 400 ft. A one-way street would require enforcement and suggested the residents of the project could police it. A cape code berm was suggested to aid in getting break-downs off the road. Noyes had re-evaluated traffic on South Main St. and found it to be 13,000 approximately right now.

The Planning Board's Consultant offered the following:

1. an emergency access to this project was required for fire and police protection;
2. that the possibility of an emergency ingress only would work;
3. the abutters had raised a legitimate issue concerning traffic safety and that non-compliance with a one-way ingress was a real possibility;
4. the police had stated the emergency road should be paved and that they preferred that it be constructed for one lane only;
5. that if the one-way ingress didn't work, the town should reserve the right to place an emergency break-away barrier and close the road; and
6. that all of the above may be incorporated in the conditions of the Special Permit Decision.

Mr. Stavinski stated that the town should seriously consider a break-away barrier.

Officer Buskirk stated that a one lane road would deter/discourage traffic from exiting the project onto Centre Street. Stavinski and Trudeau concurred that guard rail barriers and vegetation would be beneficial to the abutters of the proposed road.

Officer Buskirk stated that he wanted to see guard rails quite a distance along the Trudeau/Stavinski properties. He answered Mr. Trudeau's question regarding the signing of the proposed street; Safety Officer & Town.

Consultant Herr commended Mr. Stavinski on his substantial engineering surveying survey of the problem as "merely a citizen" and commended the Police photos.



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### MEADOW WOOD CONDOMINIUMS con't

Consultant Herr offered the following comments base on his extensive of all sides of the proposed project:

1. His former major concern was the amount of nutrients loading into Arnold Brook - he stated that the proponents have sufficiently addressed this concern likelihood is very little; and
2. How is this housing different from that available to residents of this Town - he stated that the proponents addressed this concern sufficient in Chart Two of their responses to the Public Hearing 12/09/85. He further stated that a "snit match" over the formulas could occur but the bottom was line was that the proposal is fiscally more beneficial

Mr. Herr closed with "issues raised have been satisfied."

Ann Ferris, 8 Fox Run Rd. voiced concern over impact of this project on the school department. She requested to see the chart outlining public service impacts.

Chairman Murray referenced request from the Board of Selectmen 1985 wishing the planning department to offer affordable housing to a larger number of residents.

Mr. Herr noted impossibility of policing the use of a sun-room as a bedroom.

Mr. Gerrior voiced his approval of 28 of the proposed condominiums offering a third bedroom. The Chairman concurred.

Jean Ledoux, 775 So. Main Street concered about the buffer zone between her property and the proposed project. She viewed the plan and her question seemed to have been answered.

E.M. moved to close the public hearing. E.N. seconded the motion. E.N. questioned the "build-out" rate. P.H. answered that a precedent had been set at 20% per 5 year build out rate.

Blakeley officials stated that due to road construction costs, wastewater treatment plant, landscape, etc. they were hoping for more units to defray those major expenditures.



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### MEADOW WOOD CONDOMINIUM

Michael Perreault of Shooshanian Engineering stated that 60 units would generate 15,000 g.p.d. The first installation would pick up 15,000 gal/day.

Mr. Pytko stated that he did not wish to be pressured into making a decision. The time frame would be up March 8, 1986.

Letter from Celtic Construction Co. dated January 22, 1986 regarding the Woonsocket Country Club requested a withdrawal without prejudice of their proposal. E.N. moved to grant the withdrawal w/o prejudice; E.M. seconded the motion; motion carried by unanimous vote of 5.

9:30 Paul Collamati and Joseph Collamati Sr. informal discussion regarding property adjacent to N.H.D., Pulaski Boulevard, So. Bellingham, MA.

Angelo Risotti of R & S Construction discussed Site Plan Review and presented a new 81-P plan for property along Rt. 140

Applicant: Mendon Realty Trust, Cape Road, Mendon MA  
Surveyor: Andrews Survey and Engineering Inc.  
90 Mendon St. Uxbridge, MA

Location: Southerly side of Cape Road (RTE 140) 1500 +  
Easterly of Mendon Town Line (two lots shown)  
Industrial District

SITE PLAN REVIEW: Angelo Risotti - R & S Construction  
Two Lots Cape Road

John Andrews, P.E. R.L.S. was present to answer design questions. Two (2) buildings (warehouses) 10,000 s.f. each, one megalite on a pole out by the street, plantings shown based on 1/10 of the number of parking spaces, parking provided in accordance with requirements of zoning by-law.

P.H. was concerned with stormwater runoff toward rte 140 (due to the extensive asphalt on the site), suggested that perhaps due to the use of the buildings and their size, the number of parking spaces could and should be somewhat reduced to preserve more green-provide less impact on the stormwater runoff.

Police safety officer Buskirk recommended directional lighting toward the building and away from the street, and that bushes be cut on west side of site near the entrance (street).

Directional lighting around the rear of the buildings should be provided. G.G. moved to approve the site plan; E.N. seconded the motion; motion carried unanimously subject to the following



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### SITE PLAN REVIEW - R.S. CONSTRUCTION - RTE 140

conditions:

1. That the megalite to be placed on the pole near the street be directed toward the building;
2. That parking be reduced to 22 on Lot #1 and 22 on Lot #2;
3. Tree plantings must be not less than 2" calibur; and
4. That the brush be trimmed to ensure safe sight distance at the entrance (west side of site) and a stop sign be erected there at the site entrance.

Building Inspector to be notified of this decision.

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Glenn Gerrior will not be in attendance at the February meeting.

### 10:00 ROL REALTY - SHOPPING PLAZA

Mr. Lord represented ROL Realty = Joe Menfi  
Traffic Study had been performed by Segal and DiSarcina Assoc. Transportation Associates in Boston to their credit Depression of Central Artery and Access Road.

800' sight distance logged from north going south and 700' of sight distance logged going north from the south end of town.

Mr. Herr suggested use of Mr. Stavinski's argument regarding safe stopping distances. A safe stopping distance does not force thru traffice to stop.

Segal's study noted 24.8% traffic increase. Chairman noted that percentage was "cutting it mightly close".

Mr. Lord stated that his client would make the necessary alterations to the road in front of his project to provide an acceleration lane, storage lane and provide two through lanes. The storage lane would be a 100' strip going north; the outgoing lane from the plaza will merge according to standards. At its widest point the road would be 40+ (41-42 ft.) All of this construction would be in accordance with state standards. The proponents of the project would provide the paint for proper street marking.

Joseph Menfi stated that "traffice will always be a problem."

John Driscoll is consulting engineer for Mr. Menfi.

Representative from Horne Real Estate verbally pushed for a decision - citing potential tenant loss.

Consultant Herr stated that the Traffic Study corroborated significant traffic increase at this site. He stated he would need to see a traffic plan prepared by an Engineering Firm showing acceleration, storage and through lanes to scale. He further recommended that parking be reduced, that drainage be detailed along with traffic circulation.



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### ROL REALTY - SHOPPING PLAZA con't

Mr. Herr emphatically stated that due to all of the aforementioned conditions, ROL was certainly not prepared for Site Plan Review.

G.G. moved to close the public hearing. E.N. seconded the motion. E.N. moved to approve the shopping plaza permit subject to the following conditions:

1. That the project be designed in substantial compliance with the Special Permit Proposal;
2. That there be four lanes of traffic in the area of the shopping plaza, specifically an acceleration lane, a storage lane and two travel lanes; said plan to be prepared by a registered professional engineering firm; and
3. that traffic road construction (improvements) be completed prior to issuance of occupancy permits (proper striping in the street as well)

M.P. seconded the motion. Motion carried by unanimous vote of 5.

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81- P Plan Submission by Bruce Lord, Esq.  
Applicant: Richard & Helene Dubois, 29 Lake St., Bellingham  
Location: Easterly side of Lake Street and Lizotte Street  
Surveyor: G.R. Brisson 99 Harpin St., Bellingham, MA

E/M. moved to sign; G.G. seconded the motion; motion carried by unanimous vote of 5. All members signed.

### Meadow Wood Subdivision Plan

Consultant Herr advised the Board not to act on the Preliminary Plan. He indicated that it was clear the submission was basically to "freeze" zoning. The Board should not waste it's valuable time.

M.P. moved to revise the definition of Major Commercial Complex at next available time. E.N. seconded the motion. Motion carried by unanimous vote of 5.

### ELM ESTATES )Definitive(

Consultant Herr stated that the proposal is not answering the question of groundwater and runoff. Phil had reviewed the plans (definitive) with the drainage calculations. There are problems and questions.

### SHORES AT SILVER LAKE - Fafard Proposal (Definitive)

Consultant Herr has reviewed their plans and have substantially complied with the major ways of egress. He said, "You are going to find it hard to turn down."

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### INFORMAL DISCUSSION/PAUL SAVARD - Centre Street

Paul Savard (contractor) has a purchase agreement with Leo Dalpe for property between Centre St. and South Main St. adjacent to the J. Eugene Corriveau property. This parcel is located in a suburban zone requiring 150' frontage. The parcel falls short of the requirements with only 144' of frontage. Mr. Herr suggested that due to the topography and condition of the parcel (mostly wet) Savard should seek a variance at the Z.B.A.

Mr. Corriveau stated that he had no objections to Savard building one or two homes on that parcel but he would strongly oppose more than that number due to the fact that the parcel is notoriously wet. Centre St. being newly reconstructed with State funds cannot be dug up for installation of utilities without state approval and under certain conditions.

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John Andrews/Paul Baillargeon, Esq.  
Blackstone Street, Bellingham, MA

P. Herr stated that in the same case as Chestnut and Brook Sts. Blackstone Street is a public way - there is no record of the Town's acceptance as a street. At the intersection of Blackstone St. and North Street and all along North Street, the pavement is well below subdivision standards. Chairman is not please with the contractor paving to surrounding standard. The police department will expect a sidewalk. Andrews stated that they will be improving someone else's land before getting to Kimball's land. The widths of Blackstone vary 33' to 26' to 24' (single lane cow path variety). P. Herr questioned whether or not town water would be used. The answer was probably wells and approximately four (4) house lots. Atty. Baillargeon's concern is type of road and what standard of reconstruction or construction. Mr. Herr is satisfied that Blackstone St. is public however, a full survey is required to ascertain location and width of road.





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### MEADOW WOOD CONDOMINIUM SPECIAL PERMIT DECISION

G.G. moved to grant the Special Permit predicated upon the following conditions to be refined by the Town Consultant Philip B. Herr:

1. The project must be designed and built in substantial accordance with plan presented here this evening;
2. Five (5) calendar year buildout/50 first year;
3. The road must be completed through to Centre St. during the first phase of development;
4. That the Centre St. access be limited to ingress (entrance) only, i.e. a one-way access with the Town reserving the right (at any time) to close off this access road and install a break-away barrier if the one-way traffic arrangement fails; and
5. No construction vehicles will be permitted to use the Centre St. access whatsoever; and
6. Guard rails and vegetative barriers will be required along the Trudeau - Stavinski property lines.

E.M. seconded the motion. Motion carried by unanimous vote of five (5). Mr. Shafer was present for the decision.

E.N. moved to accept the minutes of January 9, 1986 meeting as typed. M.P. seconded the motion. Motion carried by unanimous vote. Meeting adjourned at 12:50 p.m.

  
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John P. Murray, Chairman

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Glen Gerrior, Vice Chairman/  
Clerk

  
\_\_\_\_\_  
Emile Niedzwiedz

  
\_\_\_\_\_  
Matthew Pytko

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Edward Moore