



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

MINUTES OF THE REGULAR MEETING

February 27, 1986

John P. Murray, Chairman
Glen Gerrior, Vice Chairman
Emile Niedzwiadek
Edward Moore
Matthew F. Pytko

The meeting was called to order at 7:45 p.m. All members were present. Philip B. Herr also present; the Planning Board's Consultant.

81-P Plan

Robert Morris, Architect submitted cash fee of \$10.00 for the filing.
Applicant: Guardian Realty Trust (Robert Sriberg, Trustee)

69 Mandalay Road, Newton, MA

Surveyor: Waterman Associates (N.H. POPPE, P.E.)
1547 Mendon Rd., Cumberland, R.I.

Location: 40,592 square ft. parcel of land at the intersection of Pulaski Blvd. in the southwest quadrant containing two buildings, one used for a retail liquor outlet, the other for offices and a restaurant. Dimensions 249' x 175' OA (Two (2) lots)

Discussion: Consultant Herr questioned age of new building and verified that it did in fact have the proper frontage on Carriere Ave. It was determined that both buildings have the required frontage on public ways, therefore not a subdivision.

Property Owner: Dennis N. Beausoleil. G.G. moved to sign the plan with the addition of "Compliance with Zoning not Established", E.M. seconded the motion; motion carried by unanimous vote of 5.

81-P Plan - Applicant: Ronald Cowen, 16 Rolling Ridge Rd., Franklin, MA

Surveyor: William J. Rossetti, 585 Union St., Franklin, MA 02038

Location: 4 small lots located between Second and Third Avenue to be combined into one through Land Court Proceedings. G.G. moved to sign the plan; E.M. seconded the motion; motion carried by unanimous vote of 5.

Site Plan Review - ROL Realty Trust - Bellingham Shopping Plaza
Filing fee was established at 765 spaces @ \$3.00/ space.
Rol Realty Check # 1027 in the amount of \$2,295.00 was received.
A plan showing the road improvements was presented. Design and construction will be locked into state specifications; Consultant approved the location for outdoor lighting; parking spaces are adequate - if at a later date and based on their experience all of the spaces provided will not be necessary, they may come before the Board and seek a reduction from the requirement. Only the buildings on the plan may be constructed. Atty. Lord, represented Rol Realty, stated that handicapped parking spaces and ramps were provided.



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

Minutes of Regular Meeting
February 27, 1986
Page Two

Site Plan Review con't ROL REALTY

The consultant recommended approval of the site plan provided that any substantial departures from this Site Plan as presented tonight would require re-review by this Board. E.N. moved to approve the Site plan in accordance with the Consultant's recommendations; G.G. seconded the motion; motion carried by unanimous vote of 5.

PUBLIC HEARING - ELM ESTATES - 8:00 P.M.

The Chairman opened the public hearing at 8:00 P.M. The Clerk read the public hearing notice aloud. Chairman explained the procedures for participation in the hearing. Letters from the various departments were reviewed.

Water Dept dated 2/20/86 - Superintendent Trudel pointed out that the size of the water main has not been shown on the plan.--He also requested 8" main of vinyl iron or Blue Brute. He also noted that subdivision application forms had not as yet been submitted to that Department.

Board of Health dated 2/26/86- The letter stated that this subdivision was listed as 107th on the perc test list.

Conservation Commission dated 11/20/85 - The letter designated that wetlands were found at the back of Lots 9 and 10 and would require the filing of a Notice of Intent with that Board.

Gerard Daigle, Highway Superintendent, was present and wanted more information on the drainage.

Gerald R. Brisson, P.L.S., presented a colored mark-up of the plan and offered the presentation. Elm Estates is a 22 lot subdivision with 2,100 feet of dead end road. Most lots are 40,000 s.f. in area but one lots is 5 acres. Brisson offered snapshots of the proposed intersection of Bellstone Drive with Elm Street. Brisson stated that there will be 400' of sight distance if several trees are removed on the property which is now Gilbert Trudeau's home. Drainage proposal explained as follows: a retention basin is proposed to handle the post development runoff, hydraulic design for drainage flow itself flows into the cul-du-sac. 37 Acres are tributary from Scotts Hill which drains into this site. The drainage pipes in the street and the catch basins in the cul-du-sac are designed to carry the Scotts Hill runoff. A drainage easement is proposed through Lots 11 and 13 to carry the flow to the seasonal brook. The flow being the excess runoff caused by the road and the driveways. A retention basin is proposed for Lot 1



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

Minutes of Regular Meeting
February 27, 1986
Page Three

ELM ESTATES con't

to pick up the post construction runoff. At this point, the CONTOUR PLAN was referenced illustrating that no contours on the plan were directed toward houses (existing on Arcand & Elm Sts.) It was also stated by Brisson and John J. Reis, P.E. that no water would be conveyed to the homes - just to the natural stream on the west side of the site and to the retention basin for pre and post development.

Daigle, regarding the detention basin on Lot #1, questioned Brisson as to whether or not Lot #1 could be buildable. If so, what would stop the homeowner from landscaping (or filling) in the detention area all the way to Elm Street.

Brisson responded that Lot #1 was $1\frac{1}{2}$ times the requirement for a buildable lot. The retention area on Lot #1 would be deeded to the Town. Brisson also confirmed that another drainage easement would be located through Lots #11 and #13.

Brisson stated that the Conservation Commission's concerns regarding Lots #9 and #10 had been resolved.

Consultant Herr re-addressed the issue of sight distance on Elm St. Brisson passed around the snapshots of the proposed intersection of Bellstone Dr. with Elm St. Brisson stated that after the plan was approved, A & B become Lot #1.

Consultant Herr pointed out that this Definitive Plan was quite different from the Preliminary Plan in that, the preliminary plan proposed a connection with Arcand Street (as a means of egress) and 26 house lots instead of 22 lots presented with the definitive. Because of the feelings of the residents on Arcand St., Mr. Herr felt that the Definitive Plan, Elm Estates, was a much better alternative with fewer lots and not opening the roadway to Arcand Street, which would have provided more building lots. The Planning Board granted Mr. Trudeau a waiver for the number of lots on a dead end street predicated upon the subdivision road not being looped to Arcand Street.

REMARKS FROM THE ABUTTERS

Robert Boudreau, 22 Elm Street

Two questions: How many acres drain into the back area right now; and What happens to the little seasonal brook with all the extra water draining into it?

Reis stated that 37 acres were presently draining into the back area from Scotts Hill and that the drainage system he and Brisson proposed would handle the 37 existing acres in addition to the 36 that Trudeau owned.



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

Minutes of Regular Meeting
February 27, 1986
Page Four

ELM ESTATES con't

Brisson adds that they were not changing the contours of the land at all; minor cuts and fills would be necessary for the road.

Boudreau stated that he was totally surrounded by water.

The formal report of the runoff was prepared by John J. Reis, P.E., 15 Colbert St., West Roxbury, MA.

Consultant Herr stated that if the overall runoff would be increased by 10%, the Board has a regulation that 10% or over is considered significant and not allowable. Lots #11 and #13 affect Mr. Boudreau who has a drainage and seepage problem existing.

Brisson stated that "they" were guessing at 10% - Reis would have to review his figures.

Herr asked if the Town wanted to maintain another retention basin.

Daigle stated his preference for a retention basin would be at Lots #11 and #13; the optimum would be to have both retention basins.

Reis questioned the Town's wanting two (2) retention basins in one subdivision.

Chairman Murray stated that Mr. Daigle would be willing to maintain another retention basin if it was going to help.

Safety Officer, George Buskirk, asked Trudeau to remove trees and take more down if it became necessary. Trudeau had been willing to do that. Buskirk noted that Elm St. is posted at 30 m.p.h. which had a bearing on calculating sight distances. The road layout is 60 feet. If any problems arise with vision, the Tree Warden could go out and trim the Town's property.

Herr instructed the Board to obtain and record an easement on the Trudeau property to keep the vegetation low.

Mr. Daniel Downey, 31 Elm St.

His major concern was with the elevation at the top of the Watershed and the elevation at the Street. He questioned the number of trees which have already been removed. Downey wanted to know the exact elevation at the top of the watershed and the elevation down at the corner of Arcand St. (next to his property) in order to calculate the hydrostatic head at the road. Secondly, Downey was concerned with the contour intervals shown - it appeared to be a straight drop. He would then have a water problem which he has been fortunate up to now not to have had in 25+ years that he resided there.



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

Minutes of Regular Meeting
February 27, 1986
Page Five

ELM ESTATES con't

Brisson answered the elevation question as 282 at the back of the property and 206 at Elm Street.

Reis' design enhances the natural flow providing 12" pipes in the proposed road and on into a 36" pipe at Elm St.

Brisson stated that the main culvert is at Elm St. A massive flood wouldn't effect Mr. Downey.

Herr questioned the what if situation regarding the plugging of the pipe at the "bottom" and storm water reaching Downey.

Reis answered no, the emergency spillway is located to the west of the "header".

Reis quoted from the U.S.G.S. maps and informed Mr. Downey that his home was at elevation 245 and the bottom of the hill was at 210.

Downey emphatically stated that if "silverculture" (sp) is taken away, the problem of runoff cannot be dealt with.

Reis stated that the drainage had been designed for the 50 yr. storm - the by-law predicates design on the 25 yr. storm.

Rainfall data which was referred to was obtained through the Weather Service as pointed out by Herr and confirmed by the designers of the project.

Downey questioned how many "acre feet" would be coming off that plot. (acre feet of rain) He stated that the watershed was a "straight shot" from his property.

Herr worked some quick calculations and arrived at 18 acre feet (he thought).

Shirley Lavoie - 71 Elm St.

She lives half-way down the hill from Downey and feels the project will help the neighborhood.

Sadie McQuade - Elm St. (adjacent to Mr. Trudeau's home)

Expressed serious concern for the natural brook and health problems associated with "back-up", "overflow", and possibly sewage. She has had water in her cellar and problems with drainage and smells "sewer" at times throughout the year. The Conservation Commission has confirmed evidence of Wetlands and the natural brook overflow. She is a 30-yr resident there.

Chris Zocchi - from the Conservation Commission, spoke on behalf of the Commission in favor of the project stating nothing wrong with the drainage and the wetlands. There were wetlands on Lots 9 & 10 and they are "taken care of."



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

Minutes of Regular Meeting
February 27, 1986
Page Six

ELM ESTATES con't

Downey questioned the credentials of the Conservation member.

NO RESPONSE

McQuade wanted an explanation of drainage in "laymen's terms."

Reis - Water flows from Northeast to Southwest. The proposed catch basins and lines should help the McQuade problems.

CHAIRMAN MURRAY - "Does that mean she'll have less water?"

Reis: No possible way to hurt McQuade. With this proposed subdivision the water flows away from the existing homes.

Herr: No comment - sounds plausible.

Boudreau: Water will flow into catch basin at end of Elm St.?

Brisson: Yes, which will be replaced with a 36" at the bottom. Water backs us at the 18" culvert. The 36" culvert will help the situation at the entrance to your property.

Al Barker - 29 Elm St.

Concerned with the location of the road with relation to the back of his home. He noted that logs have already been cut in Mr. Trudeau's subdivision, and hauled away.

Brisson stated that a single family home was being constructed behind the Barker residence.

Barker expressed concern for construction vehicles and equipment traveling an already substandard Arcand Street.

Downey: Stated that he wanted a letter of assurance from the designers of this project, that he won't have a water problem in his home.

Brisson stated that he was an engineer and that he was not in the business of selling insurance.

Reis stated that there would be drainage but not from the subdivision.

Brisson stated that they had plans, calculations, etc.

Chairman called off debate.

Herr: Stated that he looked at the plan and if the contours are right, there is no way it will cause a problem for Mrs. McQuade. It is reasonable that Downey is uphill of what Mr. Trudeau is proposing.

George Hurteau - Elm Street

Was called upon for comment by the Chair. He (Hurteau) stated that



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

Minutes of Regular Meeting
February 27, 1986
Page Seven

other individuals that night covered his concerns with their questions.

E.N. moved to close the public hearing. Motion seconded by M.P.
E.N. moved to approve the subdivision entitled "Elm Estates," subject to the following conditions:

1. An additional retention basin be shown on the amended plan and constructed as designed on Lots #11 and #13;
2. An easement must be obtained from Gilbert Trudeau through his property which would enable the Town to keep the vegetation low to ensure safe sight distance at the intersection of Bellstone Drive and Elm Street;
3. This subdivision shall be constructed in compliance with the Bellingham Fire Chief's specifications;
4. The size of the watermain shall be 8" as specified by the Water Superintendent and must be vinyl iron or Blue Brute;
5. This subdivision shall be constructed in accordance with the Following Waivers granted by the Planning Board:
1) one sidewalk in lieu of two, 2) 22 Building Lots on the 2,100 ft. of roadway, and 3) over head utilities in lieu of underground utilities.
6. This plan may not be signed until Consultant Herr has reviewed the amendments.

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

GG moved to postpone the 10:00 p.m. public hearing on "Shores at Silver Lake" to 10:45 p.m. in the upper Town Hall. E.M. seconded the motion. Motion carried by unanimous vote of 4. Mr. Niedzwiadek had left the room.

Site Plan Review: Bruce Allen, Mill St. Site.

Russell Santora was present for the firm. The building is located in a B-1 Zone; the business is industrial in use (construction company). Mr. Moore stated that the Planning Board could not rezone the street. The Board in conjunction with Mr. Herr, suggested that Mr. Santora seek a variance from the Board of Appeals. We cannot approve or recommend this plan to the Building Commissioner. Mr. Santora purchased a copy of the By-Laws for \$5.00 cash.

Discussion: HUNA ROSENFELD (Davna Corp., Millis, MA) Sophie Galenian (sp) property, Rte 140 abutting Brook St. Mr. Rosenfeld stated that 44 duplex homes could be built on this site. (88 units) with two entrances on Rte 140. Rosenfeld confirmed that he acquired the land abutting Saddleback Hill Road. He is proposing "Bellwood Condominiums" - the concept plan



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

Minutes of REgular Meeting
February 27, 1986
Page Eight

shows open space, drainage, and septic. 136 units would be proposed with Four (4) phases of construction: 36 first year, 32 second year, 36 third year, and 32 the fourth year. He indicated that the front portion of the property would be reserved for a small shopping plaza.

The Board reminded Mr. Rosenfeld to properly calculate out the wetlands from the open space requirement, fill out the proper paperwork, have the correct filing fee and submit at a later date.

Mr. Rosenfeld introduced his design team briefly: John O'Hearn, Don Leahy (sp), Frank DeSimone, Engineer, and Dave McCreadie his partner.

The Chairman reminded Mr. Rosenfeld that D.E.Q.E. has certain "sewer" requirements after a project of this size produces a certain gallonage of waste. They usually require on site sewage treatment plant.

John O'Hearn, Architect, stated that the buildings would contain 4 to 6 units each and echo the character of surrounding residential structures.

Consultant Herr reminded Mr. Rosenfeld to address all of the Board's Requirements referenced in Section 4424, to include municipal costs and revenues, impacts on traffic safety and impact on the environment, etc.

Chairman suggested that the applicant invite the abutters to his project to an informal discussion with design team to discuss the project. A hearing date would be set within 65 days of the date of submission and a decision must be rendered within 90 days of the hearing.

10:45 P.M. Chairman reopened the public hearing on the Shoes at Silver Lake and re-read the Notice of Public Hearing for benefit of the audience. Chairman stated that eventually this project would become condominiums however, the issue tonight was that of the Definitive Subdivision Plan. Chairman explained public hearing participation procedures.

James McLoughlin introduced himself as Director of Planning for the Fafard Companies, and introduced the firm of Guerrier & Halnon, Inc. as design engineers and surveyors for the project. Parcel is currently 164 acres and then subtract out the roadways. Mr. McLoughlin began his presentation. Access to this project would be from South Main St. and Centre St. The road layout was such that the wetland areas had been protected. For example "scrub pines" were found on the site and are a unique feature in this area of the country.

Condominiums are a separate action. At the time of preliminary submission in June, the residents and Board members wanted to see a concept of location



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

Minutes of Regular Meeting
February 27, 1986
Page Nine

SHORES AT SILVER LAKE con't

of proposed condominiums. The preliminary plan originally submitted June 27, 1985 and revised October 10, 1985 had been rejected on nine (9) points outlined in letter from the Planning Board dated November 21, 1985. Those nine (9) concerns have been addressed with this submission. In summarization, they are as follows:

1. Boundaries are clearly marked;
2. Answered;
3. Adjacent streets clearly shown;
4. Resolved with the Centre St. Access;
5. Resolved with the Centre St. Access;
6. Dead end streets resolved;
7. Documents were submitted regarding drainage;
8. Second egress provided with Centre St. access; and
9. Cross and Silver Lake Roads have been avoided.

Two waivers were requested: 1) One sidewalk instead of two, and 2) sloped cape cod berm instead of vertical granite curb.

Donald Nielsen from Guerriere & Halnon, Inc. was introduced as spokesperson for the design engineering work regarding the plan. He began by stating that the Key Sheet of sixteen (16) sheets of Definitive Plans would be recorded with the Registry of Deeds. Roadways, lots and boundaries were defined with this submission and they added detention ponds "keyed" in blue areas. Detention ponds slow down the flow of water as explained by Nielsen. Large amounts flow into the detention are and small amounts outflow. Their presentation analyzed the site as it exists, the overlay illustrated their proposed development and then post development was shown. Separate design illustrations to control surface water runoff would also be reviewed.

Description of site: some vegetated wetlands, suburban, residential and agricultural districts. A 700 acre watershed discharged into Crystal Lake and Silver Lake. 10' x 4' high culvert was proposed - 5' wide spillway box culvert proposed at Silver Lake.



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

Minutes of Regular Meeting
February 27, 1986
Page Ten

SHORES AT SILVER LAKE con't

Definitive Plans consist basically of lot configuration showing parcel, abutters, roadways and drainage. This project proposes three (3) large lots. Total roadway constructed is a little over 7,000 feet. One lot is 119 acres, another lot is 29 acres and a third lot is 5.7 acres. Two major accesses have been provided. The roadways are 64' wide with 36' paved and lanes are 40' wide with 24' paved. 10" water main would be installed in each street.

Sewage ejector pump proposed down near Silver Lake, which would discharge into the Charles River Pollution Control project in Franklin. 200 foot buffer along the Centre St. side and 100' buffer elsewhere.

Correspondence from Various Boards and Departments were reviewed:

Fire Department: Letter dated February 27, 1986

1. water distribution, hydrant locations, main size and other water distribution would be discussed with Jean Trudel, the Fafard Companies, and Fire Chief upon Mr. Trudel's return from vacation;
2. streets had no names;
3. building numbers and unit numbers were of great importance.

Nielsen hydrants were shown on public ways relative to subdivision plan.

Chairman felt the Fire Chief was confused with condo plans.

Letter from Board of Health: Dated February 15, 1986.

1. Would require review from D.E.Q.E.;
2. Concerned about impacts on groundwater in the area by a development of this magnitude; and
3. Concerned about the proposed construction of sewer lines to be discharged into "Medway" and would like more input.

McLoughlin: stated that sewer lines were shown on the plans with a pumping station near the lake, also shown on the plans.

HERR: Approval was contingent upon Sewer System - plans show sewer pipes - He stated that the applicant had shown the intended use - condominiums, and the associated roads, drainage and sewage. Since the project is intended to be serviced by sewer, Bellingham Board of Health approval not required.



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

Minutes of Regular Meeting
February 27, 1986
Page Eleven

SHORES AT SILVER LAKE con't

Safety Officer Buskirk: Why have they submitted three (3) lots. Back in June when the preliminary plan was submitted were you seeking to protect rights under existing zoning?

HERR: Stated that it appeared the applicant was not quite ready to lock in sewer with Charles River.

E. Moore: If this parcel is divided into three (3) lds, do the roads belong to the town?

Herr answered no. Could do it with special permits.

Moore: Could they do individual special permit applications (for each lot)?

Herr: If you approve the Definitive Plan and people buy lots, a condition could be made that they be serviced with public sewage. Yes they could sell individual lots.

Daigle, Highway Superintendent: 7,000 feet of roadway - the Town may accept the street or a covenant could be entered into whereby the Town never has to take over these streets.

John D. Halnon, P.L.S.: There is nothing devious about three (3) lots. Whatever covenants the Town requires will be worked in.

Question asked: Has the Town of Ashland accepted any condominium streets.

Herr interjected: would a covenant be acceptable regarding the Streets.

McLoughlin: Yes - But what would prevent 900 people from going before Town Meeting to request street acceptance?

Buskirk: Entrance/Exit sight distances on South Main and Centre Sts. are o.k. Safety Officer recommended sidewalks on both sides of the streets, sodium or mercury vapor lights every 200', minimum security requirements and high intensity lights would be required at intersections.

ABUTTERS COMMENTS:

Mort Benmoor (sp) Not on abutters list - Questioned drainage and Silver Lake. Asked the applicant if he was aware that Crystal Lake and Silver Lake were in Water Resource #1. Stated, "you are not going to disturb wetlands in any way?"



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

Minutes of Regular Meeting
February 27, 1986
Page Twelve

Nielsen: Stated the applicant was not using Crystal Lake as a detention pond.

Benmoore or Brinmaur (sp) you are proposing to pump up through the wetlands which would flow by our two (2) most productive Town wells?

Nielsen: Answered that they were going up through the high country - gravel area. Will be crossing underneath culvert.

Nielsen: added - detention pond with 3' sump.

McLoughlin: Stated that they were proposing a subdivision which possibly could be public roads. Planning Board could covenant them as private roads.

Mario Souza - So. Main St. at V.F.W. Hall
What about plowing and maintenance of roads. They would start them and the Town would have to finish them.

John LaValley - Pond St.
Wetlands behind his house drains across Douglas Drive. Back of Rondeau Road is a drainage ditch. Do the developers have permission from Franklin.

Nielsen: Stream slips in 2 or 3 areas. It is included in drainage calculations of this project. The water through Mr. Lavalley's area is a pre-existing condition. His firm has analyzed it and included it.

Buskirk stated that covenant should be included in the applicant's deed.

Chairman: Concerned that if the Board approves this plan, developer could build homes and the Town would be stuck with the roads. At Special Permit level, the roads could be covenanted.

Richard Kardinal - Lake Street
Questioned whether or not the applicant or designers had ridden down Lake St. regarding the width of that road when talking sewer connections. He also asked the proponents if they would be responsible for his well. Questioned whether or not they had plans to widen the street (Lake St.).

Chairman stated that condo's have a lesser impact on schools, etc.



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

Minutes of Regular Meeting
February 27, 1986
Page Thirteen

SHORES AT SILVER LAKE con't

James McElroy - Bellingham Selectmen

Wanted to see the sewer plan which the developer had promised in preliminary stages which would benefit the Town.

McLoughlin: On site sewer system is shown with a pumping station to pump to the Charles River system. At this point the proponents are not sure of Franklin, or which route they would take. Fafard Companies and engineers are meeting with the Sewer Commission.

McElroy- The Town would listen to a proposal if the sewer would benefit the Town.

Len ? - Gail Drive

Is sewage germane to these three (3) lots?

Herr: Suggested yes. Streets and utilities work with each other. The Town is concerned with 7,000 feet of roadway, water, sewer, and drainage - public or private.

Bev Gregory - Gail Drive

Brought up the traffic congestion problem within the town.

Chairman: Traffic has increased 25% over past five (5) years. This has also been impacted by development in abutting towns. Bellingham is a thru-town. Traffic will be increased no matter what happens. Perhaps a petition to widen Route 126 would be in order.

Herr: Commented on traffic. Added number of trips a day would be 5,000, an increase of 1/3. They have acquired a Centre St. access which is much better than the preliminary plan.

Ann Odabashian - Susan Lane

Centre Street is residential - will be impacted - sees no real need for condominium development.

Chairman: Re: Blakeley Condo Plan, 80% of the land remains in natural state, only using 20% of the land. Environmentally it is significant. Condo's produce less children than homes do - It becomes a profitable situation for the town. We're trying to regulate proper development. The Fafard condo project would be going to Town Meeting if the Townhouse Revision Article passes.

Herr: It is clear that the intent here is to take last summer's zoning and keep it in effect - by State Law.



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

Minutes of Regular Meeting
February 27, 1986
Page Fourteen

Chairman: Is it clear -

Herr: Crystal clear.

Moore: If we approve with sewage, they must be sewerer.

Herr: Questioned whether or not the drawings had been revised since the original submission - small mechanical points with them. The problem with the sewage plan in hand is that the other place hasn't said it will accept it. Where is the route between here and there.

Herr: Suggested the following as reasons for denial

1. Apparent violation of Water Resource District;
2. Violations of the Floor Plain Regulations
(Herr couldn't find boundaries of Floor Plains - elevations were missing on Key Drawings - contour lines without elevations)
3. Questioned ways in which catch basins delineated on drawings - was berm used or sloped granite or vertical curb -
4. Is it appropriate to approve a plan with "ify" sewage plan?

Chairman: If we disapprove it, it doesn't take it away - still protected under last summers zoning? They could return with the additional problems addressed.

John Halnon: The preliminary plan was disapproved for nine (9) reasons - which have since been addressed. With the Definitive Plan the big hang-up seems to be the sewer. Approve with a sewer contingency.

Dean Morris (sp) Silver Lake Road
How loud is a pumping station?

Nielsen: Will be underground.

Herr: When you disapprove this plan, you close your options.

Chairman requested a letter from Franklin or Medway with a definitive sewer hook-up plan.

McElroy - Town of Bellingham has to determine how much gallonage they will allow this project to pump into Medway or Franklin. This project could take away an allotted portion for another more needy (pre-existing) section of the Town.



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

Minutes of Regular Meeting
February 27, 1986
Page Fifteen

SHORES AT SILVER LAKE con't

McLoughlin: Stated that his company had shown the town a plan with four (4) miles of sewer with an easement which took care of Scott Hill Acres and up around the High School. Approved planning trends collect from different locations to one pumping station to service the drainage area.

Chairman asked to see the sewer plan.

McLoughlin requested reasons for disapproval.

Moore: We want to see a plan of sewer pipes to the Charles River. He cited the pending Maple Brook proposal with Franklin Town line and involvement of Federal Funds.

Kardinal - This is an incomplete, inaccurate plan.

John Irvine - no address given

Questioned the repercussions of a pumping station that fails. Where's the alternate route?

McLoughlin: A back-up system with back-up pumps. Pumping stations are extremely expensive to operate and maintain. We'd like to drain into one (1) central system.

Dawn Caulderwood - Douglas Drive

Concerned with the Town water and well problems. If sewer system failed would the major water supplier be polluted.

McLoughlin: Designed in accordance with engineering standards. Major sewer systems are preferable to private septic systems. We have submitted a plan here in accordance with the rules and regulations.

Brinmoor or Brinmaur (sp) concerned about the natural trail in the national historic register, the Water Resource District and pumping station near Silver Lake.

McLoughlin: Is sewer the major issue here?

Chairman would you give us an extension to May 23rd.

Selectmen McElroy: What's the matter with 90 days?

McLoughlin argued that there may be an off-chance that things could be cleared in thirty (30) days.

McLoughlin agreed to provide a 90 day extension to May 29, 1986. John Halnon advised McLoughlin to make an appointment for the Agenda tonight. Chairman Murray entered Fafard Definitive for



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

Minutes of Regular Meeting
February 27, 1986
Page Sixteen

the Meeting of May 22, 1986 at 8:00 or 8:30 p.m.

McLoughlin requested a copy of the following:

1. Copies of all correspondence submitted to the Board;
2. Copy of the Extension Agreement;
3. Copies of the minutes pertaining to this case.

Discussion on Section 3126 Political Signs
Zoning Bylaw amendment - propose to delete it, altogether.
G.G. moved to submit article deleting Section 3126 to
Annual Town Warrant. E.M. seconded the motion. Motion carried
by unanimous vote of 5.

Verified with Phil Herr - Board ordered 50 By-Law Books,
25 Subdivision Rules and Regulations and 200 zoning maps.

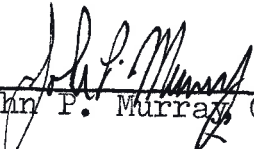
Regarding the Major Commercial Complex issue, Mr. Pytko
and Board concurred that the vote was to eliminate #3
of the article.

Hearing to delete Section 3126 set for April 10, 1986 at 8:00 p.m.

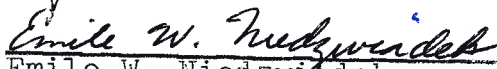
G.G. moved to sign clerk's pay warrant and the following bills:

- 1) Woonsocket Call - Shores At Silver Lake, 2) Woonsocket Call
Elm Estates, and 3) People's Press (Planning Board address
stamp) amounts as follows: \$52.92, 45.36, 8.81.

Meeting adjourned at 2:15 a.m.


John P. Murray, Chairman


Glen E. Gerrior, Vice Chairman


Emile W. Niedzwiedek

Matthew F. Pytko


Edward Moore