



BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

Edward T. Moore, Chairman
Glenn E. Gerrior, Vice Chairman
Anne M. Farris
John P. Murray
Emile W. Niedzwiadek

MINUTES OF REGULAR MEETING

06/12/86

7:45 81-P Plan Applicant Maurice Aubin, 743 Rathbun St., Blackstone, MA
Location: Parcel C 100ft. southerly of Morrison St. and 190 ft.
easterly of Rathbun St. JPM/En motion to sign the plan

81-P Celtic Construction applicant
Location: next to Jenckes Reservoir - property owner: Norman Decelles
GG /AF motion to recommend and sign the plan.

Road Bonding: Cliff Estates - Dennis Marguerite of Oakridge Construction
represented by Neil J. Roche, Esq. Obtained a letter of
credit from Home National Bank. Letter from Gerard Daigle
stating \$26,000 to complete letter dated 6/6/86.

Subject to town counsel review. JPM moved to accept the \$26,000 letter
of Credit as Bond. AF seconded the motion. Motion carried by unanimous vote
of 5.

81-P CEL realty Trust 355 Tpke Rd., Southboro, MA Surveyor: John Andrews III
Location: Lots 5 & 6 So. Main St. near Scott Hill Road.
GG/AF motion to sign the plan. Unanimous vote of 5.

LOT RELEASE Ed and Kathy Dill, Chestnut St., Bellingham, MA
Gerard Daigle stated the sidewalk was not in compliance problems at the
beginning of the street around the catch basins. Street settling. Side-
walk was pitched toward the property. Some places were lower than others
and vegetation coming through - not compacted. Road settling around the catch
basins can be corrected at the same time the sidewalk is completed. 8 - 6"
berm required on sidewalk side. JPM stated that monuments must be set.
We don't need planings. Supply us with as-built plans.
JPM/AF motion to release lots 4 and 5 unanimous of 5.



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JPM/EN motion to postpone Bellwood public hearing from 8:30 p.m. to 9:00 p.m.
Motion carried.

Anne Farris removed herself to the hallway for the following hearing.

NORTH MAIN STREET PLAZA

Engineers Bibeaault and Florentz 117 Main St. Woonsocket, R.I.

Dual travel lane on the backside of the building - 10 ft. drive on southside. Handicapped spots labelled 11 trees shown, loading area and dumpster. Catch basins and leaching pit areas on No. Main St. side.

In the back series of leaching pits. Main cross pipe permitted by ConsCom. Sheet runoff to detention area. 115 parking spaces provided.

Retaining wall between the site and the Bennett Property.

Chairman questioned the retaining wall between project and Bennett property. Slope ended up on the Bennett property and never had anything before.

Bibeaault gave presentation. Florentz (FZ) spoke with Herr for minute details.

Frank Morse proposed a fence on the retaining wall.

Dimitrias promised a screen.

Chairman: need a fence to collect the trash and deter from reaching the abutting properties.

Morse: Frank's dozer operator pushed material into Bennett's yard. 3:1 slope propose to wood chip it. Frank stated he would go back and regrade. We either lost parking or moved the building back 20 ft.

Chairman: We don't want the building infringing the Bennett's property.

EN/GG motion to move this discussion to 6/19/86 agenda. Vote was unanimous of 4.

Mr. Lewinsky of Depot St. interested abutter. What's coming up there. Will I be bothered with lights and trash. You got wetlands that's what you've dug up.

Cited zoning bylaw Section 3330.



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PUBLIC HEARING - BELLWOOD CONDOMINIUMS

9:20 p.m. Gave history of the filing. Submitted 3/13/86 scheduled for hearing 5/8/86. Clerk inadvertently failed to notify the town clerk. Scheduled to June 12, 1986.

Applicant: Huna Rosenfeld from Davna Corporation

On 12/6/86 they filed a preliminary plan 42 duplex homes (3 bedrooms each) They are proposing 136 condos.

JPM compared to other types of development.

44 duplexes, 63 single family homes per zoning situation. 100/more condos they have constructed in Millis. Averages 7 units per acre. In Bellingham they are proposing 3 units per acre.

Gerry Lindsay Design Engineer from Millis

John O'Hern Architect, Don Leighton Landscape Designer and Ray Crossman the traffic engineer.

1/4 mile heading west on Rte 140 former Sophie Galenian chicken farms-

He compared the duplexes to the condos. Water usage about the same. The duplexes would generate costly snow removal. Children would be generated for school system. Savings in \$\$ of \$173,000 per year.

Visual appearance - large rambling farm houses as opposed to the row house. Slightly more expensive than the competition - we only have a few abutters. Nearest is 80 to 100 ft. away plus.

Lindsay address utilities. Closed system of catch basins and pipes east of the site. 2/3 drains west to Brook St. and the swamp.

We'll be picking up stormwater runoff to attenuate effects through our drainage system to the detention area. Two areas with two options. Celtic tie in to Franklin 1st couple of phases will be leaching systems. After researching, we will install on-site sewage.

DEQE review form at the inception of the project and retains jurisdiction over the site. The first 68 units must tie into the on-site sewage when it becomes available. 1/2 million \$\$ cost we would be installing dry sewer. We are exploring the municipal sewer connection - down route 140 would benefit the whole town. Possibly cut across the Archdiocese land locate opposite Crystal Springs.

ETm: Will check with town counsel. There's no dispute on site will be constructed. Association costs along with snow removal.



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BELLWOOD CONTINUED

Hydrants and water mains would be public/that is town.

136 two-bedroom units proposed on the 43.709 acre site. The other case would be 88 duplex units with 3 bedrooms or 63 single family homes.

Lights proposed to be high pressure sodium every 200 ft. along drive way according to Buskirk's recommendation. Propose 36 phase one, 32 phase II 36 phase III and 32 phase IV.

EN: On site disposal, getting together with other developers. Mrs. Dymtryck and another project in area to hook up to municipal sewage.

Crossman traffic: Possible sewer m-in to Crystal Springs and on down to Maple St. DEQE can't determine whether groundwater discharge permit cannot be issued to Multiple owners. In laymen's terms, two (2) houses on 1 system. If ran down rte 140 cost would be \$500,000 and we would be eligible for Grants.

JPM: Bellwood to Crystal to Celtic tie in sounds good.

Chairman: State DEQE, Board of Health and Sewer Commission are all negotiating.

Rosenfeld: on site is the last ditch before municipal service is the best way to go.

Gerard Daigle: Drainage into rte 140 is not wanted by Highway Dept. Wants an easement shown to the section of undeveloped property.

Ray Cross: prepared the traffic study. Worked with Buskirk. Based on 136 units and 2 bedrooms. Two accesses and egress points.

Existing 10,500 trips/day 900 vehicles per hour and rush hour in theam and p.m. Increased closed to 2 vehicles per family. #'s have increased condos 5.2 trips to 7.8 trips closer to 10 trips generated by the single family scheme. Speed limit is 40 to 45 MPH in the area and they have 800 ft. of frontage between the two accesses. There are acceptable traffic gaps for two entrances. Intersection of Mendon and No. Main AM impact on left turn. P.M. the impact would be on the right turn up Rte 140.



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BELLWOOD CONTINUED

Evening critical delays our project doesn't impact because we take a right turn.

Sight distance available 400 ft. near Brook St. Based on height of eye and maximum sight distance at 400 ft.

Officer George Buskirk, Safety Officer.

Prepared plan to verify actual field measurements.

Condo's generate 1060 trips/day 500 in/500 out Square Foot 63 x 10 + 630 60% condo.

Duplex would generate 72% more trips.

Galenian house will be gutted for commercial use.

Small house is rented. They have a 250 ft. depth of business zone

Don Leighton on landscape from East Providence. John O'Hearn architect from Woonsocket, R.I. Site offers beautiful natural white pines, large valley and topo features small hills. Considered sensitivity to natural features in designing the roads. More trees saved.

O'Hearn: explained the architecture designed echoed rural character of area. Shutters and dormers most buildings are six units placement of buildings lessens the visual impacts on the roadways.

Leighton: 2.5 cars parking per unit. buffering the dumpsters and appropriate landscape. Large grass expanses helps maintain the edge of asphalt.

Pedestrian lighting along the walkways large fixtures on the roads.

O'Hearn showed displayed and explained the floor plans. Units have rear yards, decking and or walk-out basements where the topography allows. Some renderings provide concept of 4-unit buildings.

Conservation Commission - made a positive determination. There are wetlands on the property. Mr. Rosenfeld flagged the wetlands which were approved by the Commission. Retention pond installed in 1st phase necessitates the filing of Notice of Intent. We toured a portion of the property and found significant attached wetlands. Impacting the buffer zone.

Abutter: Ronald McDonald 20 Brookside Rd. Bellingham. 43.709 acres of land paced off 80 ft. from there - he's had his privacy for 20 years. He's had water problems and if trees are uprooted there will be additional impact.



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BELLWOOD CONDOMINIUMS SPECIAL PERMIT PUBLIC HEARING CONTINUED

Engineer: Mr. Rosenfeld would install french drain to alleviate their problem. A big leaching pipe encased in stone and buried.

McDonald is 55 ft. off the property line To the Rosenfeld building there is a total of 105 ft. between his home and this project.

Commercial Zone is 4 acres total.

JPM Wants back-up documentation for the claims.

Fran Newton Saddleback Hill Rd.: How many have walk-out basements. If you have walk-outs you don't need bedrooms.

Is there more property you other than what is colored. and 18 homes on Saddleback Hill. Can Huna's road connect to Brook St. or Saddleback Hill. Traffic Planner stated impact on traffic at work hours due to left turn onto rte 126.

Water is a concern. Water problem period - where is the water coming from.

Chairman: we will have input into the water from the Water Department. Water Dept. is taking steps to de-ionize the couple of wells.

JPM: can limit building rate to prepare for water problem. If he meets all the requirements he can develop duplexes.

Jean Deffley Saddleback Hill Rd.: Rte 126 is a two lane road. Without a free right turn, no smooth going onto Rte 140.

Jeanne Kempton Mendon St., Bellingham: School children would have to be bussed.

Huna: It would cost more all around for duplexes.

Richard Heinrich Saddleback Hill Rd.: re- sewage what's going to force Celtic to put large line in - who is tying in.

Charles River water Pollution District/Camp Dresser and McKee

Engineer response: If it crosses 495, it will be designed to carry 1/3 of the Town's sewage.



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BELLWOOD CONDO"s continued

Lou MacLellan Mendon St.: Pursue the water problem. Each year we've had a water restriction if the water department would verify the problem.

Chairman: set time for continued public hearing. Close agenda Monday at noon to publish in paper.

JPM/GG moved to continue public hearing to July 24th at 9:00 p.m.
Motion carried unanimously with 5 votes.

10 minute recess.

11:20 Mini-warehouse - SITE PLAN REVIEW

Millis Engineering Assoc. 1275 Main St.

Sylvie Micchelutti owner section 2200 12 spaces are required the buildings are 60 x 60 or 3600 sq. ft. Building is presently under construction.

Chairman read letter dated 6/9/86 from abutter Tom Palli, 310 Farm St. Bellingham, MA 02019

Sylvie cited 4730 to MCC only has been in touch with Palli to mitigate the circumstances.

Section 2570 governs Zoning By law. Governs # of building on any give lot. Would like Herr's input.

There is no permanent parking around the buildings.

12:05 Anne Farris punched out.

12:05 problems with Roger Gagnon off Mann Street across from his new house. Daigle will not accept his street. He wants a bond posted for 10 years if the Planning Boards ok's this IT'S CRAZY. Gagnon told Daigle he didn't know he had to notify him about the construction

Meeting adjourned.

Edward T. Moore, Chairman

Glenn E. Gerrfor

Emile W. Niedzwiadek

John P. Murray

Anne M. Farris