



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

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JOHN P. MURRAY

MINUTES OF REGULAR MEETING

JULY 9, 1987

The meeting opened at 7:50 p.m. All members were present.

81-P Plan submission

Applicant: Allan R. & Martha Sawyer
Location: South Side of Wrentham Road, Plat 95, Lot 20
\$10.00 fee received.

8:00 - Clifford Matthews/Conservation Commission

RE: ECOD Grant - Plan for Open Space between the towns of Franklin, Bellingham and Blackstone. The grant is regional and has nothing to do with Town grants. His board requested a letter of support and official vote. EN moved to sign the letter in support of the ConsCom request; GG seconded the motion. Motion carried by unanimous vote of 5.

8:05 P.M. Wong RE- Zoning

Bruce W. Lord, Esq. represented the Wongs/prospective business to be located there. For the record, the rezoning was a "citizens petition" to rezone from AG to IND. Sommerville Lumber is seeking to locate there. They deal in household goods. Two pieces would be acquired - the Berman property (previously rezoned IND and the Wong property). The business would be a distribution center of their products to their stores. Goods would be received by rail and go out by truck. The RR line is really AmTrak (no longer Con Rail). The main warehouse would be 302,400 s.f. The Storage Building would be 100,000 s.f. Lord reviewed the summary/fact sheet on Sommerville Lumber's credentials, etc.

ETM: Requested to be walked through the lines.
EN agreed.

Lord: Access would be from Maple St. North on Maple just above the RR bridge. This is the only property from Medway line to Mechanic Street not zoned IND. Immediately to the north is a 50 acre parcel formerly Hill presently Fafard (rezoned to IND) Surrounded by IND on both sides. The homes in the vicinity were not included due to the additional tax burden which would be imposed. This business would produce 100 to 150 jobs and generate a good amount of taxes.



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Wong rezoning continued

JPM Expressed concern for the abutters.

Lord: Purely a concept plan. Accesses are moveable. When his client gets involved with borings, they will have a better idea what the site will look like. They anticipate a need for retention/detention ponds, etc. They are even contemplating deeding a portion of the wetlands to the ConsCom. He indicated that that statement was not made as an enticement for rezoning. The area to be deeded would be the entire side (right as you face the concept plan). The donation of land would be subject site design, parking needs, detention/retention ponds etc. in order to meet the parking requirements of the by-law.

Lord confirmed that the only entrance/exit would be in the area shown.

ETM: Stated they wouldn't be going out the "other land" because they would have to cross the wetlands.

Lord: No retail sales would be conducted from this site, there would be not customer parking.

Mr. Gilbain from the former C.E. Maguire was on hand regarding engineering and architectural. Lord stated that the hours of operation would be one (1) shift to start and they would hope to progress to "other shifts." His clients wish to barrier their site from the abutting homes as much as possible so that the neighbors won't realize they are operating there.

ETM Questioned ConsCom involvement.

Clifford Matthews (present) stated that the clients had been working with his board since December. The wetlands had been flagged by Sanford Ecological Associates, a highly reputable firm. The ConCOM checked the delineation and found it to be accurate. There was found to be a hydrologic connection (attached wetlands) situation. Impacts of development in the buffer zone would be handled through the standard mitigating measures. The Board must see calculations for the pond (it holds approximately an acre of water).

BOARD MEMBERS QUESTIONS (following)

Lord: This is a concept plan. This is the time for input regarding this project. He invited the abutters to call him with any concerns. His clients intentions are to minimize the impact on the neighbors. He was quoted as saying the entrance to this site is 3/4 mile from I-495 - the RT 140 Exit.

EN questioned impact with regard to traffic on Maple St.

Lord: Somerville Lumber does not want to impact Maple St. They anticipate auto traffic generated from employees. Labor force expected to come from Woonsocket & Blackstone. Most of the traffic is expected to use 140.

ETM requested to return the the discussion over "hours of operation."

Lord: This site will service the five (5) lumber yards. Normal work days would be from 7:00 a.m. to 4:00 p.m. There site is at elevation 230 and the houses are at elevation 260. Already the building is down in location with respect to the area homes.



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Wong Rezoning continued

JPM questioned possibility of the town widening Maple St. and expressed concern over water consumption.

Lord indicated his clients would be installing water lines from Mechanic St. up to the bridge (RR) for the purposes of sanitary and fire protection.

ETM ascertained there would be no manufacturing on site - just storage. He further confirmed there would be "no smokestacks and no pollution". He stated he favored industry but not one which would consume 1 million gallons of water/day.

8:30 Clerk read notice of public hearing for **Cranberry Meadows**; JPM moved to continue until 8:45; seconded by E.N. Motion carried by unanimous-5.

AF expressed agreement with JPM over the side parcel before the the Board. It should not be included in the rezoning petition because it was basically all wetland.

REporter M. Holtzman requested a clarification concerning this project's proximity to RT 140 exit of I-495. Information was corrected.

Abutters Comments:

John Bouchard 395 Maple St. - his home would be most effected. He read a prepared statement. Questioned the requirement of a 100' buffer zone between the business and residences, questioned where the limits were, did buffer mean "untouched land" (fully treed, shrubbed, vegetated. . .) expressed a need to re-design or configure the access road to the site, limits of storage of hazardous chemicals.

ETM: Stated that this project would be subject to Site Plan Review. The Building would have to remain 100 ft. back from the Ag Zone. property line.

Bouchard expressed concern over noise from tractor-trailers and cited that lumber yards (warehouses) were very active.

EN suggested the site utilize "sound barriers" as seen on portions of major interstate highways. raised 4 to 6 ft. high.

GG expressed concern over the "buffer zone" after looking at the contour elevations. The houses are considerably higher in elevation.

Lord cited a 20' drop in elevation from Bouchard's house to the site. He stated that the building locations had to take into consideration the RR tracks and integral part of the business.

Vicki Coates 63 Maple St.: Expressed concern over the rezoning of the wetlands portion. What guaranty does the town have that they will deed it to them.



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Wong Rezoning Abutters Comments

ETM stated that all of the area must be used in designing the plan. In reality homes or condominiums could go there.

Coates: Concerned over hours of operation by far the greatest neighborhood concern. She stated that Lord said the hours wouldn't expand for 5-10 years.

ETM stated hours of operation could not be restricted in an Industrial zone.

Steve Hubbard 375 Maple St.: Questioned if the town would be running the water or would the business. He was concerned over the potential problem with private wells in the area. He stated they couldn't "flush in a power outage."

JPM stated the abutters seemed to want to be "good neighbors" would Somerville Lumber be willing to extend the water line to benefit the area residents.

ETM stated if there were no further questions, the Board should close it.

GG sounds like JPM trying to bribe the neighbors with water.

JPM cited that other developers were installing water lines and asked if Somerville Lumber would do the same.

ETM reminded the Board that "other developers" have not offered to go beyond the point of their proposals. 8:50 ETM called for a close or continuance.

EN moved to Close the Public Hearing; JPM seconded. Vote unanimous of 5.

The matter was taken under advisement. Town meeting was stated to be August 12th.

EN moved to take the Wong Rezoning under advisement; GG seconded; motion carried unanimous-5.

Public Hearing - Definitive Plan - "Cranberry Meadows"

Neil J. Roche, Esq. was present and spokesperson for developer, Dennis Marguerite of Oakridge Builders. Robert Truax of GLM Engineers was present to answer questions.

Roche reviewed the history of the proposal. Preliminary Plan had been denied and he read the list of reasons including Bellingham's suggestion to explore "cluster development". March 26, 1987, they came before the Board to discuss the reasons for denial of preliminary plan. Definitive plan was filed on May 14, 1987. June 22, 1987 the Town of Franklin approved that portion of the subdivision contained in Franklin. He read the Decision and read the list of waivers granted:

- 28' paved;
- one side walk (location designated)
- above-ground wiring.



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Cranberry Meadows - Public Hearing con't (first night)

The decision also incorporated comments from the Franklin D.P.W. which dealt with RipRap and a note to be added to the plan re: headwall, drainage calculations which were not filed and had to be submitted for review. 17 lots are proposed in all - 4 of which are in Bellingham.

ETM: Stated he had a letter from Paul O. Shew, Town Administrator (FKLN) stating that he would not provide water and sewer to the Bellingham lots.

JPM Requested the letter be read into the minutes.

ETM requested that Atty. Roche summarize his experience with FKLN town administrator regarding public services.

Roche started the process 5/5/87, sought permission to connect Bellingham (4) lots to sewer and water. Shortly before June 8th he visited the D.P.W. and received a garbled response from the Town Administrator and D.P.W.

ETM stated that Bellingham had three (3) other similar situations. We did the Bellingham end of it and Franklin won't do theirs.

Roche: Our plan complies with your regulations.

ETM you have to have water and sewer to comply with our regulations.

Roche: We have made an effort - Shew will allow a connection for "a price." The developers recourse is to install wells and septic systems.

ETM: "What about schools, fire protection, police, etc. Explained the abutters situation at Nuissl Estates on So. Maple/Prospect Sts.

JPM stated that those residents never registered (he thought).

EN cited problems with access.

JPM echoed concern over police, fire, highway and sewer. He asked "who's gonna plow?"

Dennis Marguerite suggested that Franklin and Bellingham have a reciprocal agreement.

Roche: We have attempted to accomplish this. If someone picked up a phone. . .

ETM asked Roche if he picked up the phone.

Roche replied yes.

ETM cited that in order to approve a buildable lot in Bellingham, the lot must have frontage.



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Cranberry Meadows public hearing con't (first night)

Roche: you cannot disapprove this plan it meets your requirements.

JPM quoted from the by-law, and stated he though the protection clause was pretty broad.

Roche scoffed it off as being prepared by the legislature and suggested the Town refer to ??Estates vs. Medfield. He suggested that somebody ought to read it.

Marguerite stated he felt the solution would be a reciprocal agreement between the towns.

The safety officer stated that "if they are in Bellingham, we may/we are compelled to provide the services. We have a situation on Bound Road. (The safety officer misunderstood the situation. He thought the developer & attorney were discussing previously existing homes. Later on in the evening SGT. Sulahain, after finding out that these four houses were "proposed" stated emphatically that was a different situation.)"

Roche stated that he and his client wouldn't recognize the decision on the preliminary plan because it was prepared and filed after the statutory 60 days.

Mike Jaillet, Bellingham Town Administrator concurred with Mr. Shew and enclosed a copy of Shew's correspondence for the Planning Board's review.

ETM stated that an opinion must be rendered by Town Counsel.

Marguerite: Stated he thought FKLN would plow.

Roche emphatically stated "this man has a right to develop his property." Roche asked that Bellingham go along with the waivers as requested by Franklin.

William Bissonnette (Pilgrim Village)

Immediate Abutter and Selectman: He voiced the Planning Board's responsibility to look at the best interests of the Town and keep them in mind. Mr. Marguerite bought the property **knowing** he had these problems. It was not a taxpayers responsibility to pay to accomodate developers. The Town was charged with the responsibility to protect the residents and be sure they have proper and adequate fire & police protection, water and sewage facilities. Schools also. The Board is charged with the responsibility to protect the town.

Roche: The developer is going to build the road and install the utilities. Where is the "cost" to your town?

Roche noted that no utility permits had yet been granted.



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Cranberry Meadows public hearing con't (first night)

ETM asked if any Board member thought this was a "great plan" and it should go through.

Walter Power, 127 Mohawk Path: Noted wetlands behind his house.

GLM Rep: Drainage calcs were prepared for pre and post development impacts.

Power: What happens to my driveway - its been dry for 9 years.

ETM repeated that Town Counsel should advise.

EN Should this be continued?

JPM noted that in six (6) days they would have "constructive approval."

Roche stated they were willing to go 50%

ETM we're not working on reciprocal agreements - that is up to the Developer and the Towns.

Marguerite blurted out that "he had to get this over in August".

JPM moved to grant an extension to September 1, 1987; EN seconded; motion carried unanimously - 5.

JPM moved to **continue this public hearing to August 27, 1987 at 8:30 p.m.**

Bissonnette questioned if it was the Board's intention to make a decision that night. The Board replied that statutorily they would have to.

Mr. Roche would prepare a "Request for Extension" and deliver to Town Clerk/Planning Board.

For the record, "Cranberry Meadows" did not have a list of abutters certified by the Bellingham Assessors' Office.

10:00 p.m. Residents of Crooks Corner problems with the Pavilion

Attorney Joe Antonellis was present for Celtic Construction

R. Bernard Biron, Esq. represented the neighbors.

ETM stated that every Board member had gone out to the site and viewed the existing problems.

Biron formally represented Michael Fagan and Anthony R. Charland both of Wrentham Road. He explained that in leveling off the ground, they dug along the lot lines.



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Pavilion at Crooks Corner con't

Mr. Charland's property now has a six foot drop and erosion problems. It would be a serious condition for children. He stated that Celtic was willing to construct a 4' wall of railroad ties and go further in and install another wall and proposing to plant trees in between.

What his clients are seeking is a 6 ft. cedar fence to keep the children from falling and screen should be installed at the top of the second wall installed inside.

GG stated that what they are showing is shrubs.

JPM site plan must be altered.

Celtic Foreman explained which site plan was used.

GG: It has happened in other towns in Massachusetts that buildings have been removed from their foundations for being located in the incorrect spots.

Antonellis, Esq. Protested that it's not finished there. The ground has to be stabilized retaining walls are in total agreement.

ETM stated that the Board is in agreement - bushes are not enough and trees won't do it either.

ETM: Where do you propose to put the fence.

Foreman: Second wall is a safety issue. Fence is a screening issue.

Biron, Esq.: All RR ties - we'd prefer a cement wall. He cited regulation of slopes being 3 to 1.

GG: Mr. Biron, since you wrote most of the By-Law, how is it a commercial complex has timber steps.

Biron, Esq.: Noise is experienced within 200 ft. and already people complain of "hanging around" drinking beer. He cited enormous damages have been awarded for such disturbances. His clients request two walls and a cedar fence on top of that. Celtic risks a loss by lawsuit for the condition of the site against the residential property.

Atonellis, Esq. stated his clients were trying to construct in accordance with the plans.

JPM Site plan didn't show topo.

ETM the residents were not making unreasonable requests.

Atonellis: We're here to work things out. I don't think we're going to be back. ETM: Not in favor of fences due to "who buys - who maintains" but in this instance it is a safety issue.



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Pavillion at Crooks Corner con't

GG cited that the grading was not correct - not built as on plan.

Antonellis: Wants an answer on fence tonight - where do you want it - on who's property.

Board designated location with Atty. Biron advice: from back of the pavillion to the left of the Charland property, along the rear of the Charland property, rear of the Fagan property and the DeLuca property. Near Wrentham Rd. it should taper down (5-10 ft. off Wrentham Rd.) Fence to be of Cedar stockade, six ft. high.

Antonellis suggested that it be place on the abutters' properties for ease of maintenance.

GG Plant materials are to be included in the planters along the property line. for a Total of 330 ft.

Two timber walls to be constructed.

Mr. Charland noted that the timbers along the front are already buckling over.

GG All timber walls should be constructed with "dead pin" so it won't buckle.

PUBLIC HEARING - STONY RIDGE VILLAGE 10:25 p.m.

James Miller, planning consultant , offered the presentation.

He introduced other members of the design team (engineers, landscape architects, architects).

Mr. Forger from Two Acre Realty Trust was also present.

Discussed site location

proposed 49 condo units single family and 8 units on four (4) form A lots.

Preliminary Plans - there were two telephone calls from area residents who requested no formal/informal meetings.

Explained the site contained a vacated home and barn. Discussed characteristics of the site with respect to topography, hardwoods in upland portion and ledge outcroppings. Currently the parcel is zoned residential and a single entry from Hartford Ave. is proposed.

The condominium configuration would reduce substantially the potential residential development Business 1 District and an Industrial District is located directly across the street.

They have re-tooled the plan and feel it is in line with current development. Excellent percs have been verified by the Board of Health. In exchange for 10 curb cuts along Hartford Ave. the condo proposal offers a single access.(less impact on Hartford Ave. from a cuts view) Their plan offers an additional 20' setback



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Stony Ridge Village can't public hearing (first night)

All of safety officer's suggestions have been incorporated in the plan.

Private looped drive, 29' road width. He stated Herr basically concurred that paving the entire loop was unnecessary. A hardened earth would be used for the purposes of safety vehicle access.

JPM stated the loop should be eliminated as it would become a haven for drinking parties and a "lover's lane".

ETM requested that Miller convince him his client wasn't circumventing the town by law with this proposal.

Miller: Stated that this issued had been raise din January and understood that it was not from previous discussions.

ETM doubted that the state would allow more than one curb cut along RTE 126.

Miller: State has no control over RT 126 there/it is a town road. His team assured that after the January meeting, the board acquiesced on that matter

JPM reminded everyone that he had initially raised that question.

Miller stated that from a design sense, this proposal was far superior to all the curb cuts which could occur.

ETM: Confirmed that the condo association would own the road.

JPM remarked that the proposal seemed to be beneficial to the town even though it seemed to circumvent the by-law.

Miller pointed out that 41 single family units or 21 duplex units could be built at this site. Roughly worked out to be the same number of units, but the major difference would be more paved area and less retention of the site's natural features. The majority of the buildings would be two story, 2 bedrooms, some units would have attached garages and basically 1250 s.f. living space would be provided.

In response to affordable housing needs, 6 units would be one story, 2-bedroom units.

ETM remarked that this was the first proposal to offer garages.



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Stony Ridge Village public hearing con't (first night)

Miller stated that the developer would rely on Bellingham for guidance as to how many handicapped units should be provided for. Three markets were aimed for: elderly, single heads of household and the handicapped. They would employ the Mass Housing and Finance Agency guidelines. The first home buyer would be offered at \$80,000 to \$85,000. All drainage would be retained onsite. Series of basins would be utilized. Chapter 131-40 did not apply to this site (it was determined there were no wetlands. Septic systems are proposed in three (3) areas.

GG reminded the JPM and others that it was impossible to impose "dry sewerage" on developers due to the fact that the town does not have a solid master plan and the grades cannot be set otherwise. P. Herr planning board consultant had concurred with that statement at a meeting earlier in 1987.

Miller suggested that if Cedar Hill had a water pressure problem, they would be delighted to redesign the water line to assist their neighbors.

He noted that traffic would be an issue no matter whether this project was proposed or not. He stated that left hand movement at rush hour would pose a definite problem.

Regarding impacts to the towns, lower impacts would be experienced in the school system. Street maintenance would not be an issue as it is privately owned and maintained. The project would be responsible for snow plowing and removal. Sewer would be contained onsite and be managed and maintained. The project proposed to utilize town water. At full build-out, the tax yield would be approx. \$130,000, they calculated \$10,000 to \$12,000 additional excise at \$16.54 tax ratio/present valuation.

More than 10% of this development worked out to be affordable for first time buyer, handicapped and single head of household.

JPM stated that if this proposal would be granted what build-out rate would you be looking for? The Town's main concern is water supply and consumption.

ETM stated 15/year seemed fair.

Mr. Forger spoke in defense of no build-out rate due to the history of problems with the neighborhood surrounding his property. He had given up 7 acres of prime industrial land. The site was originally programmed for 140 houses. The neighbors requested that the 7 acres be rezoned to residential which would have provided 70 to 72 two-bedroom units. The by-law changed again and that cut me down to the minimal number of townhouse units (49 units). He has carried this property for three (3) years and it has been down graded all the time.

ETM remarked "you're telling me you deserve special consideration - three years has been the minimum guideline. 24/16/17, for example.

Forger stated that if water is looped through to Cedar Hill that's another major expense.



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Stony Ridge Village public hearing can't (first night)

JPM remarked that the Form A lots were a bonus. He was chairman when the residents brought forth a petition to eliminate the industrial land and rezone to residential.

AF reminded the Board that only 7 acres were industrial.

Forger remarked that the house and barn were scheduled to be torn down. A screened fence was planned to deaden the sounds of traffic and 495. He suggested the house could be donated to Bellingham for an affordable unit if they had a site to put it on. The basic price for his units (if he's not ahead of the market) \$110, \$115, \$120,000 featuring fire places, dressing rooms and airconditioning.

The loop seems to be a sore thumb and can be eliminated.

SGT Sulahain vited the site and Hartford Ave. is definitely busy. Any additional traffic will impact the problem for commuters using 495. Left turn out of the project would be a problems. He particularly like the deceleration land idea, the divided entrance to the project and lighting. Mr. Forger was very receptive to all of the suggestions.

Kenneth Crowell 22 Deerfield Lane: Concerned over the detention areas and where the water is scheduled to go from there.

Engineer: natural swales hold some reducing size of the pipe to hold water back. The drainage system was designed for both the 10 yr. and 100 year storm. Pre and post development calculations have been provided. The entire site is 23.1 acres - there will be a zero increase - less runoff due to the detention areas.

Leslie Glover Deerfield Lane: Is this all there is?

Ray Sanchez corner of Hartford Ave. and Cedar Hill Rd. confirmed rules governing gas pipeline easements and other underground utilities.

Miller stated there must be continuous access to those utilities.

The Engineer stated that the front units would be built upon slabs. Water table was found to be at 18" to 30" in that area.

Sanchez: Questioned what was directly across the street from their proposal now.

Answer: a convenience store, gas station, Sunoco and Fafard industrial land.

Don Simonec Cedar Hill Rd. Concerned over a buffer between Cedar Hill Rd. and the project.

Leslie Glover questioned the possibility of traffic lights at the 4-way stop.

Abutter from 21 Deerfield Lane: Water is coffee colored at his house. He stated the project would further adversely impact his water situation. Questioned possibility of chemical contamination.



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Stony Ridge Village public hearing con't (first night)

Bruce Langley 39 Cedar Hill Rd.: The town has no choice on approving the ones up front. If they aren't approved, developer will go with curb cuts.

ETM, AF, & JPM stated that what is shown at this public hearing in the way of visuals and architectural must be built.

Kim Todd 13 Deerfield Lane: Would the road be looped as shown if this were approved.

ETM stated the water dept. always prefers that water be looped whenever possible to improve volume and pressure.

Glover: Anyway we could get into the loop?

Forger stated he would be willing to work it into the package. Louis F. Bruno ENGINEER from LKF Consultants /Dick Andersen Landscape Design

EN MOVED TO CONTINUE THE PUBLIC HEARING ON STONY RIDGE VILLAGE TO AUGUST 13, 1987 at 9:15 p.m.
JPM seconded the motion; motion carried by unanimous-5.

Bruce Langley of Cedar Hill has copies of Stony Ridge Village. Any questions, arrange to meet with Bruce to see the visuals.

Spring Hill Estates - Dalpe Property

Preliminary plan submission. Drainage directed toward Bungay Brook but didn't show how this would be accomplished. Dalpe family recently had this piece rezoned on Wrentham Road to accomodate more housing construction than provided under Agricultural zone.

This preliminary discussion continued to 8/27/87 at 9:30 after Bald Hill

DAWNA Revised Site Plan for Bellwood Condominiums RTE 140

Joe Hanlon from Millis Engineering Associates

ETM cited previous problems with detention/retention and in stallation of a sub-drain.

The new compliances were explained by Dave MacCreadie and Joe Hanlon.

GG moved to recommend the Revised Site Plan for Phase I of

Bellwood Condominiums; E.N. seconded the motion; motion carried unanimous -5.

Strategic Planning Grant for Traffic Studies-EN moved to authorize,GG seconded motion carried by unanimous vote-5.

SITE PLAN REVIEW - Maplebrook Commercial Development

The Engineer from Whitman & Howard stated that all of the revisions had been made. There was no reduction in parking requested. Therefore, the site meets the 30% rule.

SGT Sulahain stated that designated that the site have an "IN" only and an "Out" only to eliminate a poor ingress/egress situation.



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SITE PLAN REVIEW MAPLEBROOK COMMERCIAL DEVELOPMENT con't

ETM stated that Phil hadn't seen the architecturalals.

EN stated it appeared they (Celtic) had done what they were supposed to do.

ETM suggested that approval be subject to a letter from Phil stating that he had reviewed the revised plans.

EN moved to approve the MINI-Plaza located on Lots 1 & 2 comprised of 38,000 s.f. subject to a letter from Phil stating that site is in compliance with the Town's rules and regulations. AF seconded the motion; motion carried by unanimous-5.

SITE PLAN REVIEW - Maplebrook Commercial Development

Professional Building - Green Glass and Dark Panels featuring an atrium.

Plan dated 6/11/87, comprised of 12,000 s.f. (6,000 first floor, 6,000 second floor). This site is featured on Lot #8.

Celtic Reps. stated that a group of doctors had contracted to lease the full 6,000s.f. on the first floor.

ETM stated Phil did not receive the architecturalals. Was 30% vegetation retained? You won't disturb more?

The reply from Celtic was no.

ETM Dumpster locations not shown on plan.

K. Racicot stated they would have a three-sided fence for screening and safety.

On a EN/AF motion, This site plan was approved for recommendation to the Building Commissioner subject to P. Herr's review and approval of the revised plans.

Motion Carried by Unanimous Vote-5.

81-P Plan Submission - Maplebrook Commercial Development

Lot #4 for Cedar Hill Associates

Lot #3 for Celtic Co. Headquarters.

JPM moved to approved/GG seconded/motion carried unanimous-5.

Site Plan Review - Maplebrook Commercial Development

Celtic Office Headquarters: Situated on newly created Lot #3 (front lot on 81-P Plan).

Two story building is proposed/4,800 s.f. first floor and 2,400 second floor.

CK #005956 received for \$72.00

Questions arose concerning "shared driveways". In residential situations, it did not work. One driveway in that location may be better than two. One bay would be provided for vehicle maintenance. No architecturalals were submitted to P. Herr.

*** Chairman read proposed revised Water Resource District Amendment.

This had no bearing on the proposal.



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Site Plan Review/Celtic Headquarters con't

Chairman remarked about Mr. Lapio's newly created water problem. Racicot stated he would look into the situation immediately. His counsel, Joe Antonellis, was present during this site plan review. Drainage calcs seemed to be missing as were the dumpster locations.

EN moved to approve this site plan to the building inspector subject to the review and approval of revised site plans by Phil Herr.

AF seconded the motion; motion carried by unanimous - 5.

SITE PLAN REVIEW - Cedar Hill Business Condominiums

Situated on the newly created Lot #4. 45,000 s.f. contained in all. The building would be one story. All the business sites need to be "sprinkled" per order of the Fire Chief.

Racicot explained that each site had "foam", collection and holding systems from the roofs. 45,000 s.f. of office space proposed. Easements for water have been provided for on each lot from So. Maple to Mechanic Street. This building will require a special permit for reduction in parking. 150 spaces are required/90 are being sought.

SGT. Sulahain stated that site distance was excellent at intersection.

EN moved to approve the site for recommendation to the Building Commissioner subject to the review and approval of the revised plans by Phil Herr and provided that the reduction in parking special permit is granted.

AF seconded/ motion carried unanimous -5.

Approximately 1:15 Anne Farris stated that she was leaving.

ETM stated we have an approved subdivision to sign and also an approved Special Permit to Sign (applicant Oakview Realty Trust - Ken Lane).

Ms. Farris stated "in that case I feel ill and I'm going home."

JPM moved to sign the definitive plan submitted with proper covenant; E.N. seconded the motion/motion carried unanimous of 4. Ms. Farris was absent.

JPM moved to sign the Special Permit Decision for Crestview Commons, GG seconded the motion; motion carried by unanimous vote - 4. Ms. Farris was absent.

Bruce W. Lord, Esq. for ROL REalty Trust, Airport Drive Hopedale, MA (Joe Menfi) presented a P & S agreement and a void of specific details "Foundation Permit" from the Building Commissioner, which was to demonstrate substantial use of the special permit granted his client for the Bellingham Shopping Plaza. Lord, Esq. requested confidentiality regarding the details of the P & S Agreement. His request was honored.

Meeting adjourned at 2:00 p.m.



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

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continued from previous page:

Edward T. Moore
Edward T. Moore, chairman

Glenn E. Gerrior
Glenn E. Gerrior, Vice-Chairman

Emile W. Niedzwiadek
Emile W. Niedzwiadek

Anne M. Farris
Anne M. Farris

John P. Murray
John P. Murray