



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

EDWARD T. MOORE, CHAIRMAN
GLENN E. GERRIOR, Vice Chairman
EMILE W. NIEDZWIADEK
ANNE M. FARRIS
JOHN P. MURRAY

MINUTES OF SPECIAL MEETING AUGUST 6, 1987

Meeting opened at 8:00 p.m. All members were present. Clerk was performing her regular volunteer work until 8:30.

81-p (form A lot) Frank Morse, Fox Run RD. On a GG/EN motion the plan was signed changing the lot lines to move it away from corner of house. \$10.00 check received.

LAKESIDE DEVELOPMENT CONTINUED PUBLIC HEARING ON TOWNHOUSE DEVELOPMENT

Hearing opened at 8:15 p.m. Ken Racicot stated Mike Jaillet okayed the funds to pay for an outside consultant for information regarding the Water Resource District permit for this site. Joe Antonellis, Esq. addressed the issue of controlling 2 or 3 bedroom units. Because of the topography of the land, seven units have walk-in basements which could lend themselves to bedroom conversions. Herr's point of basements with sliders would make attractive bedroom conversions. The only apparent way to control the bedroom situation is through building permits and need for policing. Verbage can be included in the condo agreement that the units are intended for two bedrooms only, but it will be difficult to enforce. They cut down the number of "likely conversions" through the installation of a steel door and high "rat hole" windows. The possibility of conversions regardless of sliders or steel doors was discussed.

Racicot stated that married couples in Maplebrook, convert one bedroom into a den and leave the basement alone.

Antonellis stated that the by-law allowed a certain percentage of 3 bedroom units - suggested leaving the plan alone. Despite covenants, condo agreements, and architecture, there seems to be no scheme to guard against conversion.

EN - Suggested the installation of garages.

ETM: Board has heard from highway, fire and water departments.

Lionetta: measuring from the ground to midroof, 24' in the front and 31' in the rear. Provided the Board with plans depicting reasonable elevation and floor plan. Plans have also been sent to Herr.

ETM: Board wanted more information from ConsCom - Billiegene, the secretary has it, and you are claiming limited access.

Lionetta: Limited access in that putting a 2nd access would cause more impact on the wetlands.



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LAKEWOOD TOWNHOUSE DEVELOPMENT, public hearing continuation

Provision of wetlands Protection Act allows developer to make one (1) crossing. 18,000 s.f. have to be filled.

ED went through similar thing on Farm St. subdivision which state stopped even though the Planning Board and ConsCom approved and even though less wetlands were involved.

Lionetta: It has to be engineer. That whole issue will be address by the ConsCom as well as the Corps of Engineers. WE do have a replication of wetlands. We are in the wetlands but not in Flood Zone A. We have talked to ConsCom about replicating the wetlands onsite. Whatever we're disrupting, we'll be replicating, making equal.

Claire Couture: if 20 people built an extra bedroom, would that affect the sewage?

ETM: In your septic system design, is there any provision or percentage of oversize in case a room was added to a few condos?

Lionetta: 104 bedrooms instead of 96 were used in the calculation (8 extra). Peak flow 110 gallons per day per person is what the system has been designed to hold.

JPM: The design for condos is a lot less gallonage per bedroom than it is for a single family home.

EN questioned effect of garbage grinders (disposals) on septic tank.

Lionetta: The common septic tank.

Racicot: Condo fees will pay for pumping the tank once or twice a year so there will be no problems.

JPM moved to declare a 10 minute recess. Seconded by GG. Unanimous vote of 5.

Secretary, Billiegene Lavallee arrived at 8:30.

Meeting re-opened with Celtic Construction and the Lakewood Townhouse Plans.

Letter dated 8/4/87 from ConsCom re: Limited Access Project.

Chairman read the letter which stated an Notice of Intent would be required.

Referenced Bald Hill Estates. Boards should work together to avoid a similar situation in the future.

Antonellis stated that Whitman and Howard were a multi-disciplinary firm which was capable of handling every aspect of the project from a design to presentation. This plan shouldn't come back - much forethought was given to it.

Antonellis stated that the "problem with the drainage pipe" had been informally resolved and could be incorporated in the Special Permit. Also the problems with drainage on Arcand property requiring the installation of a larger pipe and raising the elevation of the Couture driveway should also be incorporated in the language of the special permit.



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LAKEWOOD TOWNHOUSE - continuation of public hearing.

The issue surrounding the 3-bedroom condo can be resolved through the use of high windows and steel doors which can also be incorporated in the special permit as well as covenants.

Antonellis, Esq. stated that this hearing should be closed. It appears to be a good project and staying below 50 condo units was a positive approach.

He further stated that Whitman and Howard would be staying with the project, they won't just stamp it and walk away - they will be back at site plan review.

Question of credibility will be answered.

JPM 29' paved lower road and 26' paved upper road. Architectural Renderings become part of the Special Permit application and decision.

On a JPM/GG motion the public hearing for Townhouse Special Permit was closed unanimously by 5.

9:25 requested an update on **CROOKS CORNER PAVILLION** with anchor bank Dean Cooperative. Back wall has been constructed, they must now obtain a letter from the people owning the property directly abutting Wrentham Road. for permission to install and taper the height of the fence.

JPM/EN moved and seconded to take the matter under advisement (Lakewood Townhouse)

Correspondence:

Letter from P. Herr dated 7/30/87 regarding Incidental Earth Removal excess of limits were taken from the Bradford Novelty site. Rule is 2500 cu. yds. from the premises being the total site. (All of Maplebrook Development) and not after it has been spliced off by 81-P lots.

The planning board should not be blamed for this. The S.P.R. checklist will be revised and a amendment to the zoning by-law will also be drafted. Regarding the Cedar Hill Associates site, the problems are cuts exceed fill and requires a Special Permit to remove the gravel.

The Celtic Hq. Building was much larger than shown on the plan - and felt that could be settled by oral explanation.

7/27/87 - Herr's evaluation of Site Plan for QDC (Hillarie Construction)
Brent Heinzer. Building must be drawn and stamped by a registered architect or engineer;
no professional license is shown; no outdoor lighting; floor area is larger than the original submitted - more parking will probably be needed;
trees, retention/detention will that be handled at a later date?;
the discharge of runoff to wetlands - where is that designed?



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Lakewood Development definitive plan - extension granted

On an EN/AF motion, the Board granted an extension to Celtic Construction a/k/a Lakewood Realty Trust until 9/30/87 to better resolve all of the submissions involved with this site.

Shellendy Estates - continued Public Hearing on Definitive Plan

9:45 p.m. A letter was referenced from Gerry Daigle. Planning Board should seek an engineer to review drainage to answer questions like why was it designed for a 25 yr. storm as opposed to the 50 yr. storm.

G.R. Brisson (GRB) P.L.S. explained that the calculated runoff would be handled with the design shown/used.

He stated that most important, they added a detention basin for zero net increase in runoff.

ETM: Provided that all calculations are correct.

GRB: Did you, Mr. D'Aniello have studies on your culverts recently?

D'Aniello: If everything is done properly at Shellendy, his culverts should be able to handle it.

JPM: I'd like to see something from an independent engineer.

EN - your engineer's study what about the piping which exists.

Pat Cassidy, 81 Locust St.

the Board seemed to be concentrating on problems with the new development. I know what I have for problems now. We are the ones who have had major problems.

GRB I can clarify that.

Cassidy: Specifically talking about the Denault drainage system - it's not only our problem. We've addressed our drainage problem with Gerry (Daigle) as of 15 years ago. The system needs to be dug up under Pulaski Blvd. and new drainage installed to channel all the runoff we received from Franklin and send it to Bungay Brook where it wants to go.



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shellendy estates continued public hearing

ETM Will this proposal hurt you down on Locust St.

GRB: Taking the 18 acres of runoff and diverting it away from your (Cassidy's) property. We will be picking it up with the new roadway. The roadway drainage, the 18 acres and the area of this subdivision contribute to tributary runoff.

ETM: We went through this with Elm Estates.

Chadbourne offered that cliff Matthews, Mr. Massons (highway or finance?) agreed that this was the driest July in two decades. The Maples are sucking up 100 gallons per day out there. There is standing water in July - there is no other wetland vegetation but there is standing water.

JPM Plan could be denied if an engineer states the drainage won't work.

GRB: If there are problems, the lots won't perc. The lots would be unbuildable.

Dennis Matteson, 1471 Pulaski Blvd.: Drainage would be accepted up to a 25 year storm?

GRB: Culverts were checked for capacity using full capacity of 21 and 25 years.

Matteson: Cliff Matthews stated it was a 20 year storm last spring. He showed pictures of his home and the water.

ETM: Would applicant be willing to improve or replace the system?

GRB: Extensive amounts of work would be involved to revise that system.

Anastasia Betsch: Two pipes haven't helped, are not working between my house and Matteson's.

Joe Rivard stated that water cannot run uphill.

ETM: stated the board couldn't make them correct the Rivard, Couture, Cassidy problems.

Carol Pelletier 1401 Pulaski Blvd.: Where are their drains going to be located out of their street and onto my driveway? My driveway constantly washes down Locust Street.

GRB stated a new subsurface drain going down Pulaski Blvd. - we are not installing catch basins, we will be digging up just to one side of the paved area.

ETM: System is totally dependent upon what's there.



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shellendy estates continued public hearing

GRB explained Outfall designed 180% larger than had to be. Pipe sized to accomodate - they will work with the highway department if that happens. Nobody maintains the catchbasins/no one from the highway department even knows where the outfall is located.

Cassidy: Stated he knew the drainage system under Pulaski zigged and zagged across both sides of the street. Outfall ends a Pepe Collamati's property. Pipes are all busted. The water should be going in back of Collamati Woodworking to Bungay Brook. Problem began with the gas line in Franklin.

GRB: I don't think it's a continuous system. It was installed piece meal.

Joe Rivard: Surface water and septic systems will be a problem. He has a problem with both his neighbors.

GRB stated that these lots haven't perc'd. You can take almost any piece of property and make the septic system work.

JPM: ask Phil (Herr) to pick the engineer and address the impact or lack of impact; explore remedies for the other properties, especially the drainage to Locust St. and perhaps the applicant would agree to pay.

ETM: What's involved with independent study - you're talking a time frame problem.

GRB: should get estimate of price for my client first.

GRB: I'd like to call P. Herr. He can get an engineer handy and won't take three (3).

Gerry Couture: Where do you go from here?

JPM: Present a petition to the Board of selectmen to apply pressure to the highway department. JPM moved to continue the hearing to 9/10/87 at 8:00 P.M. for purposes of engineering evaluation of drainage calculations, etc., impacts on all abutters to the subdivision AF seconded the motion; motion carried by unanimous vote of 5.

ETM to follow up regarding communication between P.Herr and GRB. GRB requested an extension to 9/30/87. On a JPM/AF motion the extension to 9/30/87 was granted.

West Pine Village - Special Permit Decision

The board read the final draft of the decision. All members signed.



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WEST PINE VILLAGE - amendment to minutes of 7/23/87

At the regularly scheduled meeting of 7/23/87, on a JPM/GG motion The Special Permit for West Pine Village was turned down for the following reasons:

- 1) the proposal did not meet the criteria in Section 4424
single family dwellings would much better serve this area; and
- 2) Issue of safe access - severe traffic congestion and safety
problems would result with the development of townhouses.

Wong Property REzoning on Maple St. from AG to Industrial

On a JPM/GG motion the Planning Board unanimously recommended the rezoning article to Town Meeting. ETM stated that a warehouse for Somerville Lumber would be a very good use of that particular site.

The two above written items were inadvertently omitted from the typed copy of the Minutes of Regular Meeting 7/23/87

Decision for Brook Estates was reviewed and signed by all members.

Correspondence from Phil Herr regarding Town Lyne Estates II and Beaver Brook Gardens a preliminary submission and definitive submission respectively was reviewed.

The proposed Planning Board amendments to zoning by-laws and regulations were reviewed regarding the following:

- 1) revisions regarding timing which would bring our by-law
in line with state statute;
- 2) outdoor recreation by-law;
- 3) water resource refinement; and
- 4) "the Murray amendment" increasing the threshold for townhouse development.

JPM requested a copy of Chapter 774 from someone.

Meetings scheduled for September should be the 10th, 17th, and 24th at 7:30.

Meeting adjourned at 12:00




Edward T. Moore, Chairman

Emile W. Niedzwiadek



Glenn E. Gerrior, Vice-Chairman


Anne M. Farris

