



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

JOHN P. MURRAY, CHAIRMAN
GLENN E. GERRIOR, VICE CHAIRMAN
EDWARD T. MOORE
EMILE W. NIEDZWIADK
ANNE M. FARRIS

MINUTES OF REGULAR MEETING - April 24, 1986

The meeting was called to order at 7:45 p.m. All members were present as was the Town's Consultant, Philip B. Herr.

Old Business: Martha Russo has submitted minutes from four (4) meetings and mailed them to Glenn E. Gerrior via certified mail.

PHEASANT HILL ESTATES - Continuation of Public Hearing
Addressed Drainage concerns.
Present for the project:

1. Joseph Menfi, ROL Realty Trust, Owner/Developer;
2. Bruce W. Lord, Esq. attorney for developer; and
3. Roland A. Lavallee, P.E. representing Stavinski Engineering Associates, Inc., Registered Engineers and Land Surveyors.

Herr: Questioned Water Department's approval.

Clerk: Confirmed that Jean Trudel had phoned in his approval of Pheasant Hill Estates. (logged in the call book)

Herr Concerned with the pavement width - developer showed 29' paved. Developer layed out the lot (in size) with compliance to the 29' pavement. Also the double-cul-du-sac cannot be extended in either direction.

Herr: Stated that developer and designers not only showed the stormwater proposal, but also submitted the calculations and he affirmed that the numbers appeared to be consistent.

Chairman questioned whether there was a visible difference between 26' of pavement and 29' of pavement. He further stated that in waiving pavement width, the Board would give concrete reasons why so as not to set a precedent.

G.G. moved to close the public hearing at 8:15 p.m. E.M. seconded the motion. Motion carried by unanimous vote of 5. E.M. moved to approve the definitive plan known as "Pheasant Hill Estates" and grant the following waivers:

1. Due to the nature of the development being rural in character and due to the fact that no more than 19 homes can be built there, pavement be reduced from 29' to 26';



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Pheasant Hill con't - Decision

2. Overhead utilities in lieu of underground;
3. A single sidewalk with cape cod berm on one side and regular berm on the other side;
4. Hydrants placed at the ends of each cul-du-sac at the request of the Bellingham Water Department; and
5. Blue Brute or vinyl iron pipe be installed at the request of the Bellingham Water Department.

E.N. seconded the motion. Motion carried by unanimous vote of 5.

Chairman commented on the find subdivision Mr. Menfi built at Hilltop.

HILL PROPERTY - Rezoning Decision

Herr stated that the matter need clarification with the Town regarding the Town's commitment and Fafard's commitment. It would be required in writing before any recommendations (per letter from Town Administrator, Mike Jaillet to the Fafard Companies dated 4/15/86)

The following information (specifically) is required:

1. time table projection;
2. anticipated need for water and permission for Town to Construct a well-site; and
3. since there are a great deal of wetlands, conservation input, etc.;

This Board requires a response to Jaillet's letter from Fafard Companies.

E.N. moved to table the decision until 5/8/86 meeting. A.F. seconded the motion. Motion carried by unanimous vote of 5.

Site Plan Review - Daniel McCarty- Pavillion at Crooks Corners

Edward D. Cormier, Architect, 237 Cedar Hill St., Marlboro, MA
Drake Associates, 770 Grove Street, Framingham, MA
Proposed french drains at the driveways.

Herr: Questioned the need for two (2) driveways on Pulaski Blvd. He also expressed concern for the distance between the driveway closest to the critical intersection and the traffic signal. The main concern there is the backing up of traffic in an area where signalization is attempting to reduce the condition.



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McCarty stated that he was trying to work in accordance with the Fay-Spofford, and Thorndike design concept for the intersection and the proposed signalization. The queing should stack 3-4 and still run the free right hand turn lane, from Pulaski Blvd. to So. Main Street.

Lord: Stated that there was a complex sequencing at that position (Lord, Esq. had been working on behalf of the Town for the signalization and has first hand knowledge of the plans)

Herr asked for specific number of cars which could be stacked in the lane.

McCarty stated 4 or 5 and that he would have to re-check his design with F/S/T. (Fay Spofford and Thorndike)

Chairman questioned the need for two means of access on Wrentham Road.

Safety Officer Buskirk spoke with Dean Cooperative bank and Bank agreed to install a safety bump.

Herr stated that drive-in banks generate lots of traffic. He stated the first plan submitted was unacceptable and this one much improved.

McCarty reiterated that a speed bump would be installed and the road would be widened somewhat at their property.

Herr would like to see the exit closest to the intersection eliminated. He has no research documentation to support the need for two-(2) egresses onto Pulaski Blvd.

G.G. if it's the feeling of the Board to have a single egress on Pulaski Blvd. then it should be stipulated as such.

E.N. felt there may be a greater problem with the intersection after the construction of the pavilion.

Herr felt this site plan is very prematurely before this board, even though substantially changed from the original submission. Herr must take the time to review later.

McCarty will speak with F/S/T regarding two accesses on Pulaski Blvd.

Herr quoted chapter and verse from the Zoning By Law Section 3330, paragraph G and stated that you can't do that and have two (2) accesses.

Herr questioned the pedestrian link between the intersection, the parking lot and the bank, and cited a potential problem with the trench drains at the driveways.



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Dean Pavilion - Crooks Corners - Con't

G.G. worried about the scotch pines featured at the rear ~~property~~ line. They simply would survive living in a 2' wide space.

Herr: a real dense buffer is o.k. with plants - ones featured won't make it.

Herr stated that the plan must be revised and reviewed by him prior to any recommendation of vote by Board.

9:15 Twin Brook Industrial Park - Preliminary Subdivision Plans

John V. Fernandes, Esq. for Onallam Realty Trust
Sylvie Michelutti, design engineer for Onallam Realty Trust

Location: Between Farm Street and Hartford Avenue
(near the crazy horse pub) The preliminary plan shows an industrial park
The Conservation Commission has issued an order of conditions.

Sylvie has met with Consultant Herr regarding plans showing drainage, fire and water connections. The developers abandoned a plan which proposed to extend Twin Brook Townhouse Development.

Safety Officer has "done" a site distance on it. The developers aren't going to use the Twinbrook Road. Fernandes indicated that each lot is layed out at 20,000 s.f.

Fernandes also stated that the plan showed the most complete use of the land and not necessarily the best use of the land. Some lots may be combined if a client needs additional space for that particular type of industry.

Herr: Observed that the road would be used for cut-through traffic and therefore confirmed that it would be a 60' layout as a collector street. His main concern and possible objection were three large residential tracts at the entrance to the proposed industrial site.

Fernandes stated that his clients could seek a re-zoning to accomodate industry but the immediate Hartford Ave. abutters wouldn't be happy about that.

Herr sought alternative ideas in discussion for those parcels.

Fernandes added that their special permit would have to be altered in order to expand the condominium development into the residential area.

Herr suggested that lots 2 & 3 could be donated to the town. He also stated that a collector road in that area could be a direct benefit in that section of the Town.



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Twin Brook Industrial Park - Preliminary Plan Discussion

Fernances stated that lots 2 and 3 could be tacked onto Twin Brook Townhouse Development.

Kathleen Patty from Farm Street concerned about the egress to Farm Street. She stated that if it was where the Charbonneau's corner and the gas line were, it is a dangerously icy corner and everyone hits the tree in that location.

Buskirk will flag the egress for everyone's observation, on Farm Street

Jim Reger, Millis Engineering Associates, 1275 Main St. design engineer for Onallam Realty Trust, stated that the industrial area could be re-zoned to accomodate townhouse development.

E.N. stated that it was important to leave the area industrial because it fit into the master plan and the town enjoys few industrial sites. Applicants will examine the options.

A.A. Welding Site Plan Review

Moore: Original proposal looked great on day one/should be designed for existing zones, instead of rezoning parcels (unrelated to S.P.R.)

Racicot stated that he can still get a major commercial complex on that lot. He stated that intent is still a commercial plan.

Herr:

Proposed buildings are set back substantially - wants more notes and details on the plans. Questioned the topography and also what would be done with stormwater runoff?? He stated that more details were absolutely essential. They expected (the applicants expected) the Board to act on an unprepared plan. Herr referred to Zoning By-Law Section 1421 and 1422 and cited the Site Plan Review Checklist.

\$5.00 received from Mr. McCarty for Zoning By-Law.

Mr. Richard Hill entered the meeting regarding the decision to his zoning article. Also present was Jim McLoughlin from the Fafard Companies.

The Chairman explained what had transpired earlier and stated that no decision would be reached until correspondence was received by the Town regarding the concerned outlined in the letter from Town Administrator dated 4/15/86.

Crystal Springs Condominiums - The basement windows cannot exceed the dimension of 5 x 4 feet or 20 square feet altogether. (Letter to Building Inspector)



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Beechwood Estates - Informal Discussion w/ Phil Herr, Consultant
Town Clerk's certification space missing;
Drainage not shown on plan with topography;
Requirement that street's center line be 3' above any adjacent wetland - plan gets under that in places - must be redrawn to show 3 ft. above; consultant concerned with ponding and the profile as shown because of the stream crossing the street and drainage running uphill; catch basins not shown on Farm Street and proposed Street; consultant must have the calculations regarding the runoff (stormwater); drainage easement was cited to what purpose - he stated it should have some width where it meets the wetland; and catchbasins were spaced more than 350' apart - there is a problem with that.

Sylvie M. stated that the sizes were shown on the plan

Herr answered that back-up calculations were missing which determined pipe and catchbasin dimensions. He also reminded the designer that wetlands had to be deducted from the detention area. Herr observed that some lots were large enough to accommodate duplex house lots. Herr requested to see where the existing monumentation was shown on the plan.

The designers stated that the new definitive plan showed them. Sylvie indicated that it was easier to pick off on 100 scale.

Herr stated that it should be shown on 40 scale. The plan which showed the layout for water was correct and answered all the questions.

R.O.W. width is a tad shy at Farm St. Onallam has an easement - consultant didn't think it would become an issue.

10:35 p.m. Site Plan Review - Dimitrios Voyiatzis of Bellingham Frank Morse (Morse Realty Trust) is developing the site.

Anne Farris (Frank Morse's office manager) removed herself from the Board. Fee received for the Site Plan Review was \$390.00 Ck #1112 dated 4/24/86

Herr had seen an earlier version of this proposal and later version had addressed earlier problems.

Buskirk stated that parking is not allowed within 20 feet of the street. Herr stated that he (applicant) has more than enough parking.

Section 3320 of Zoning By-Law address all the conditions for site plan review
Proposal shows 6,000 s.f. for retail space on the first floor, 3,000 s.f. as a restaurant with 100 seats. Second floor provides for 9,000 s.f. of office space.



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Site Plan Review - Morse Realty Trust

Herr recommended that they give up the parking along the street, turn that into a buffer strip (20' of same as required by law) and add parking under the canopy (overhang).

Herr requested an explanation of drainage from Bibeault and Florentz, design engineers and land surveyors.

Reply was that high side of property was next to the bridge; dual catch basins and leach pit would be installed heading toward No. Bellingham side of the site. Two (2) catchbasins would be provided midway of the site which would take flow out to headwall, to brook which eventually empties into the Charles River.

Herr: Requested the size of the lot. (reply was 2.13 acres) and noted that over 40,000 s.f. of the lot would become impervious with building and pavement. He inquired if applicants should employ leach basins and detention basins.

The designers stated that the basins would be 8' in diameter, heavy duty precast with stone. The design team works at 117 Main Street, Woonsocket, R.I.

If the drains were undersized (somewhat) the flow would be slower, a consultant's suggestion.

Herr stated that he needed to see the revisions on paper, address the drainage issue and the buffer strip. Trees in the sidewalk would have to go. A tree named Linden was suggested for the site by Landscape Architect, Glenn Gerrior

Herr suggested that parking be provided underneath the front apron of the building and that the egress and ingress should be one-way if the numbers work out with Officer Buskirk.

Morse stated that he was proposing diagonal parking and one-way in and out traffic flow for the site.

Herr requested that the applicants come back in two (2) weeks with revised drawings and that would provide Buskirk with enough time to check out the one-way flow design.

Board stated that Clerk should issue a directive to Building Inspector allowing the issuance of a foundation permit in accordance with the plan stamped with April 24, 1986 meeting date provided that the front, side and rear lot line set-back requirements were observed. Further details regarding the site would be forthcoming.



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Traffic Study prepared for Bellwood Condominiums to be sent to Consultant Herr and Officer Buskirk.

Rosenfeld Concrete Corp. Boston, MA - Preliminary Plan - Informal Discussion 60 days from submission is May 22, 1986.

Herr to review the plans in detail and the major issue will be access to this preliminary subdivision from Scott Hill Acres. Shore at Silver Lake abutt this proposal. Approval can be stipulated with a list of conditions, such as no construction until public sewage disposal is in place. (a condition which the developer imposed upon himself). Consultant feels that the Fafard company is in no hurry.

Mayewski has acquired more property and has requested another zone change. It is an improper submission and must be returned to the selectmen's office.

Meeting Adjourned - 12:30 p.m.

John P. Murray, Chairman

Glenn E. Gerrior, Vice-Chairman

Edward T. Moore

Emile W. Niedzwiedek

Anne M. Farris