



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

EDWARD T. MOORE, CHAIRMAN (ETM)
GLENN E. GERRIOR, VICE-CHAIRMAN (GG)
EMILE W. NIEDZWIADK (EN)
ANNE M. FARRIS (AF)
JOHN P. MURRAY (JPM)

MINUTES OF REGULAR MEETING NOVEMBER 6, 1986

The meeting was called to order at 7:50 p.m. All members were present. Clerk was performing volunteer work until 9:30 p.m. Minutes were taken by Vice-Chairman, Gerrior.

81-P PLAN

Silver Lake Realty Trust - Applicant
Burton Rhodes/Leo Dalpe Presentation given by Fred Stavinski, Jr. principal of Stavinski Engineering Associates, Inc. Wrentham, MA preparers of plan.

SEA sent letter to P. Herr, Consultant for his opinion. Mr. Herr received the letter by 10:00 a.m. Response from Consultant was read into the record by Chairman Moore.

Chairman Explained that this plan does not fall under subdivision control law. Building permits are not issued by the signing of this plan.

Mr. Aiello: Ask if what he shows in the plan is really his, as far as the area goes.

Chairman: We have to sign, has o.k. lot size.

Mort BenMoar: Asked if the parcel next to Lot 5 had been bought. The reply was no; the plan has to be signed first.

Asked asked about the lot line.

The reply was that the line shown was not a projection line; The lot line followed the rear of the abutters property line.

JPM moved to sign the plan; AF seconded the motion; motion carried by unanimous vote of 5.

81-P Plan Hyper Construction Co., 707 Main St., Millis MA
property owner: Anthony Ozella, So. Main St., Bellingham,
Location: 8 lots on Taunton Street.
Plan prepared by Stavinski Engineering Associates, Inc.,
Wrentham, MA - Roland Lavallee (associate) offered the presentation.

Lavallee explained that property had been "taken" by the town for well sites. The town should have had a plan prepared which subdivided this transaction out for the landowner. The town never did that. Lots 1,3,6, and 7 are owned by Ozella and have required frontage. Lot 8 is a remnant lot; Lot 5 is an access road belonging to



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the Town and Lots 2 & 4 are well sites taken from Ozellla by Bellingham.

AF moved to sign the plan; JPM seconded motion; motion carried by unanimous vote of 5. Fee of \$10.00 received.

SUBMISSION OF DEFINITIVE PLAN

Lake View Estates by Guerriere & Halnon, Inc. 333 West St., Milford, MA. Lou Guerriere, president, and designer, Vincent Vignaly on hand for submission were asked to wait for clerk for administration purposes.

81-P PLAN - ROLAND A. LAVALLEE, applicant and owner
P.O. Box 169, Bellingham, MA

Location: Center and Park Sts. Lot 1 frontage on Park St.
Lots 6,7,8, & 9 on Center St.

Motion made by JPM to sign the plan; seconded by EN; motion carried by unanimous vote of 5.

SUBMISSION: "Fairview Park Executive Estates"

Owner/Subdivider: Roland A. Lavallee, P.O. Box 169, Bellingham, MA
4 Lot subdivision easterly side of Center St. and easterly side of Park Street. 55+ acres total. This submission was nothing new to the Board. Applicant had been granted a Special Permit December 5, 1985, Voted and Unanimously approved January 9, 1986 and recorded with the Norfolk Registry of Deeds March 31, 1986 Instrument # 28464. The Definitive Submission is in full compliance with the provisions of said Special Permit. Chairman Moore further explained to the press and general public that it was through this special permit process that the Board became familiar with Billiegene Lavallee who was employed as Planning Board Clerk for the Town of Milford. The Bellingham Board's clerk had broken her arm and was totally unable to serve. John P. Murray, Chairman at that time was credited by Mr. Moore with convincing Mrs. Lavallee that it would be closer to drive to the Bellingham Town Hall than to the Milford Town Hall. Mrs. Lavallee agreed to help on a temporary basis for the ailing Martha Russo who was unable to return to her duties. Abutters list was furnished along with Check #463 in the amount of \$200 representing definitive plan fee and check #464 in the amount of \$36.74 representing certified mailing fee. Public hearing was set for December 4, 1986 at 9:00 p.m.



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Site Plan Review - Celtic Construction

Chairman read letter from Consultant regarding the sites. Daniel McCarty for the proponents stated a letter of commitment had been written by his office to answer concerns/resolve problems raised by the Consultant. He stated he tried to reach Phil by phone but could not get through to him to discuss the problems. Celtic rescheduled for November 20th at 8:00 P.M.

CLERK JOINED MEETING IN PROGRESS

9:30 p.m.

SUBMISSION - "LAKE VIEW ESTATES" Preliminary submission formerly owned and submitted by DMJ Corporation or Rosenfeld Concrete Corp. a/k/a Boston Sand & Gravel, 169 Portland Street, Boston, MA., Aaron Lewis Office Manager and Jim Rush, President.

New applicant: Silver Lake Development Corp., Joseph Buscone, Treasurer in care of Merek Rubin and John Hay, Esqs. 10 Speen St., Framingham, MA 01701. Buscone carried a Milford address of P.O. Box 165. Engineers for the project are Guerriere & Halnon, Inc., 333 West Street, Milford, MA. Louis L. Guerriere and Vincent Vignaly were present for the submission. Checks were received in the amount of \$100.00 (definitive lot submission) and \$41.75 for certified mailing to certified list of abutters which was supplied.

Lou Petrosy of Walpole was in earlier for an informal discussion of proposed subdivision on a dead end street, located at the Franklin/Bellingham line. He did not pick up the Zoning By-Law or Subdivision Rules and Regs. which the clerk had suggested he purchase and read prior to obtaining any planning board appointment.

CONTINUED PUBLIC HEARING DEFINITIVE PLAN "Hillside Estates" proposed by Tom DeVitt, Blackstone St., Bellingham, MA
10:00 p.m.

** Inclusion from page 8. Tom DeVitt requested an extension to November 27, 1986 for the purposes of filling out the required paperwork, obtaining Board member's signatures outside of a scheduled meeting and filing with the Town Clerk. That was a unanimous vote, granted by the Board.



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"Hillside Estates" continued

Millis Engineering Assoc. was present for hearing to answer technicalities. ETM read letter into the minutes regarding the definitive plan Philip B. Herr, Consultant.

Consultant reviewed the subdivision check list and noted large cuts and fills to suggest "a gravel removal operation". He also suggested that there must be a better way to utilize the parcel. Such a definitive plan would have benefited by first preparing a preliminary plan.

ETM explained that the preliminary plan would have been a mechanism for "working out the bugs". He stated that consultant had seen the revisions and Chairman and Consultant had spoken at 5:00 p.m. He stated that consultant found mechanical questions were answered, but that he was not please with three (3) lot configuration surrounded by roadway on all sides. No easement was shown to Crystal Springs - now all drainage was private. Consultant not please with the lot configuration in the corners. He stated revised plan still showed two lots off the cul-du-sacs and not one. Concerned about setting an unwanted precedent. Such a design could cause problems with snow removal and street sweeping. ETM tried to reach the Highway superintendent at the barn and home and was unsuccessful. ETM felt Daigle should give input regarding the design. Questioned catchbasins on South Main St. - were they there? Were they needed?

Joseph Hamlon from Millis Engineering addressed the design questions. The applicant had decided to go with detention ponds which also require easements. Millis' response to the plan marked with red lines was simply "to illustrate a proposed easement negotiation which had subsequently fallen through." He reported that Patrolman Buskirk had reviewed the plans which posed no traffic hazard and illustrated the optimum useage of the parcel. Egress cannot be obtained any other way. Septic systems have been designed for the front yards for easy acces to municipal sewage if there is any available in the future. He explained the N.G.V.D. notation on the original plan, also referenced house numbers and lot numbers now designated on the plan.

ETM reminded the forum that the Consultant had not had sufficient time to review the revisions, carefully.

EN remarked that there was not enough information.

Millis Engineer stated that stop signs can be installed and the roadway can become three separate streets.

ETM read letters from the Fire Dept. and Conservation Commission. Letter dated 10/22/86 from the Highway Dept. suggested overhead utilities, sidewalk on one side (north side of the entrance) and all around the outside perimeter of the roadway. Cape Cod Berm was recommended rather than granite on the inside roadway for ease of snow removal.



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Hillside Estates con't

ETM stated that letter did not address the circles (cul=du-sacs) nor did it contain anything negative.

JP Trudel present from the Water Dpt. stated that the water design met all the requirements. He had also phoned in his recommendation to the Clerk on October 29, 1986.

EN-Concerned about the fact that the Consultant was not entirely happy with the design.

ETM would like the engineer or applicant to address the comment about the "gravel removal operation," and it being the worst one the consultant had ever seen.

Engineer from Millis stated that a 4:1 slope was calculated excess fill would be removed and would facilitate the construction of the septic systems and leach fields right on the site.

ETM remarked about the deep road cuts.

Millis Engineer: Stated that it mitigated steep roads.

GG stated that the driveways would become too steep.

Engineer held to the 4:1 slope.

GG stated that was not relatively shallow. Mr. Lindsay (Gerald J. principal of Millis Engineering) was looking at the technicalities and not the overall drainage situation or impact.

ETM raised the issue of the fence from the original hearing. He ran it by town counsel or consultant who stated "Who would put it up?" "Who would maintain it?" P.Herr stated that if it was a safety matter (should the property just fall-off) that would constitute a reason for installing a fence. The Town may not be correct in asking for one, since the "kids" already cut through. The subdivision itself would act as a policing agent.

Ray Harper, Harper Blvd. remarked that the lower right hand corner of the plan was wetland along route 126. BelAir Gardens came in with houses when Henry Borowski was Bldg. Inspector and they (the abutters) have had water problems ever since. The builder ran sewage into the gravel and on into the catchbasins. 15 years ago one couldn't build there do to the sewage arrangement.



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Hillside Estates con't

How come now it's o.k.?
I'll show you the wetlands.

ETM said that he asked that same question last week. Wetlands determination is based on vegetation. This plan can still be appealed - you have the right of appeal.

DeVitt: On this parcel, there are no wetlands.

Harper: If I may, Bel Aire had 3' water in cellars - furnaces had to be installed in the ceilings.

Roger Marquis builder for the Bel=Aire project stated that those houses had electric heat and no furnaces were required.

DeVitt stated he had no control over what happened 15 years ago.

Mr. Debonise abutter from South Main St. stated that three (3) people tried to build and got refused - what's the difference now. He stated he lived across the street for 16 years and that at times the water level across the street is 3' high and runs off the sidewalk. (over the sidewalk)

Trudel Water Dept: Water services were installed with Boots and water runs more than 10 months of the year there. It was a high water situation. The percolation tests recorded on that property and the Bel Aire property were certified and stamped. We're not the responsible parties.

Priscilla Stringfellow last lot, Harper Blvd. They have a history of water in their basement. French drains had to be installed. The past two (2) springs have been unseasonably dry.

ETM: Water runoff and retention is a real problem for the abutters.

Harper: He used to own a trailer which he parked in his driveway. The water runoff was so bad in his driveway, that he and Billy Godin were going to court. They discussed the situation with Gerry Daigle who promised to improve the situation with the installation of catch basins along the wall.



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Hillside Estates - Con't

Harper stated that that was never done; apparently it had slipped Daigle's mind.

Trudel stated that his department has been called for water breaks when in fact it has just been run-off.

DeVitt: Recited that the 4:1 slope was very different.

Stringfello: Recited her water problem.

EN stated he would like Phil's input.

ETM confirmed that it was a 12 acre site.

GG Mr. Lindsay is making a threat - the multi-family threat. He has a problem with the layout. Mechanical problems are o.k. Technical problems still lie with the development.

ETM He wanted to hear from Daigle regarding the corner lots/ and also wanted more on the impact of the water runoff. He stated that it wasn't his expertise and that the Board should hear from Phil regarding the changes. He cited that Vice Chairman Gerrior had been right about the "threat". He further stated that perhaps townhouses would be a better proposal for the site - they would generate less lawn area and less roadway.

Millis Engineer stated that run-off was being taken away.

ETM the roadway as designed should act as a trough and contain it.

GG stated that apparently P. Herr doesn't think that theory works.

ETM wanted to guaranty these people that their problems wouldn't become worse with this proposal.

EN stated that the problems need clarification - hearing should be continued until Phil is here. In the meantime the applicant, and designer should talk to Phil.

ETM offered that the hearing could be continued or that it would be closed and a vote taken. The Board wouldn't bat it around for another two (2) hours.



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Hillside Estates con't

E.N. not ready for a vote.

A.F. stated that she wanted to hear from Phil on the matter.

AF moved to continue the public hearing to 11/20/86 at 10:30 p.m.
EN seconded the motion; Motion carried by unanimous vote of 5.
Go to INCLUSION bottom of page 3.
10:55 p.m. hearing session over.

EWN left the meeting due to illness.

SITE PLAN REVIEW - 10:55 Consolidated Coating - they paint
computers and cabinets. \$465.00 in cash for 169 spaces.
Site plan review was continued until 12/4/86 for input
from Phil Herr and answers to significant design questions.

Informal Discussion - John V. Fernandes, Esq. regarding
Twin Brook II - Onallam Realty. He reviewed the history
of the parcel located between Farm and Hartford Ave.
They had brought in an industrial subdivision which met
with opposition from residents of Farm Street due to the
impacts. That proposal egressed Farm Street. The Board
requested a rezoning of the parcel back to Agricultural
for the eventual development of 96 townhouses.
JPM reminded the Board that they had suggested this
proposal.

Fernandes stated that the proposal doesn't egress Farm St.
or Hartford Ave., it would connect to Twinbrook I and be
a privately owned street. The condo association would be
separate from Twinbrook I.

GG asked how much of a buffer zone.

Sylvie no gas lines on this property; the gas lines are up
in Beechwood.

ESQ. They are proposing a careful review of this --
to eliminate extensions. They wish to utilize pre-preliminary
review.

ETM suggested that the applicants work closely with Phil.

ESQ. presented a draft of a cover letter accompanying the
zoning request article. He submitted the "concept plan"
which he would be forwarding to Phil Herr. He stated that
consultant had received a complete package.

ETM stated that the biggest plus was that this proposal
avoided Hartford Ave and Farm St. with access.



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Onallam Realty - informal discussion con't

ETM brought up the miniwarehouses and asked if the building permit had been appealed yet. The board had decided that the required # of parking spaces were too many for the proposed use and opted to reduce them in their recommendation to the Building Inspector.'

An aggrieved abutter, Thomas Palli from Farm Street cited that the parking spaces could only be reduced through a Special Permit process granted by the Board in which conditions suitable to the abutters could be incorporated. He has promised to appeal the permit.

Regarding Beechwood Estates, the Conservation Commission could not reach a decision - the vote was 3 to 3. The applicants appealed the Board's decision to D.E.Q.E. for resolution.

ETM stated "Is this the same Conservation Commission that stated "no problem with the Shores at Silver Lake with crossing the wetlands two (2) times and pumping sewage under the significant stream between Crystal Lake and Silver Lake?"

Explanation continued that the Army controls Stallbrook. Title Attorney found that a tract of land applicants thought they owned, didn't in fact own it. That revelation initiated a boundary change (minor). The Attorney had been in contact with P. Herr regarding the change which was thought to be insignificant. The lots are still sufficiently sized. They are seeking a permit from the Army to cross their parcel. There would be no revote/no issue.

Clerk read letter from Palli to the Building Inspector dated 10/30/86.

Clerk read letter dated 11/6/86 from the Conservation Commission regarding Chris Zocchi and his employment with Ledgemere Land. The letter stated that they will review and monitor his involvement with Ledgemere Land proposals in the future, but that he was not working with them at the time the reviews were taking place regarding the "Shores at Silver Lake."

Chairman explained that the Definitive Plan was a simple subdivision. Conservation Commission is necessary in Site Plan Review stage and for the Special Permit process. The Planning Board had no grounds to deny the plan.



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Clerk read letter dated 10/31/86 from the Lunenburg Planning Board congratulating Bellingham on obtaining grant money. Letter to be forwarded to Jean Van Orman, Town Accountant.

Meetings were set for months of December and January.

December 4th at the Town Hall Annex, any room that is available.
December 18th at the Upper Town Hall.

Major agenda items as follows:

December 4:

1. Public Hearing - By-Law Amendment 2-family 8:30 and isolated lots;
(8:45)
2. Wright rezoning article 700 So. Main St.; and
(9:00)
3. Definitive Plan - "Fairview Park Executive Estates"

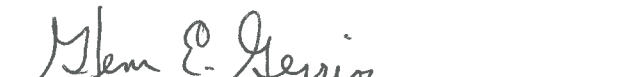
December 18:

1. 8:30 Public Hearing Definitive Plan Corlan Heights;
2. 9:00 Public Hearing Special Permit Shores at Silver Lake; and
3. 10:00 Public Hearing, Definitive Plan, Lake View Estates.

For the record checks were received prior to the meeting from Fafard Co. \$255.51 (postage certified mailing), \$1,344.00 additional fee for special permit processing; and \$124.83 from Blackstone Valley Partners for advertising fees due and payable.

Meeting adjourned at 12:15 a.m.


Edward T. Moore, Chairman


Glenn E. Gerrior, Vice-Chairman


Emile W. Niedzwiałek


Anne M. Farris


John P. Murray

Meeting Dates for January are the 8th and the 22nd tentatively.