

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



BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

MINUTES OF MEETING 11/12/87

All members were present.

Definitive Plan Submission: "Northeast Acres" by G.R. Brisson, P.L.S.
7 lots. Located on Rte 140 formerly Desjarlais property and others.
Ck #339 amount of \$350 was received. and \$13.36 postage due next meeting.

**SITE PLAN REVIEW: Currie Construction Lot on William Way (Park 140)
for Colonial Fence. Intended use of site, furniture warehouse.**

ETM requested correspondence from clerk. Clerk replied that there
hadn't been any from any other town department.

ETM: Leaching catch basins? They are not allowed. Who will maintain
this lot - will it require an easement.

Contractor stated that the drainage is on private property.

GG stated it would be nice to see proper drainage in parking lot - and
could it be worked into the existing drainage.

ETM stated he couldn't evaluate buffer unless he saw the total picture.

JPM: stated that when the commercial subdivision was approved, Hood
gave "them" some land.

A general description of location was offered. Next to Cablevision
site was a jewelry mfg. company. and then Lot #3 (before this Board)
is the third lot.

EN stated that next time around a plan of the entire site would be necessary
for the Board to view.

GG Buffer issue keeps coming up. But he (Phil Herr) keeps specifying
what type of vegetation and how high (minimum heights).

5 parking spaces were showing and expanded parking could be provided
"here".

ETM: We cannot approved a reduced number without a special permit
hearing (referenced Mini-Warehouses case).

Robert St. John Planner for Andrews Engineering and Survey stated that
he preferred to retain more "green space".

EN agreed with applicant - but due to the Palli precedent, the board
cannot arbitrarily approve a reduced number.



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S.P.R. Lot #3 William Way (Currie Const.)

GG a reduced number of paved parking spaces will require a special permit hearing.

ETM suggested this plan return to the Board on 11/17/87.

8:30 SOMMERVILLE LUMBER - REDUCE PARKING SPECIAL PERMIT

Clerk read the notice of public hearing for both issues.

ETM explained the process for public hearing conduct.

JPM moved to postpone the Sp. Permit for Water Resource Dist. and disposal of potentially hazardous wastes until the reduce parking special permit is over.

EN seconded it - motion carried unanimously.

Lord Esq: Explained that this was a distribution center - not easily adapted for other uses. Latest design showed 188 car spaces (10 x 18) and 85 tractor-trailer spaces (12 x 45)

Total required spaces were 1,495 dictated by building floor size - his client was seeking reduction to 1 sp. for every 3,000 gross sq. ft. of floor area. Site simply doesn't call for 1500 spaces.

ETM asked for a clarification on the formula for determining parking spaces.

JPM/ETM collectively figured 448,500 sq. ft. of space.

Lord Esq: 120 employees to begin operations and may later expand to 150 ± employees. The number of reduced parking spaces allows for additional crew members.

ETM asked for a clarification of number of spaces.

It was pointed out that the tractor-trailer heating area had been moved to inside the building for better efficiency during winter months.

JPM questioned who the design team was.

Reply was the Maguire Group, One Davol Sq., Providence, R.I. 02903

JPM questioned the outside dimensions of the warehouse building.
Reply was 500 x 672.



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CON'T PUBLIC HEARING SOMMERVILLE LUMBER - Reduced Parking

ETM now we are going to discuss buffers and screening.

Lord: We have a solid green screening. Order of Conditions from the ConsCom dictates that the property be completely fenced - changed the lighting to address the neighbors needs.

ETM we want to help the neighborhood. We're in the driver's seat and "you" haven't hedged for refused to do anything which was reasonably requested of you. I want the consultant to look at the screen.

JPM Occupancy should not be given until screen is in place.

EN trucks rumbling by, etc.

ETM another thing which must be address is hours of operation.

Lord: His clients have fully complied with a by-law relative to sound and noise which has not yet been adopted by the town. His clients have gone overboard and he cautioned the board that they have been give everything requested.

ETM I don't think anyone wants to see 1500 parking spaces.

EN answered no.

ETM fairly clear - asked JPM why should they pave 1500 spaces.

Jean Gaudette (JG) 399 Maple St. - questioned Bruce as to whether the land would be given to the town as previously promised.

Lord: Yes - we're looking for reduced parking here.

JG will land also be given as a walkway to the Cons land?

Lord: We have to wait for the detention area design and parking lot configurations prior to dedicating the land. His clients were hoping to donate an even larger area to the town than originally suggested.

ETM can't give all of it away - if you don't get the reduced parking you will need all of the area.

Larry Cibley 50 Norfolk St. (member of Board of Selectmen) the town welcomes Somerville Lumber with 2 concerns - 1st concern lighting and the neighboring houses.



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SP. PERMIT PUBLIC HEARING S. Lumber Reduced Parking

Lord: I don't think we are acquiescing - we've worked with the neighbors to get the lighting system that works best for them.

Cibley: One neighbor has a telescope. . .

Lord: If lights are not shielded, a halo effect is created - lights will be in down direction - shoe box type.

Cibley: We have already done that, Bruce said. Mr. Cohen has not returned a letter to the Board of Selectmen or to the neighbors confirming that had been done. Everything should be in writing for everyone's sake.

Cibley: Question #2, you've stated you've complied with the "noise by-law" that isn't in place yet.

Lord: Neighborhood came forward regarding the noise issue. Car traffic has been limited to the front of the building abutting the neighborhood and the truck traffic has been channeled to the rear of the site, along the railroad. Sloping area and site situated low between the project and the neighborhood was originally planned. Now, in addition to the depth of site and the slope between the site and houses, a wall for a clear depression will be installed to make the depression 16 to 17' lower than originally planned.

Cibley: Plan a 24 hour operation. No differential established between day and night. He would like to see the noise level reduced through the third shift and be significantly less than that of the first (2) 8 hour shifts.

Phyllis Scott 391 Maple St. questioned the locations of truck and vehicular traffic.

Lord: replied the hearing station for trucks would now be located within the lumber building - reducing the expected noise to the neighborhood.

Scott: Wanted to state that the Order of Conditions had been appealed by the neighborhood last week. She also questioned the effect of the lighting on the neighbors.

Response was that poles were 25 ft., box type lights, 75° cones - no floodlights except for the buffer zone side of the building.

JPM/GG motion to close the public hearing.



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RE-OPENED PUBLIC HEARING "Sommerville Lumber" Water Resource District/ Impervious Surface and Storage of potentially hazardous materials.

Bruce W. Lord, Esq. represented the applicants.
He explained that the design before the board is the best for Sommerville and the neighborhood.
JPM questioned impact to wetlands.

Lord Esq: Drainage is maintained and not going off site to destroy the wetlands. Well #10 is being protected - water is being detained, filtered and the end result is the same amount of water going out just through another process.

JPM: Water Resource Dist. #1 is the highest degree of By-law protection.

WRD #2 this is a district #2 which allows more than 30% by special permit. Cited the proposed by-law change to allow by sp. permit in District #1. Should consider what's above the ground - he couldn't see where pollutants would be going into the wetlands.

Letter from Ed. Wirtanen, Board of Health (BOH) dated 11/12/87 stated a conversation took place between Daniel Stapleton regarding this site. No conversation took place relative to hazardous materials. He further outlined a list of guidelines which the planning board should incorporate with decision such as complete listing of materials to be stored on site, methods of transportation, location of onsite storage, inventory and monitoring procedures, underground fuel tank storage, emergency evacuation plans, notification of state and local safety officials, snow removal procedures and location of snow removal materials on site.

ETM stated that he expected the applicants to address the concerns of the BOH.

9:15 P.M. Clerk read notice of public hearing Celtic Co. Maplebrook Water Resource Public Hearing & Sewage Treatment Plant.

JPM/EN motion to postpone until 9:45 p.m. Unanimous of 5.

Continuation of public hearing water resource dist. & Hazardous Materials Storage.

Lord: Drainage in building not tied into detention systems. They have provided other means of controlling spills.

Greg Andrews from Sanford Ecological Services: explained the many products



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Continuation of public hearing WATER Resource District/Hazardous Materials Sommerville Lumber

considered hazardous; stains, water selents, pesticides, muratic adics which will not be stored on site.

Everything stored on site will be appropriately packaged.

ETM: stated he used American Waste Oil.
He noted from the listing in the book, only some grease, oil and some acid would be transorted by licensed trasnsporter.

GREG: We cannot determine the quantity of "waste" state may consider insignificant waste - so everything got listed.

ETM: Questioned storage of #3 in the letter from BOH

Greg: stated in drums in the building.

ETM questioned the emergency evacuation plan.

Greg: Responded that had to be worked out with the Fire Chief, and state and local departments.

ETM qustioned point #6 from BOH letter. Is it calcium chloride? Salt?

Lord: storage and drainage will be such that those materials never reach the water resource district.

ETM questioned whether there would be on-site monitoring staff and pro-gram.

Greg: replied there would be people on staff.

ETM are you talking monitoring wells or guys in overhauls with bags of speed-e-dry.

Gre: all products tored indoors on pallets and plastice over the packaging. This is a distribution site only.

ETM questioned the applicants to ascertain follow-up to BOH concerns.

Lord: Some information cannot be provided yet, as far as product placement withing the building - the building shouldn't hold up the project.

Gates will be set up to cut off potential spills, sumps to remove spills from detention basins, etc.



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Continuation of Public Hearing Water Resource District/Hazardous Materials Sommerville Lumber

Phyllis Scott(abutor) Anything used to clear parking lot in winter will drain into the wetlands.

CARL (from Maguire) there will be enough distance between the pavement and edge of wetland.

JPM Maybe we will have to stipulate "no salt" areas.

Lord: We have Order of Conditions and they were happy with the answer they were given to all environmental concerns.

Scott & Gaudette (abutors) stated that was why they appealed the Order.

Lord: Extreme amounts of salt will breakdown pavement and cause other problems - his clients do not even wish to be involved. with.

ETM: This should put alot less chemicals into the wetlands than a road would in the same area.

Lord: submitted a copy of the Order of Conditions for Planning Board Files.

ConsCom: wants to see roads right where they are.

Lord: The impervious surface is necessary for the site-plan. Delays regarding a project of this size are very costly - his clients would like to go forward.

ETM: we'd better go into this with Phil (Herr) next Tuesday.

Jean Gaudette: Water in this area is very salty a high sodium content. If any salt is added - the water will be too salty to drink. She wants assurances and wanted the board to be aware of the levels.

JPM - for Tues. night, let someone explain.

Scott: At ConsCom meeting the applicants stated they weren't going to storing hazardous materials.

JPM moved to continue Discussion to Tuesday 11/17/87 at 10:00 P.M.

Lord: will send a copy and any discussion of the site to Phil Herr for his comments.

JPM moved to continued the public hearing to 11/17/87 at 10:00 p.m.



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GG seconded the motion, motion carried by unanimous vote.

Herthel Estates were granted an extension until 12/31/87 so that they could apply for a Water Resource Sp. Permit.

Definitive Plan: Herthel Estates - GG/EN motion to continue the public hearing to 12/10/87 at 8:45 p.m. on the Definitive Plan and grant an extension to 12/31/87. Motion carried unanimous vote of 5.

10:05 Public Hearing "Celtic Const. Water Resource District and Construction of Sewage treatment plant."

Ed Moore turned the chair over to Glenn Gerrior and left the room as an abettor to the project.

Joe Antonellis, Esq. for the applicants was present. and Dick Keller from E.J. Flynn Engineers, designers of package treatment plants.

The water resource district was created after the approval of the Maplebrook Condominiums. Only 90 of the units are occupied and DEQE halted the project to the the discharge of sewage into underground leaching septic systems. DEQE mandated an on-site treatment plan and the applicants have gone through 98% of the paperwork with the state. Actual engineering and assessment has been completed. No further revisions are anticipated.

Work was done prior to the issuance of Water Resource District permit and the applicants removal of earth and placement of equipment on the property was in bad test. However, all of the equipment was ordered a long time ago and delivered per the work order. The attorney couldn't undo the wrongs done; he didn't feel the impacts were negative.

Bellingham has entered into serious discussion of extension of municipal sewage and then this sewage package treatment plan will have to be abandoned. This plan can be dismantled and sold if a sewer line can be installed from the plant to the street. DEQE mandates the disbandonment of package treatment plants when municipal sewage becomes available.

Esq. stated that the issue of course, is maintenance and in the condominium situation, there is a greater chance of proper short and long-term maintenance. If we knew a sewer line would be coming down in 6 months, I wouldn't be here tonight.
Long term purchase and sale agreements must be honored. (regarding the townhouses)



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Antonellis, Esq: we're going to put more than 15,000 gallons of sewage into the ground and the treatment plant is far better way to deal with it. It is in the town's best interest to treat the sewage before discharge into the ground and one building and parking for 8 cars should be the only negative impact on the resource district. Maintenance will be by condo association and they are subject to review by the Commonwealth documentation as to maintenance, etc. Unless everything is properly documented, the state wouldn't have allowed them to proceed and the work would have to stop. The building for the plant will be shrouded from public view. A benefit to the community is that the 90 units already on septic will be tied in to the plant per regulations of the Commonwealth. There will cease to be discharge into the leach fields that are already there. No fiscal negative impacts will burden the town - maintenance is by condo association. The need for a special permit just "slipped through the cracks".

GG is there any poison ivy on the fence around the building as previously shown.

Dick Keller: We removed it. He stated that his firm was involved with 80 other treatment facilities. He brought a revised set of plans with more space. Sewage winds up in subsurface concrete tanks - the sludge tank and flow equalization tanks are equipped with pumps. 30' x 35' building size achieves biological breakdown of waste. 98% removal of solids goes to effluent pump discharged to sand beds and fenced from view. Poison ivy is no longer proposed for the fence.

EN is the locus correct?

Keller: Taken from a blow-up of the U.S.G.S. map. Acknowledged that they are located in a water resource district. The plant falls within two drainage areas. Northeast corner to stay away from ponds and condo dwellings and tried to stay in area for access of municipal sewage line. Nitrate analyses - groundwater monitoring wells going toward the swamplands and towards the Charles River Watershed. The second part of the site is in the direction of Silver Lake, Peters River and the Blackstone River. Percs were less than 2 min./inch. A lot of parameters were utilized including the Salt Trans model developed by U.S.G.S. Nitrate concentration 15 pts/billion going into the ground hoped to achieve cleaner discharge. Didn't take into consideration plant uptake, no borings or monitoring wells. Still utilized 30 ft. and this model worked. Nitrate concentration after 10 years would be 3.3.pts/million average over proper boundaries - well



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SP. PERMIT PUBLIC HEARING - CELTIC SEWAGE TREATMENT PLANT

under the 10 pts/million allowed under the by-law.

Every town has basic concern over operation and maintenance. This has been outlined in a draft from DEQE Water Pollution Control. \$105,000 security bond is required for assessment and repair fund along with a capital reserve account to replace after 20 years. The master deed and trust agreement with Commonwealth must be recorded.

at least 6 monitoring wells are stationed throughout the site and testing to be done on quarterly basis to measure the phosphate levels. VOC samples annually out of the wells. P.E. must look at the samples - prepare a monthly report to the state and town's Board of Health for review.

Class 3 Operation licensed by the Water Pollution Control. Grade 6-7 operator found in municipal treatment plant. Back-up pumps for every site for emergencies and with second stand by pump.

Emergency generator will be wired back to pump stations. Keller brought along an operation/maintenance manual outlining the daily, weekly, monthly emergencies and procedures. The plant will have contract with a waste hauler for transportation of the sludge.

EN Designated companies with proper sites for disposal?

Keller: Approximately 50,000 gallons of septage to be trucked away each year. Like any other "honey" wagon. We do not have a final permit from the State. It's a long process and we have draft discharge permit.

JPM I'd like to hear from Phil (Herr) like on the other permit which was requested by this company on Lake Street. (the Lakewood Project)

GG: I have letter to read - I'm waiting for the proponents to speak.

JPM: state police haulers with approved destinations.

EN what happens when places shut down - don't allow the disposal of septage.

Flynn: We're working on Duxbury, East Bridgewater, and 2 locations to process the sludge.

EN as it stands now, septic fields - does that mean you'll have to go and dig up your own roads for this installation?



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Public Hearing "Special Permit Sewer Treatment Plant" Celtic Construction - Maplebrook

Flynn (as in E.J. Flynn Rep.): yes - I was surprised that sewer provisions weren't made before the streets were constructed. State needs to see storage capacity. Lines to fields are completely cut off

EN remarked it seemed like a "big big project".

Letter 10/27/87 from Herr Associates - we have no materials on Maplebrook.

Letter dated 10/8/87 Supervision of Design is N.E. Design and Construction. E.J. Flynn are engineers.

Letter dated 11/5/87 from Herr Associates - Maplebrook Nitrate Log Report has been reviewed and cannot comment on the completeness of the submittal no application was sent to his office for review. If in the Charles River Basin, upgradient of Well #10, no review by Geo-Hydrologist is necessary. Cited Section 4940 Page 21 and cited casual dismissal in Draft EIR. Public Sewage is a speculative option and not a definite.

GG further read 10 points of reference regarding safeguards and consultant further stated that this was a major departure from the site which was originally approved Under Section 1420 and suggested that this proposal be reviewed along with provisions of 1420 Site Plan Review.

Letter dated 11/12/87 by Ed Wirtanen from the Board of Health. On 10/29/87 additional plans of 14 sheets were provided dated 10/26/87. The BOH does not approve these plans after not having sufficient time to review them.

Letter dated 11/12/87 from Water/Sewer Department. They request that the Planning Board withhold their decision because Phase II of municipal sewage is passing between Maple and Mechanic Streets.

Jean Trudel of Water Department stopped by to see ETM and reminded him that a group of developers agreed to "chip in" toward fee to hire a sewage design engineer and Celtic had committed \$15,000 in public at the N.E. Country Club. Every other developer has contributed their portion of the pledged fees with the exception of Celtic.

Cibley(selectman): Recalled a figure of \$60,000 pledged if town would come up with a design. He voiced the following concerns regarding the Celtic Construction Co. Originally 200 + units were approved. 90 or so were built and the state stepped in and said too much sewage. \$60,000 was the fine the stated levied against the project.



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Public Hearing "Special Permit Sewer Treatment Plant" Celtic Construction - Maplebrook

JPM said the sewage exceeded 15,000 g/p/d/

Cibley con't: Commonwealth is rectifying that problem. He is concerned with the growth in the town. Beyond the \$60,000 fine, same developer has been cited by the ZBA for excess gravel removal at this same site. Originally 1984 he was present at a meeting held at the Colonial House at which a plan (very cloudy) showed a senior center in the middle of this project (the townhouses and assorted commercial buildings). A couple of weeks back, the Celtic Codmpany stated the center wasn't on there and they had never seen it.

Cibley stated that "it was there (the senior center) and I'm not going senile." He quoted Atty. Antonellis as saying "his clients had mud on their faces and dirt on their hands". Between the removal of a promised senior center the \$60,000 fine (which may have been leveled against the town rather than the developer) and the excess removal of gravel which may be on-going, he is somewhat concerned with this organization which Atty. Antonellis represents. REgarding the multi-millions of dollars of equipment coming into town without authoriztion, what can Cibley say? Was it good judgment to allow that equipment to come into town without first obtaining a permit? He wanted to know what benefits would the Town of Bellingham be reaping if this permit was granted. He repeated his concern over the reliability of this concern regarding their word to the Town, the press, etc.

Cibley: repeated "What has Bellingham got to gain by granting this special permit in view of everything's that has happened.

GG: I received a letter from Celtic regarding the upgrading of the Senior Center in Bellingham looking for contributions of time or funds.

Cibley: Explained meeting at Colonial House the senior center was going to be a standing unit.

Ken Wildes 1 Patrick St.: I'm an abutor and I think the Town is better off to hand the design, constructiona and/or renovation of a senior center.

Cibley: Selectmen's office has letter from Mr. Roy (Co-Generation Plant) pledging \$1 million.

Cibley recalled that the Senior Center was to be the first unit built. Are they going to live up to committments made here tonight?



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PUBLIC HEARING "Special Permit Sewer Treatment Plant" Celtic Construction - Maplebrook

GG: Now, no buffer is shown. Is there room for a buffer?

Flynn: The area can be screened. The building can be quite attractive and the leaching area can be screened with plantings.

JPM: do you have a picture of what it's supposed to look like?
It should blend in with the surrounding architecture.

Gerald Lapio 38 So. Maple St.: Where is this? I'm across the street from the Commercial Building and they flood me out.

GG: Proposed site for plant behind the AA Welding building.

Fred DePrato 161 Mechanic St.: I walked up there this a.m. and the leaching area is within 50 ft. of my property. He voiced concern over the the leachate flowing every two hours because his property seems to be 2 ft. lower in elevation and is concerned about received the processed sewer water.

Flynn: Leaching area looks like sand beach. Effluents percs into the ground in alternate beds. State wants it dosed for 1" or 2" over the entire bed.

GG: Cited major departure from original approved site plan.

Fred DePrato - I'm dead against the whole thing. Should look at another facility.

AF: Indian Brook Condominiums in Hopkinton has a treatment plant and suggested that the Board see how their plant operates.

Flynn: Yes - Definitely.

AF stated she'd be interested in seeing Hopkinton in operation.

GG On certain days an odor problem? What's happening with that?

Flynn: They are using chlorine with the discharge in the beds. If there was a problem, it would be obvious to see on the ground.

AF why not discharge underground?

GG questioned whether or not DePrato would have to make a call that he could observe solids in case of a problem.



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Public Hearing "Special Permit Sewer Treatment Plant" Celtic Construction - Maplebrook

Cibley: major deviation from the approved plan.

GG: The word Phil Herr used was "departure". If there is going to be a major departure, what is the advantage to the Town of Bellingham.

Cibley: Approach Phil with the thinking and Town Counsel "what's in it for Bellingham?"

GG: Phil is going to have to review everything.

Flynn: Concerned over the open leaching areas expressed, we have agreed to put in underground leaching chambers and we are confident there will be no problems.

Flynn further stated that if the BOH deemed necessary, Celtic Construction will install underground leaching areas.

Cibley strongly suggested the matter be check with Atty. Ambler to see if project couldn't be backed-up by Bond with the Town for various possible defaults and problems.

Antonellis: Criteria before you to discuss and review special permit on merits of engineer and Phil's reports and remember that the Commonwealth of Massachusetts is the policing agency.

GG problem with policing by state and local officials. This must be judged on its merits along with this companies track record along the way.

Antonellis stated all information would be provided to Phil Herr.

JPM: you can't turn down a special permit based on site plan review or screening.

Antonellis: we have already gone through a tough one with water resource on Lake St.

JPM we granted the special permit for water resource and turned down the condo project.

JPM/AF motion to continue the public hearing to 12/10/87 at 8:00 p.m.



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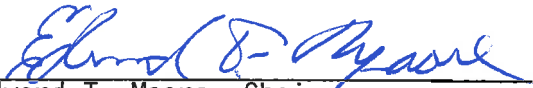
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ETM returned in capacity of Chairman.

Decisions regarding Lots 3 & 4 Maplebrook Commercial Park
Clerk refreshed members from minutes of 9/17/87.


It was moved, seconded and voted unanimously that requests for minutes and other materials be furnished at .10 per page and reasonable fees for Clerks service.

Meeting adjourned.


Edward T. Moore, Chairman

Glenn E. Gerrior, Vice-Chairman

Emile W. Niedzwiadek



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