



## BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

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

### MINUTES OF MEETING - 11/17/87

This Meeting was scheduled to accomodate the consultant Philip B. Herr due to the Thanksgiving holiday falling on the night of the customary board meeting. All members were present along with Consultant.

#### **SITE PLAN REVIEW (S.P.R.) Lot 3 William Way - Currie Construction**

Herr questioned what happened to the stormwater at the Country Living Center Warehouse (Lot #3)

ETM showed the proposed parking and expansion for future parking. Could have generated a special permit to reduce parking.

JPM questioned leaching catch basins on private property.

Reply was no problem if located on private property. Town does not allow leaching catch basins.

Herr: What does gravel limit mean?

Andrews: P.E. from Andrews Survey and Engineering, Uxbridge who designed the plans for William Way Subdivision. There must be 10ft. all around the septic system. The gravel must be clean, stones removed and it's required by the BOH

Herr: Questioned how designers dealt with water caught behind the Cape Cod Berm. The street not designed to handle additional runoff.

Andrews: The berm will be kept at 304.5 and the parking lot will be elevated higher than shown. (So that the parking lot won't drain in the street).

Herr: That would produce a high point in the road and then the street drainage could legitimately handle that. You cannot park trucks the way the plan is designed.

JPM: suggested they come in with sp. permit application after the fact.

ETM replied the applicants "don't want to."

AF. They are all set.

EN this speeds up the construction process.

GG/En motion to recommend the Country Living Center Warehouse to the



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### S.P.R. - Lot #3 William Way

Building Inspector after the grade changes to the plan are made in the forward section of the proposed parking lot.

Unanimous vote of 5.

### CONTINUED PUBLIC HEARING - Beaver Brook Estates

ETM read a letter of questions prepared by consultant for 10/27/87 meeting. Answer to ques. 1, is that a modification of previously app'd plan and does it conform to the by-law yard requirements section.

11/17/87 Town Counsel responded to questions posed by P.Herr in letter dated 10/29/87 and further 11/5/87. The original plan was 81-P from the revised Wethersfield I plan approved by Planning Board. The plan (Beaver Brook Gardens) could be approved with the exclusion of lots deemed not buildable under zoning bylaw. Conformance to bylaw regarding yard requirements not determined.

Herr stated that a question slipped through the cracks and therefore had no comment or response from town counsel regarding whether or not a planning board could disapprove a plan because the septic systems failed to meet BOH requirements. Issue #3 in Phil Herrs list of comments must be answered according to state statute.

ETM spoke to both attorneys and asked Mr. Lawson (esq.) where this plan didn't meet the regulations.

Lawson, Esq: Lee (Ambler) doesn't answer question as to whether it complies to zoning.

Herr offers the Board both arguments - Mr. Lawson says you do have the jurisdiction, Atty Sack says that you do not.

ETM: These are legal issues - we are not attorneys.

P Herr referenced three remaining issues: does this plan represent a re-subdivision of previously approved plan and therefore require consent of the existing owners? There is a questions with regarding compliance with yard requirements. Town Counsel says plan can be disapproved if yard requirements are not met. And third, whether you may disapprove if the requirements of Title V aren't met?



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### BEAVER BROOK GARDENS - continued public hearing

Atty Sack clarified that last statement and stated "lots may be dis-approved. . ."

P.Herr rebutted "no, I don't think so."

Herr waiver compliance with the 10% increase of stormwater in light of the proximity to the Brook and relative disparity between the 10% rule and what this development will do.

ETM speak regarding shape of lots and requirements - applicant should go first.

Sack, Esq: New subdivision - this is not a modification. Certain roads are not changing. A road is being added to Wethersfield Rd. We are not altering a road. Mr. Ambler agrees. His clients purchased frontage to reach the rear parcel. He cited Chapter 41 M.G.L. section 81L and stated he rested on town counsel's conclusion that this is infact a new subdivision.

Lawson, Esq: Argued that it requires an amendment to an existing subdivision. They took a lot in an existing subdivision and turned it into a road. In addition, . 6 acre parcel previously marked "not buildable" again amending a plan approved by this board.

Sack, Esq: In 81-P Plan was an approval not required plan and "not a buildable lot" is common notation on such plans. That notation designated totally land locked plan without frontage. That should address the inaccuracy of the notation as construed by Atty. lawson. Sack cited Patelle vs. Woburn where the extension of a cul-du-sac and it was granted and built not requiring the consent of abutters.

Herr: Did town counsel have all of the letters.

ETM: yes and telephone calls as well.

lawson: Does town counsel's opinion. . .

JPM you both made good sense to me. We may need a judge.

Herr: Do not depart from response from Town Counsel.

ETM: Waht makes this different from Rollings Hills on mechanic St. or. . .

What makes it different from any other subdivision where the streets



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have been around for some 30 or 40 years.

GG: That's right. Birch Tree Estates, Hilltop Estates. . .

ETM: I agree with Town Counsel - it's a new subdivision.

ETM: Regarding Question 2, cited "Definition of front lot line." requirement and then side yard, etc.

Herr: In my opinion, definition of rear yard line all three lots are buildable and meet our requirements.

ETM: We are going to have to propose a by-law to prohibit this lot configuration from happening again.

Lawson: Road is 20ft. wide. Not intended to be a thin ribbon. I maintain that buildings cannot be located between the thin ribbons which speaks to the intent of the bylaw dictating lot line requirements. He referenced Robert Loverud case.

ETM: Didn't town counsel agree with the Nantucket Case?

Herr: It's the most famous plan in the land.

Herr: Talk to us about law, not about policy.

Lawson: I'm addressing the Board, Mr. Herr and concluded his arguments.

ETM: If a house can be located on that lot, technically it meets the regs but you shouldn't approve it. You may look for a technicality to beat it. No one here will say they like this plan but applicants have rights too. They seem to meet our regulations.

Lawson: Isn't there merit concerning the intent of purpose or spirit of bylaw,

Herr: Let's be clear. Issue of adequacy of access. Oblidge applicant to go back and show us access. The board would really be going out on a limb to disapprove the lot scheme over "building could not be located on all portions of the site".



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### Beaver Brook Gardens - continued public hearing

Herr stated they have real building sites and he was not crazy about the access himself.

JPM: Lot #1 fire truck may find it's way but a medical emergency vehicle might not.

JPM Can't get access required to lots 1 and 5. He anticipated major difficulty in safety vehicles finding them.

herr: Cited the Gifford Case invites safety access issue and has been sustainable.

Sack: The access issue came up months ago. Hanlon was asked to show house on lots with private as opposed to "shared" driveways. He thought that issue had been put to rest.

Lawson: What about snowplowing? Its a matter of access the Board should address.

Herr: regarding the Gifford Case, not just literal rule but provide adequate access to building lot. The judgment called a couple of the lots not really accessible with Planning Board's authority to modify the subdivision to show adequate access.

Herr stated that lots 1-4-5 were questionably accessed.

Hanlon (from East Coast Engineering) turning radius was figured for 18 wheelers. Looked at with the fire Chief and has not problem with that.

GG: What about U.P.S. vehicle. Pulls out of lot 5 and can he make the turn into Lot 3?

Hanlon: The restriction placed on us by the Board to show no common drives.

Herr: Confirmed that it will be awkward to go from one extended lot to another.

ETM: One driveway is 375 ft. long.

Sack: That is a marketing issue which is our problem.

Herr: Hutchinson Case in Hingham claimed inadequate access relying on the Gifford case and stated that the denial must be reasonable - "vital access" became the issue. A plan cannot be denied meeting all specific rules. That is judgment and referenced the Loverud Case.

Sack: If there was a fire , which thin driveway would be accessed?



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Herr: How is it different? Not in principal. . .

Sack: Different in fact - the cul-du-sac is shorter.

Hanlon: Housed could all be numbered at the street. Preliminary plan was denied because the road went into the buffer zone (wetlands)  
The design team pulled the road out of the buffer.

Herr: Dwellings could be erected on these lots.

ETM: Question #3. Atty. Ambler did not address that issue  
(concerning the septic and title V)

Sack: The BOH failed to act within the specified number of days. They have constructively approved the designs. Septic Design is under jurisdiction of BOH. This board is concerned with roadways and drainage.

Lawson: Finds this submission in non-compliance with BOH. No application for percs or deep holes were in the BOH files and costs substantial doubt compliance with BOH regulations.

Sack: No concessions of any kind. Show me a regulation requiring percs and deep holes before going to the Planning Board.

Lawson: Held with non-compliance with BOH regulations.

Sack: Tests have been done and the records are impounded at the Police Station.

ETM: Wouldn't you think they should be done again? What happens if they are invalid?

Sack: Should developer be penalized over misconduct of certain town officials. My client spent so many thousands of \$.

ETM: We have a letter from the BOH that one 1 perc was done and they required more.



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### BEAVER BROOK GARDENS continued public hearing

AF No your client didn't spend alot of money - the perc was done once.

Russell Santora (applicant): 4 out of 5 water table tests were taken.  
4 to 5' depths were percable soils and done by an agent hired by this town.

ETM: I was there and noboby explained anthing to us.

Sack: We're going to have to take this issue up with the  
Board of Health (BOH)

ETM: BOH has nothing to do with the Planning Board. Are we ready to close  
the public hearing. You both (attorneys) have valid points.

Herr: Purseue the health questions a little bit further.  
Lawson cites Cantor vs. Town of Westboro. does opposing attorney agree  
with that point.

Sack: If not in compliance with Title V. . .

Herr: How is that case germaine to this issue?

Lawson: in that case must find a violation of BOH regulations.

ETM: This planning board approved a subdivision and the BOH then turned  
the entire thing down.

Herr: The result is that the road remains and the town is in charge  
of maintenance.

Mr. Pasciuto abutton: one more question "if you people approve  
a subdivision. . ."

ETM: Cannot construct road until appeal is determined one way or the other.

Herr: Mr. Mayewski (Leo of Harftord Avenue) did just that. He construct  
roadway and drainage without Planning Board approval.. The chopping of  
tress may raise a Civil Suite between the neighbors and the developer.

JPM/EN close the public hearing under advisement.

Sack: Questioned when the vote would be taken.

Postage money received for Northeast Acres Ck #344 GRBrisson/.



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### Shellendy Estates - continued public hearing

9:25 Anne Farris excused herself from this hearing and left the meeting room.

GRB stated he did not have anything from Amory Engineering commenting on GRB's revisions. Mr. Reis recalcd the drainage from start to finish using .25. Upsized from 15' to 18' and culvert on Pulaski up-sized from 21" to 24" changes were unofficially shown in pencil on the plan.

21" pipe has added capacity of 7 cu.ft./ sec.

JPM if the town wanted to put catch basins - could they?

GRB: 21" does have additional capacity due to the slope.

ETM: How big a deal to install catch basins - the two shown in those locations aren't even functional.

Herthel Estates offered 1/2 mile of off-site drainage and would install additional catchbasins.

GRB: Gerry & I looked at them - they were very old.  
(Daigle)

ETM: If I go to Gerry daigle tomorrow and there is a need for catch basins, could than be done?

GRB: You don't understand. Problem isn't in here - it's way up hill approximately near the Matteson property.

GRB: Driveways wash out from Bald Hill side - sloppy drainage there, especially problematic during the winter.

ETM: Do you agree Phil there is a problem?

Herr: I am not familiar enough with the location.

JPM: Could this pipe bcome 24" for later date? Town takes a long time to do something - 21" may become marginal.

GRB: No, John. It's a better capacity due to the slope.

ETM: 11/17/87 letter from highway department, Roland Arcand who witnessed 8 1/2 ft. deep and a 6 ft. deep hole and they both tested





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### SHELLENDY ESTATES - continued public hearing

dry. The holes were dug in the proposed detention basin area.

Herr: Point #1, they've refigured calcs using Amory's numbers.

Drain basin sizing, runoff curve number and basin volume's been underestimated.

GRB: If you use lower curve numbers - basin is no longer the proper size.

Herr: It appears to be done the same way as before - I don't know.  
Run through some others: different configuration for outlet structure.  
They've put rock over it. Amory suggested rip-rap for 15" outfall -  
GRB stated that was done. Point #10 - outfall demonstrated asking for  
a swale downstream.

ETM: That information was provided to Amory and they should have the courtesy  
to reply.

GRB: Reis Engineering employed by me - I've been on his case to con-  
tact Amory. Amory not cooperative. 6 calls to reach Mr. Sexton.  
Walter Amory wasn't even familiar with the subdivision.

Herr: Reviewed the checklist with GRB. He has technical ques-  
tions whether or not outflow timing is correct? Also question the accept  
ability of manhole, etc. should have feedback from Amory.

Amory should also have the results of the observation holes.

ETM: Is this a case where if we don't hear anything, it's o.k.?

GRB: Undertaking this practice is unfamiliar to Bellingham. Applicants  
sort of penalized as a result.

ETM: Does this demonstrate a need for a Town Engineer?

GRB: I haven't changed pipe sizes on plan.

Herr: Curve #, storage requirements in basin actually went down. Can  
you explain that?

GRB: I don't know enough about it. Originally 60 was very realistic  
based on the testing.

ETM: Where do we go from here?



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### **SHELLENDY ESTATES - continued public hearing**

Herr: close the public hearing.

JPM: question of screening - Mrs. Pelletier and alot of the residents  
Any questions?

ETM: Any further questions, Board members?

Diane Renaud: This has been going on for months, questioning wetlands,  
and now test pits.

JPM: We were led to believe your project was in the middle of a swamp.

GRB: 24" much more available than the 21".

ETM: No problem for you to increase the pipe size?

GRB: No problem.

Herr: So an increase in pipe size is a decrease in velocity. That will  
not be so in this case due to the slope.

EN/JPM moved to close the public hearing and grant an extension to  
November 30, 1987.

### **PRELIMINARY PLAN DISCUSSION- Fox Run now Carryville Court**

**Owner/Applicant: Onallam Realty Trust, Millis MA**

**Sylvie Micchelutti - representing applicants (SM)**

**2 lots are for multifamily development and the other lot is for duplexes.**

**Lot#1 proposing 49 condo's total on (2 lots) one lot would be  
duplex development.**

Herr: What about a series of industrial lots.

Sylvie: the lots (industrial) were grandfathered due to Form A and the  
use is pre-existing.

Herr: they are not existing.

SM: No no specifically existing.

ETM: I'd want to hear that from Lee (Ambler) showing 8 industrial lots.

JPM: Were the fees collected?

Clerk: yes.



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### PRELIMINARY PLAN DISCUSSION- Carryville Court

Herr: I think law says she can do it, but it's a terrible idea. If they want to they can - it's hard to believe. I didn't see drainage proposals for lot off Farm St. and I didn't see corner radii at the intersection of Farm St.

Chairman checked P.E. stamp on plan per request of Paul Farrell, Detective, Bellingham Police Dept. Information will be passed on.

Herr: how to put duplexes on lot without spending time on "pork-chop."

JPM: Everyone is aggravating us with "pork chop" lots.

Herr: And , 8 little industrial lots with no water. Is part of your scheme to extend the water?

SM: WE have to get water to the townhouses. We will still require a special permit.

ETm: I don't see this as a better use than Single Family dwellings on the same parcel.

herr: She doesn't want to access this lot through the wetland.

JPM: We approved the one near Deerfield Lane with only a single means of access.

ETM: Could go to two (2) separate associations.

JPM: Shaped liked Stony Ridge Village.

ETM: Stony Ridge didn't have wet area and industrial lots.

GG: The two (2) projects aren't even similar.

ETM: waived 2nd means of egress because they were installing the water loop.

ETM: 8 industrial "Tommy Clark" type buildings will be generated here.

JPM: Two (2) separate issues. 2nd lot on Farm St. entirely different matter.

ETm: Was this equal to single family dwelling couldn't fit.



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### **PRELIMINARY PLAN DISCUSSION - Carryville Court**

ETM: Power easement/wetlands.

Herr: You act on it. Two (2) very short roads best place for road to come onto Farm St.?

SM: We'll be able to culvert stream and not have to fill by entrance at Hartford Ave.

ETM: If any possible way to fight this, I will and I'll do everything I can to prevent it. They'll just hurt themselves.

Herr: If they do nothing north of the power line. . .

EN: Could they come back with something better?

SM: I can make adjustment at definitive plan stage.

Herr: Doesn't show corner radii and no drainage shown.

50' radius wrong - should be 60'.

ETM: We are only approving a concept.

Herr: If you approve a preliminary and deny the definitive, somebody has reason to. . .

Problem with the cul-du-sac, radius incorrect and drainage seems to discharge directly into the stream.

EN/AF motion to disapprove for the following reasons: no drainage shown, doesn't show the corner radii, cul-du-sac radius incorrect and stormwater runoff discharging directly into the stream.

Motion carried unanimously.

### **SOMMERVILLE LUMBER-continued public hearing Water Resource and Hazardous Materials.**

10:30 p.m. Bruce W. Lord, Esq. offered recap of the previous hearing. special permit hearing to reduce the parking was closed at the last meeting.

What areas need more discussion on impervious/hazardous materials.



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### SOMMERVILLE LUMBER - con't public hearing Water Resource/Hazardous Materials

Herr: I can't tell what the detention areas are covered with? doesn't seem to be labeled.

Reply: Grass.

Herr: Material Submitted RE; Hazardous Waste -  
He found the material to be thorough and informative and even persuasive.

Carl Roff (maguire group), Greg Andred (Sanford Ecological), Al Boyer (employee of Somerville) and people from Gilbain (the general contractors).

Boyer: trucks unload - any screw ups winds up in the special drainage systems.

Herr: No other chemicals.

EN: No chemicals coming in by rail?

Letter from Fire Chief dated 11/12/87, cannot comment at this time.

Lord Esq.: We have 3 separate situations-1st parking reduction (straight forward), 2nd right to nolo worked on by BOH, and 3rd special permit the fire chief must be notified regarding the toxics. We do not have all the answers to satisfy the BOH and the Fire Chief is looking into the flammables. The information they request is just not available at this time.

Herr: chief one of the architects of the water resource by-law.

Lord: Distribution was made and I didn't realize fire chief. Nothing of a hazardous nature to be stored in the water resource area.

ETM: reaffirmed that nothing hazardous was scheduled for storage in the water resource district.

Herr: Sanford E. Systems description and the training system of personnel he found to be very comprehensive.

Lord: Mr. Raff brought up another point. Building permit/Occupancy permit fire chief has more and more input with each of those stages in development.

JPM: People have misconception of "hazardous materials" - they envision 55 gallons of sulphuric acid on-site.

Lord: Clean up and containment plan will be developed.

ETM: ConsCom have some additional comments.

Cliff Matthews (Chairman ConsCom) - stated he was just sitting there



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SOMMERVILLE LUMBER:con't public hearing water resource/hazardous materials  
for now.

Herr: leaching catchbasins must not be used on this site.

Raff: Building system can be separated from. .

Herr: Leaching basins - off set from catchbasins?

Raff: Trench system - replicate 3 to 5 year storms water gets into  
system from the surface drainage system.

Herr: with some kind of oil skimmer?

Raff: yes - that will show up on later more detailed drawings.

herr: more detailed site materials will be brought back to planning board  
for their review and approval.

Raff: All surface sumps and catchbasins be hooded.

herr: surface of detention basins. you might prefer impervious surface.  
Likelihood that materials getting into basins. This is a preferable  
situation for detention Basin #2. It's done the right way -  
grass covering.

lord: only wet in a storm situation.

GG/JPM motion to close the public hearing.

Herrrr: questioned any special permit for earth removal.

Lord: yes, but that goes to the Board of Appeals.

EN: Anything be included to cover ourselves?

Herr: Important facility next to an important water resource area.  
Too complex to author at this hour.

ETm: Give Phil an indication of how to vote - Phil draft the decision  
and the Board will reserve the right to review and vote.

EN: approve subject to approval of language.

GG/JPM motion to approve the Sp. Permit for Hazardous materials storage  
contingent upon suitable draft prepared by Consultant, Phil Herr covering  
all of the issues. Motion carried unanimously.



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### SOMMERVILLE LUMBER - Decision on Parking Reduction

Seeking a reduction in parking in relation to following formula  
3,000 sq. ft./to 1 space as opposed to  
300 sq. ft./1 space as dictated by the bylaw.

There is a slight increase in parking on site. The heater station is now located in the interior of building to decrease the noise to the neighborhood. Office area of the building has been defined in the north-west corner of the warehouse building. 188 spaces actually necessary sought and shown.

JPM questioned room for expansion.

RAff: north area sufficient for parking needs. Off Maple St.

Herr: Across the wetlands?

Raff: access is clear of the wetlands. Off Maple St.

Herr: There may be a problem later on with the intensity of use.

Lord: Their history at other locations is to a lesser amount. North site will be turned over to the Town's ConsCom with reserve rights to create additional parking if that becomes a requirement.

RAff: A bridge would be required.

Lord: Cited Data General in Milford. Lower parking still effectively utilized regardless of the distance.

ETM: If sp. permit granted that that be deeded to the Town with no possibility of access for truck traffic.

Lord: If detention areas are required, we want to reserve rights to utilize only way used up here for vehicular parking. We would have to construct the north of site on Maple St.

JPM: Special permit of Somerville Lumber.

ETM: This building is so large, what other use could it have. I want to hear your agreeable.

Lord: If you say I don't want to see parking there, we're at the same point. We'll only need if for additional parking if you dictate that.

Herr: Also bad form - making a condition of permit to deed property.



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### DECISION - Sp. Permit Sommerville Lumber Reduced Parking

GG/EN motion to approve the special permit to reduce parking contingent upon consultant, Phil Herr, preparing a suitable draft covering all of the critical issues, subject to the Board's review and vote.

Motion carried by unanimous vote.

### SITE PLAN REVIEW \_ Sommerville Lumber (Update)

Water system 300,000 gallon tank just off Maple St. Water will loop around buildings and tie in to pump for fire protection services. major addition since last meeting.

RAff: water line isn't there yet.

Lord: we'll have to bring a line up from Mechanic St. we have an application in for grant for installation of water to 495.

ETM: Do you have to run to end of lot line? Water system was missing plan shows doors, architectural floor plans, second level offices, area for toilet locations in the lumber building. Handicapped access is indicated and the parking spaces are indicated.

ETM: Bradford and Van have had to install elevators.

Herr: I don't have a list - landscape taken from booklet and big lump of dirt south of site.

Raff: Quantity won't be needed for project. We have determined suitability of material and some is excellent gravel.

Herr: A borrow hill. You've heard of a borrow pit? Probably the topo you (board members) see, isn't the topo you'll get.

Herr: You might want to act on this and ask me to go over it in minute detail. Herr not aware of anything wrong except didn't label the "grass.": I suspect you want to see more detailed drawings as they become available. Hear from Mr. Matthews. He issued an order of conditions.

Matthews: Working order of conditions 3700 s.f. - 3900 s.f. being displaced. 5000 allowable under the law. Storage area being lost is being replicated. They have reviewed the catchbasins and they feel it is in compliance with the Wetlands Protection Act.





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### SITE PLAN REVIEW - Sommerville Lumber

Further, I have a copy of the letter to D.E.Q.E. appealing certain points in the Order which are not within our jurisdiction. I feel D.E.Q.E. will uphold it.

ETM: Any bearing on the Planning Board's decision?

Mathews: Reviewed some points checked: impacts and flow of traffic on wildlife habitats, vegetation and trees, no agricultural restrictions on the land, water pollution - toxic spills in recreation area, storage and handling of hazardous materials, loss of open space (they the applicants have offered a preserve on the other end), noise, esthetics, and the existing houses. Major complaints in the appeal to D.E.Q.E.

ETM: Need feeders for the geese out there?

Anyone in the audience have questions.

Do you go along with continual review of the drawings at more advanced stages.

Lord: Formal presentations.?

ETM: Submitted on the second meeting of the month for benefit of consultant.

EN/AF motion to recommend to the Building Inspector with the provision that as more detailed drawings (plans) become available, they must be referred to the Planning Board for technical review.  
Motion carried unanimously.

### DECISION - Beaver Brook Gardens

JPM: Read section 421(a) from subdivision rules and regulations. He stated plan does not meet that criteria.

1-4-5 do not provide adequate access for emergency vehicles. If a judge decides then the responsibility for accidents is not on my head.

ETM: approve and declare lots 1-4-5 unbuildable.  
There was no second to JPM's motion.

GG moved to approve with the condition not more than 3 lots be created due to criteria outlined in 421(a).



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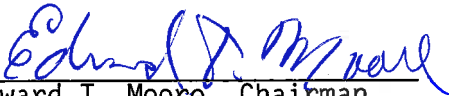
### Decision Beaver Brook Gardens:

Herr suggested series of conditions, leaching galley found, not preceeded with. . . Referred to Section 1100, Deny under 421(a) and sump pump with no cover on leaching. . .

Could deny based on an elaboration of the above stated reasons and send along with cover letter "in Planning Board's judgment, won't be feasible to create a configuration of 5 lots that have adequate access and it appears that 3 lots would be acceptable.

JPM/GG motion to deny based on aforementioned conditions subject to consultant preparing a suitable text subject to the review and vote of the Board.  
Motion carried unanimously.

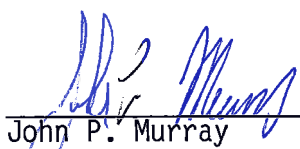
Meeting adjourned 12:15.

  
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Edward T. Moore, Chairman

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Glenn E. Gerrior Vice-Chairman

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Emile W. Niedzwiadek

  
\_\_\_\_\_  
Anne M. Farris

  
\_\_\_\_\_  
John P. Murray

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