



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

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

MINUTES OF REGULAR MEETING OCTOBER 23, 1986

Meeting opened at 8:00 p.m. All members were present. Clerk had received a directive over the telephone before the meeting from Clifford Matthews, Chairman of the Conservation Commission, relative to the re-zoning hearing on the golf course. She had to type the directive and photocopy at the Town Hall Annex.

The meeting had been scheduled for the upper town hall, and was held where advertised. Consultant Philip B. Herr was present.

BOND RELEASE: Brook St. - William Wozniak

Gerard Daigle, Highway Superintendent, verbally informed the planning board chairman that the construction had been completed to his department's satisfaction.

GG moved to release bond of \$5300; A.F. seconded the motion; motion carried by unanimous vote of 5. A letter to be sent to the treasurer and the bank involved in order to release the Wozniak funds.

8:15 "Shores at Silver Lake" continued public hearing on a three (3) lot definitive plan of the land. James McLoughlin, Planning Director was on hand to serve as spokesperson. Scott Ian Patrowicz, project manager for the Bellingham projects and "new man on staff" was also present.

JMc explained that his company had met with town officials to discuss the special permit and had also discussed the street name changes for the proposed development along with further modifications to the water system within the development. Revised plans dated 10/23/86 had been distributed earlier that day to all of the departments involved, including the planning board clerk for the purposes of filing with the Town Clerk who will not accept submissions through her office.

Consultant was given a revised set which met with his approval.

ETM: Stated that the applicants had been pushing to close the public hearing. If they had, new plans could not have been submitted.

JPM: Asked whether there were basically "no changes".



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

Page 2
Minutes of Regular Meeting
10/23/86

Shores at Silver Lake con't

Jean P. Trudel, Water Commissioner, stated that his department and the applicant had been working closely for the past three to four months. All of the Town's requirement's have been adhered to. "Scott brought the revised plan to his office this date." (Scott Patrowicz) There are only some specific minor things. For example he cited that hydrant gates could not be used as line gates. He stated that his department had great cooperation with this applicant. Veridox System was being held up in D.E.Q.E. With the new well being installed on Wrentham Road, 50 units/year restriction would have to be upheld with this development as with others until the water supply is sufficient.

ETM: Reprimanded the Fafard Company for being "pushy" recently with himself, the Board's Clerk and other town officials. They are all willing to assist and cooperate with the Fafard Company if there new Bellingham liason, Scott I. Patrowicz, would be considerate enough to call before dropping in on members of the part-time departments at their homes or places of business.

Mr. Patrowicz apologized for the inconvenience he may have caused.

P.Herr: Noted that an Application for Special Permit hadn't as yet been submitted.

Mort BenMoar resident of Silver Lake and concerned abutter as well as member of the Zoning Board of Appeals stated that he had reviewed the plans. All seemed to be in order - that sewer crossing Silver Lake was no problem at all.

The Consultant stated that at the last meeting he had attended in September, he suggested that the Clerk photocopy minutes of the public hearing and all of the continuations in an effort for the applicants and he, himself, to compile a "punch list" of potential and actual problems and all of the concerns which had been raised. He clearly stated that the language in the "punch list" as prepared by the Fafard Company was more severe than the actual minutes from which the "punch list" was taken.

P.H. stated that he had written two (2) pages of qualifications for approval, if the Board decided to approve the plan.

P.H. noted that the Planning Board's prime concern as was the abutters, was the reality of sewer. Consistently the applicants stated that they could do it within a two-year (2) time frame - limitation.

The Consultant distributed copies of the two-page report to members of the Board, their Clerk, the applicants, the design team and the applicant's attorney, Jim Ward who was also present for the decision.



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

Page 3
Minutes of Regular Meeting
10/23/86

Shores at Silver Lake con't

P.H. explained the decision. The Section A with 7 parts call for written documentation from the following:

- 1) Bellingham Sewer Commission or Successor Agency;
- 2) Charles River Water Pollution Control District;
- 3) Massachusetts Department of Public Works;
- 4) Board of Selectmen - Bellingham;
- 5) Bellingham Conservation Commission;
- 6) Secretary of the Executive Office of Environmental Affairs regarding the Environmental Impact Report; and
- 7) Division of Water Pollution Control for Sewer System Extension - regarding permit.

Section B covenants security for improvements, maintenance of road and utilities without public (Town of Bellingham) funds prior to the sale of any condo units or coop shares.

Section C Discusses waivers and use of granite curbing where the Board shall deem necessary.

Section D Addresses the quality of water which was a vigorous and consistent concern of the abutters and Silver Lake Residents. This section provides for testing upstream, downstream and in doing so, if problems are detected, the Town of Bellingham will have the opportunity to do something about it.

Section E Provides that the binder course be in place and drainage facilities fully operative prior to the granting of occupancy permits. The condition of pavement will allow for fire and safety protection and not damage the finished surface due to construction truck traffic.

Section F states that drainage facilities will be re-evaluated at the time of site plan review in conjunction with the construction of Townhouses. That will ensure the proper facilities for dwellings.

The Plan for Water Quality Control would not be a "trivial piece of work as explained by the Consultant. The Water Department, Conservation Commission and a Water Quality Control official would become actively involved. "We are not talking drilling samples"; simple stream sampling. J.P. Trudel of the Water Dept. explained how water is tested and the cost (for sampling public water supply for drinking and bathing). JPM asked who would police the water sampling. E.N. stated that the Health Agent is charged with obtaining samples. JPTrudel offered that public swimming holes are sampled for \$8/sample. A certified and qualified engineer performs the testing.



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

Page 4
Minutes of Regular Meeting
10/23/86

Shores at Silver Lake con't

JPM asked Mort BenMoar if the subdivision was satisfactory.

Mr. BenMoar stated that the only problem he was concerned about was the crossing of sewer under the stream between Crystal Lake and Silver Lake. In his estimation a Special Permit must be obtained. He feels that sewage is a "hazardous material".

P.Herr stated that documentation would be required with his version of "Conditional Approval" from the Conservation Commission, along with an "Order of Conditions" and involvement with D.E.Q.E. He stated that DEQE technicians may have different ideas and additions to the local Conservation Commission's order. All Conservation Commission matters will be satisfied before the dirt is turned.

Mr. BenMoar replied that he couldn't ask for anything more.

David Richardson, abutter from Silver Lake, asked at what part of process would water quality be determined.

P.Herr: Replied that Section D addressed water quality and that another authority should establish the specific standards, not his office. He assured the audience that there would be two (2) more reviews of this project; 1) the special permit process and 2) site plan review. The Consultant is aware that the Fafard Companies will attempt to work site plan review simultaneously. Consultant suggested that Town Counsel review this document and that the applicant have more time to reflect on it.

Safety Officer George Buskirk questioned the waiver of sidewalks on both sides, and also the total number of streets within the subdivision.

P.Herr stated that waiver was denied.

JMc replied that 20-30 streets would be located off the main roads.

Buskirk stated that sidewalks would be expected on the auxillary streets.

ETM: Commented that sidewalks should be included on both sides of all streets regardless whether the development generated children or not. That would be for the good of all residents of the development.

JPM moved to close the public hearing on the "Shores at Silver Lake" and take it under advisement. GG seconded the motion. Motion carried by unanimous vote of 5.



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

Page 5
Minutes of Regular Meeting
10/23/86

ETM stated that the Board will make their decision.

P.Herr added that Town Counsel would either agree with it or reword it.

PUBLIC HEARING ON THE REZONING OF THE BLACKSTONE VALLEY COUNTRY CLUB IN SOUTH BELLINGHAM

Location: 325 + acres between Woonsocket Line and Wrentham Rd. to the Wrentham, MA and Cumberland, R.I. town lines.

ETM explained the rules of conduct for public hearings.

Bruce W. Lord, Esq. read the Notice of Public Hearing for the benefit of the forum. Mitchell LaPlante, Managing Partner for the Blackstone Valley Partners was introduced as technical consultant and major designer of the project. He owns a firm in St. Louis, MO. "St. Louis Architects."

Atty. Lord opened that the hearing would option whether the entire 325 acres would be rezoned or merely the 167 acres which his clients had actually acquired or acquired through P.&S. The public hearing notice was written to take the entire strip and offered that M.Laplante would offer more later. The Atty. stated that his clients were requesting through covenants that the land be re-zoned from Agricultural to residential, but in place of the 20,000 s.f. lots, 30,000 s.f. lots instead. The Covenants would also protect the Town by ensuring that his clients "would do what they say they will do."

ETM prefaced the LaPlante presentation with the fact that the Planning Board does not rezone land. They hold a hearing and make a recommendation to Town Meeting based on the Board's expertise. He highlighted past experience with zoning articles and Town Meeting vote.

Consultant wanted a clarification as to which parcel of land this hearing was being conducted upon; the larger or 325 acre piece or the smaller being the Blackstone Valley Partners acquisition.

LaPlante stated that he was an architect licensed in five (5) states including Massachusetts and Rhode Island. He grew up in Bellingham. His group has acquired the golf course and 160 acres. They hope to recondition the golf course and construct the finest club house. Access to the site would be from Wrentham Road in two (2) possible locations. There was another access on Diamond Hill Road.

A colonial village of homes would be constructed around and in the golf course, echoing the 1800-1850 period of architecture of Southern Massachusetts and Northern Rhode Island



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

Page 6
Minutes of Regular Meeting
10/23/86

Golf Course Hearing con't

He stated that one of the major golf course restoration firms would be used in Bellingham - Jack Nicklaus or the like. Monarch Capital out of Springfield Massachusetts had been selected as their joint venture financial partner. LaPlante proceeded to pass out Financial Statements and Specs on the corporation. Bellingham would be the 5th golf course development undertaken by Monarch.

Atty. Lord explained the pluses of a development such as this one. 320 homes at medium to high cost. This development would be a tremendous boon to the area by providing luxury single family units which would all generate 96 billion in taxes. 7-8 year build-out rate is proposed.

The atty. explained impact on services. He used the figures of 1.35 children per family unit. Lord used Superintendent Peter Vangels figures on children new to the school system within the past year. Lord's figures were purposely high to illustrate the worst scenario. He pointed out that through covenants the network of roadways would be privately maintained; sewage would be privately hooked up with Woonsocket, Rhode Island, and roads and sewers would be privately maintained therefore becoming a cost plus to the Town of Bellingham. This development would generate a new level of consumer which would seek nearby shopping and have more dollars to spend.

Robert C. Cournoyer, a Blackstone Valley Partner and local landsurveyor was introduced. He stated that sewer tie-ins would be determined at a later date following meetings with Woonsocket and Bellingham officials. The development purposed to use Bellingham water and tie-in to Woonsocket municipal sewer.

Lord stated that the Covenants binding the area and the Partner's intentions would be prepared in the form of a deed for the Town Meeting. He further explained that parts of the Covenant had to be fine-tuned and that he was working in conjunction with Lee G. Ambler, Town Counsel to ascertain that all were fully enforceable. Bound Road is presently a dirt road and his clients propose to improve it. His clients guaranty lots no less than 30,000 s.f. in area. Presently the zoning is 80,000 s.f., and in order for their proposal to work financially, 30,000 s.f. is a must. Total number of units would be one (1) unit per acre or 325 houses. The Plain Street egress would be used during the construction phase and then after that for emergency use only. The Partners would guaranty that the golf course remain a golf course.



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

Page 7
Minutes of Regular Meeting
10/23/86

Golf Course Hearing - con't

The entire development would be private. The Covenants would be guaranteed with the developer, individual land owners and the Town in writing. Mr. Lord stated that what they are saying, they will be doing. His clients would be providing open space (the golf course) and providing recreation.

ETM read a letter into the record from Town Counsel, Lee G. Ambler, dated October 20, 1986 to the Blackstone Valley Partners and copied to the Planning Board to complete their files on this matter. In summary: the Deed must be finalized prior to the Board's rendering their decision. The rights to Bound Road must be determined if it is a town owned public way, no granting is necessary. Granting is in excess of the normal requirements and Town Meeting Vote. Regarding the reconstruction of Bound Road the Partners had specified only to the dimensions of the R.O.W. If it is determined to be a Public Way, input will be required from Highway Department and Planning Board with regard to additional utilities. A Plan would have to be presented to Town Counsel designating the exact location of the land being rezoned and deeded with restrictive covenants. Town Counsel found a discrepancy in the numbers of total acreage, amount of land required for each lot and the net number of houses able to be constructed on same. The Town Counsel's numbers work out to be 249.33 units. The paragraph addressing "access to be removed by January 1, 1989" requires specific definition. That section is not well defined with regard to fire and police protection and differentiation between construction and residential purposes.

ETM asked Lord and LaPlante to point out which road was which on the aerial photograph. Lord stated that if Bound Road were a public way, they would maintain it and rebuild it. The single-family homeowners association would be responsible for maintaining the roads.

LaPlante stated that the club would be private and the public would be allowed playing time. The Partners and Monarch would own the course and club.

E.N. questioned whether or not the memberships would be open to the public.

ETM clarified that everything would be interconnected; that the homeowners would maintain the roads; the club, pool and tennis courts would be privately owned but the homeowners association could utilize the facilities.

A recess was called from 9:45 to 10:00 p.m. in order for abutters to inspect the proposal.



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

Page 8
Minutes of Regular Meeting
10/23/86

Golf Course con't

ETM established that the land owned by the Partners is less than what was advertised in the newspapers.

P.Herr stated that in the Preliminary Concept Package, prepared by St. Louis Architects, the Plan of Land Owned by Blackstone Valley Partners was almost the proposal the Partner's were discussing.

Jean Benoit from Squire Lane was concerned about the access on Wrentham Road.

LaPlante stated that they owned 2 accesses on Wrentham Road and had possible use of one on Diamond Hill Road.

Mr. Benoit pressed a 12 1/2 acre parcel zoned for business on Diamond Hill Road as being proposed for a hotel.

Lord stated that the Golf Course must be designed first.

John Vander Vall from Wrentham Road was gravely concerned about massive development in his neighborhood. Vander Val constructed a geo-thermal home which relied heavily on deep water reserves to heat his entire home. He was also concerned over the possibility of excessive run-off which would adversely affect his structures. He stated (testified) that the groundwater table was relatively high in that State Line Fence excavated 1 1/2 feet to install a fence and hit water. 30,000 s.f. lots would send too much water to the existing homes and land along Wrentham Road. He is afraid that there will be no water in the wells and much too much runoff on the surface.

He explained for the benefit of the forum the workings of a geo-thermal heating system.

J. Trudel could not comment on geothermal homes and heating systems.

Cournoyer stated that surface drainage would not effect Vander Vall well.

VanderVall argued that it would indeed impact his home.

Cournoyer assured the forum his company was working along with another firm in the design of drainage to ensure no impact on runoff, or minimize adverse effects of runoff.

P.Herr stated that the gentlemen's problem would be taken into consideration.



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

Page 9
Minutes of Regular Meeting
10/23/86

Golf Course con't

P.Herr noted that protection of abutters was a civil matter. When the subdivision for this property came about, the abutters protection would be taken into consideration.

ETM asked for other questions from the audience.

Gus Vella, Paine Street (golf course duplex resident) stated that he was an abutter on Par 4 and was gravely concerned for surface runoff. His cellar has been pumped three times last year - he also expressed concern over the erection of a fence to screen the course from his property. He also stated that he would be gravely concerned if his water pressure dropped off to 10 p.s.i.

LaPlante stated that Vella's runoff problem was caused by his developer who also created the problem the partners were experiencing. Their property is dry and they want to recapture the water and put it back on the golf course.

LaPlante stated that it was unlikely that Paine St. would be used. The street is too narrow and the road condition is not good. He suggested that rough grading would occur next summer on the access road.

GG expressed concern over the runoff.

Vella brought attention to the school system and level of services the new residents of this exclusive residential community would expect. He stated that although the faculty is very good, the buildings were in poor condition.

Lord restated his figures for school children, which were purposely higher than the actual projections.

PHerr reminded the forum that the 300 or so families residing in this community would be a constituency for better school systems and services because their tax dollar would dictate that.

Lord indicated that with this new generation of tax dollars, an opportunity would present itself to upgrade the school system.

LaPlante maintained that the market for his homes would be around the 35 - 55 year range of buyers with families already established and be the second or third time buyer.



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

Page 10
Minutes of Regular Meeting
10/23/86

Golf Course con't

ETM reminded the forum that if this "tax generation" were the case then historically, we should have better systems and services and the town should be issuing tax rebates or refunds for having so much development over the years in town.

Lord stated that in 1986 municipal sewage is being actively discussed, a new library is in the works, discussions on improving the school systems have begun to take place, etc.

ETM stated that with the construction of 8-room, \$300,000 homes, it would be unreal to think that this development would not generate children.

Frank Morse, Center Street and member of the Board of Appeals requested the floor. He commented that his development "Valley View Estates" at Fox Run Road was critized by police, fire and highway department as having gross impacts on city services such as school, fire and safety and maintenance of roads.

Lord came back with 1.35 children per unit.

PHerr stated that if the subdivision opened into two years, there is no way the homes would pay in taxes what the average home required in services today. You'll have a different level of services. He would run the numbers and if the present level of services is maintained, they would pay more in taxes and wouldn't have as many kids.

ETM: New residents would want million dollar libraries and maybe the town in general doesn't want the change.

JPM asked what guarantees the town and abutters would have regarding the construction of \$300,000+ homes on that site.

LaPlante stated that a house lot alone would cost \$100,000/\$150,000. He referenced a "performer" in which a minimum of 2,500 s.f. of living space would be required of a structure on a lot in that subdivision.

PHerr questioned the term performer and whether it was separate and apart from the covenant in which the Partners were going to enter into with the Town for purposes of Town Meeting.

PHerr made reference to the fact that this proposal goes outside the range of what Bellingham has seen and goes much further in today's situation than Frank Morse's subdivision did in it's time.



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

Page 11
Minutes of REgular Meeting
10/23/86

Golf Course Continued

JPM wants to see Covenants Running with The Land which required buyers into the devlopment to construct 2,500 s.f. homes at a minimum to ensure the market at \$300,000 +

PHerr: to extend JPM'S question, is this development for real? Since there is no precedent for a development such as this (the Frank Morse situation several years ago) and the closest example for this type of development is New Seabury - there is a problem. The proposed covenant calls for 30,000 s.f./lot. The conceptual drawings vary between 30,000 and 50,000 s.f. The numbers do not work and are a problem. The more realistic lot size required would be 40,000 s.f. The proponents say that they require 30,000. By his calculations (roughly) 15% of total area should be roadways. The proponents show 10%. The golf course is proposed for 18 holes which would require 75 acres. The proponents have compressed the course into 50 acres. THE NUMBERS LOOK LIKE A REAL SQUEEZE WITH NO BUFFER ZONE. 325 units is unattainable, especially after dealing with the wetlands. A figure of 250 homes is more realistic. Consultant questioned the origin for dollars to hook into Woonsocket. He questioned whether it was a "go" project. How sure are we of getting approval from the City. There are no builders on board, the numbers are too tight and the big questions is "Is there a real market for this type of development in South Bellingham.

PHerr discovered that the "rough for the course" was being planned by the Proponents for 1/2 of each 30,000 s.f. home site. He emphatically stated that the backyard could not be figured for the house and the golf course.

LaPlante stated that it was a difficult project and that they had to make the project tight.

Herr replied with "If you declare 30,000 s.f. houselots, you better sell 30,000 s.f. houselots and not have the homeowner live on anly 15,000 s.f. and have someone hitting golf balls on the other 15,000 s.f.

PHerr determined that there would be a fairway on the course, that the rough would be on people's backyards, so where would the "out of bounds" be? You are forewarned that that is not a permissable use and the numbers in the Covenant should reflect that.

Lord stated that this is not a condominium situation.

Herr: Portions of the homeowners backyards are going to be golf course. The gentlemen's statement confirmed that.



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

Page 12
Minutes of Regular Meeting
10/23/86

GOLF COURSE CON'T

You will be asking the Town Meeting to approve the notion of 300 dwelling units built around a gold course. The Town officials have to push you people to credibility. To do otherwise, would be bad for the Town and disasterous for the clients.

ETM stated that this public hearing was going to have to be continued. He questioned what would happen after the creation of 250 - 320 houselots. Would the lots be sold to individual builders.

Laplante stated that the Partners were presently interviewing quality builders (15-20) who specialized in custom home construction. The applicants would be narrowed down to 5 or 6 who would be allowed to build there.

Frank Morse questioned whether the lots were going to be a "lot lease" arrangement or deeded to customer fee simple.

Chris Zocchi of the Conservation Commission present in the absence of Clifford Matthews, Chairman pointed out the wetlands on the map to Robert C. Cournoyer and stated that Cournoyer would not be allowed to fill more than 5,000 s.f. and made him aware that he would be crossing wetlands.

GG stated that this was merely a concept plan. During the Definitive or Preliminary stage the environment would be discussed.

JPM asked the proponents if they would covenant a build-out rate. He suggested total number of homes for the site, divided by 7 years and hold them to that number per year maximum.

Laplante stated that his organization wished to respond to the marketplace.

JPM reminded Laplante that condo developers were bound to a build-out rate - 20 units per year.

Lord, Esq. suggested 40/yr. with a cumulative total. He stated that might work.

JPM what you are asking (the rezoning) greatly derrogates from the zoning By-Law. What are you giving the town in return.

Lord replied with a golf course, quality development not detrimental to the property.



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

Page 13
Minutes of REgular Meeting
10/23/86

Golf Course Continued

A.F. inquired whether the golf course was public.

Laplante responded private.

A.F. how does a private golf course benefit the town?

Lord - The course will open to the public. The course is privately owned, memberships will be private but the public will have playing time.

JPM: You are proposing 300 homes when only 150 are allowed
You are not guaranteeing a golf course to the town - it
will be private. Financially the homes work - the golf course
does not.

Laplante - the golf course will be covenanted to the Town
in perpetuity.

PHerr: Unless there is mammoth security, the covenant only assures
that this company operates a golf course.

Lord stated ~~that~~ in the worst scenario, bankruptcy would dictate
the golf course remain as open space. If the 300 acres were divided
into 2 acre lots where would the open space come in.

A.F. demanded of the proponents "What are you giving the Town of
Bellingham?"

Laplante - an unconditional give of \$1 million to tie-into the
Woonsocket sewer system with an interceptor in the south for the
opportunity for others to connect to the Woonsocket system.
He stipulated that Bellingham must get it's "BUTT IN GEAR" so
Bellingham won't hold-up Laplantes and the Blackstone Valley Partners.

ETM requested ~~that~~ the Board pick a time for the continuance.

Lord asked that the Board's hearing be continued in time for a
possible December 15th town meeting.



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

Page 14
Minutes of Regular Meeting
10/23/86

GolfCourse Hearing con't

JPM moved to continue the public hearing on re-zoning the golf course to November 20th, at 8:30 p.m. A.F. seconded the motion Motion carried by unanimous vote of 5.

Notice of Continuance to be mailed to 141 So. Main St., Bellingham, MA c/o Joseph D. Laplante. The Board recessed until 11:15.

The proponents were asked to mail a check to the Board at P.O. Box 43 in the amount required to cover the advertising fees in both the Woonsocket Call and the Milford Daily News.

11:20 P.M. Decision on the :Shores at Silver Lake.

The proposal as prepared by the consultant was reviewed. JPM stated that it must be incorporated in the D-1 Form. ETM stated that the details could be worked out between Town Counsel and Consultant Herr, and still be filed by Thursday, October 29, 1986.

A/F moved to approve the subdivision plan entitled "TheShores at Silver Lake" subject to the conditions as set forth by consultant Philip B. Herr & Associates after having been reviewed by Lee G. Ambler, Town Counsel. GG seconded the motion and noted that if the plan were disapproved, the Board would lose control of the project. Approval with conditions would be the best way to go.

PHerr echoed that if the stipulations were not met by a certain date, the plan could be rescinded and Fafard Company would have to start over.

JPM stated that this approval put the town in a much better position.

The motion carried by unanimous vote of 5.

P.Herr noted that sewer had to be assured before applicants could proceed.

Trudel expressed concern over number of units per year, installation of water and other utilities prior to laying of binder course.



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

Page 15
Minutes of Regular Meeting
10/23/86

LAKEWOOD DEVELOPMENT - Lake Street - Celtic Construction Co.
11:30 P.M.

Preliminary Subdivision Plan

D.J. McCarty, Associates 42 Main St. Leominster, MA 01453

Present and manager of the celtic project.

Anthony T. Lionetta, P.E. of Whitman & Howard 45 William St. Wellesley, Ma 021814050 was present and explained the technicalities of engineering design.

Paul T. Nauyokas, Transportation Services of Whitman & Howard was present but had no part in the presentation.

The proponents got right to the point given the late hour. The Board's consultant and the Board had thoroughly reviewed the pre-preliminary submission of the plan.

McCarty stated that the greatest benefit to the town would be the fact that his clients had agreed to loop the water as far as Cross Street, upgrading the pipe to 8" and then to 12" which would improve the flow and pressure for both fire protection and domestic use. The company was committed to purchasing the pipe and installing it in the streets.

The project was design for the 25-yr. storm in accordance with the by-law. Jean P. Trudel, Water Commissioner stated that he had been working closing with the design team. He cited the fire protection problem which was experienced that day on Railroad Street with the Burr family lumber operation. He explained that the proponents would take the water line from Cross St. to 12 inch pipe to Lake st. and continue to flow parallel with the existing 6" pipe to their project and hook up. Celtic has successfully looped water from their projects on Maple St. which has improved conditions there somewhat. The 12" pipe dimension was derived from the Town's master water plan.

PHerr: Asked Trudel if at that elevation the pressure would be adequate?

JPT: Stated that his department would determine if the quality and quantity of water would be acceptable.

E.N. If they do what they say they will do, will it be O.K.?

JPT Responded positively this is only a preliminary plan. My engineers will keep me informed with the stages of development. That is one of the worst areas in town.



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

Page 16
Minutes of Regular Meeting
10/23/86

JPM: Did Maple St. improve?

JPT: Stated that it was improved somewhat.

McCarty: Stated that his client would work with Jean as they did on Maple St.

Lionetta: Site contains 68 acres/5 2-family lots/48 condominiums. The 2-families will have septic (individual) and private ownership. Wetlands have been marked (identified) as 18 acres of the site. Conservation Commission discussed the possible layout and they have walked the site with the proponents. The project crosses the wetlands twice. Topo is at 10% grade there is a detention pond planned and then the runoff goes through (or under) two (2) driveways and eventually into the Peter's Brook. Topo is based on the Town's information. Detention area holds the townhouse runoff. The flow will be regulated to the wetlands and sedimentation pond at the entrance to the site.

JPM: What does the consultant think of the plan?

PHerr: Has two (2) concerns which will be dealt with at the definitive stage. 1) Disposal of waste requires a special permit, and 2) This plan shows a single means of egress for more than 20 dwelling units. He reminded the forum and applicants that there would be other steps in the process to go through such as: Definitive Plan, Special Permit for Townhouses, Special Permit for Disposal of Waste in a Water District.

Lionetta discussed sewage disposal requirements and the fact that the area in question falls into Water Resource District #2. He reminded the Board that his clients were looping the water and the requirement specified 20 lots and not a specific number of dwelling units.

Townhouses are proposed as 48 with 2-bedrooms.

ETM Stated that input would be necessary from the Conservation Commission.

McCarty stated that sloping could minimize the runoff.

EtM: Pumping sewage through a wetland was a problem with the previous hearing - The Fafard Co. and Silver Lake.



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

Page 17
Minutes of Regular Meeting
10/23/86

LAKEWOOD DEVELOPMENT - Continued

Lionetta stated that he would be looking for a waiver of pavement width, to 26' and sidewalk on one (1) side. Such request would facilitate carrying the plateau in the Right of Way. 3' feet less of pavement on the entire roadway, sidewalk on one (1) side and 5' plateau on the other could be transitioned up or down to mitigate the impacts on the wetlands.

PHERR: The process sounded reasonable and appropriate. He recommended that the Board act on this preliminary plan. It was more complete in its submission than MEADOWWOOD. It is a road concept and division of six (6) lots.

Conservation will scrutinize the water quality like never before. Mr. Lionetta will be filing a Notice of Intent.

E.N. What was the problem years ago?

PHERR: There was a problem with this land - the Townhouse provision allows for the development of such a difficult piece of property.

ETM Even if denied, it doesn't stop them from pursuing the Definitive.

Lionetta stated he would appreciate a response relative to the Planning Board Rules and Regulations. Waivers to a minor road classification and opportunity to grade in the right of way.

PHERR: Explained the opportunity to grade in the right of way thoroughly to the Board members and stated that they should allow that without hesitation.

ETM - Chris Zocchi stated that he was up to his waist in water. Buskirk complained about no extra or additional parking. Chairman was not convinced that he meant this proposal. (Zocchi serves on the ConCom).

PHerr: The property is notoriously wet the plan reflects 26' of pavement. 29' at the entrance to the property should be incorporated.

JPM wanted a motion to go home.

E.N. moved to approve the plan (preliminary), allow grading in the right of way and have applicant pave the full 29' width over the public way travelled by the general public. GG seconded



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

Page 18
Minutes of Regular Meeting
10/23/86

Lakewood con't

the motion. Motion carried 4 in favor; ETM, Chairman opposed for the following reasons:

- 1) It looks good;
- 2) It sounds good;
- 3) But without Conservation Commission input, I'M denying the plan.

PRELIMINARY PLAN SUBMISSION

Applicant: Dennis Marguerite
Oak Ridge Construction. P.O. Box 272, Franklin, MA
Name of Subdivision: Cranberry Meadows
GLM Engineering Consultants, Inc.
838 Washington, St., Holliston, MA 01746/Submitted: Bachner, Roche &
Cataldo, Esq. 55 West Central St., Franklin, MA
Owner: Herbert Schiffer, Trustee HKH Realty Trust
818 Main St., Walpole, MA 02081

Location: 19 but only four in Bellingham
Franklin town line, off west side of Pine St., Franklin Lots 8,9,
10 & 11 on plan in Bellingham.

Definitive Plan Submission

Tomken Assoc. Inc. 88 Winthrop St. Medway, MA
Name: Corlan Heights, 11 Chestnut Street, Bellingham,
Millis Engineering Assoc. 1275 Main St. Millis, MA 02054
Thomas Cordell, 88 Winthrop St. Medway Ma. Kenneth P. Lane
(Assistant Building Inspector for Bellingham) 88 Winthrop St.
Medway, MA 02053

Meeting Adjourned: 12:30 P.M.


Edward T. Moore, Chairman


Glenn E. Gerrior, Vice-Chairman


Emile W. Niedzwiedz


Anne M. Farris

John P. Murray