



BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

EDWARD T. MOORE, CHAIRMAN
Glenn E. Gerrior, Vice-Chairman
Emile W. Niedzwiadek, clerk
Anne M. Morse
John P. Murray

MINUTES OF MEETING MARCH 3, 1988

Meeting was called to order at 7:45 p.m. All members were present.

Dennis Letourneau from Old Elm St. was present to informally request guidance for the few acres he owns off Old Elm St. between Bliss and Oak Terrace.

The Board after having reviewed the possibilities, suggested that he hire a surveyor and prepare a proper plan showing improvements to Corsi St.

BOARD REORGANIZATION

Chairman Moore turned meeting over to the secretary who opened nominations for Chairman. Before that, the members suggested to appoint the board's secretary.

EN/AM motion to retain Billiegene A. Lavallee as planning board secretary.
Motion carried unanimously.

Chairman:

EN/GG motion to nominate JPM for Chairman.

Mr. Murray declined the nomination for pending business matters.

JPM/EN motion to nominate ETM for Chairman carried unanimously.

Vice Chairman

EN/AM motion to nominate GG as vice Chairman. motion carried unanimously.

The Clerk

AM/GG motion to appoint EWN for Clerk of the Board. Motion carried unanimously.

Public Hearing - bylaw amendment Article 5 LOT SHAPE CONTROL

Secretary read the notice of public hearing. The purpose of this bylaw as summarized by ETM is to eliminate "pork chop lots" or Beaver Brook Gardens.

During this hearing Zoning Board requested that Planning members take a 5 minute recess and sit in on the ASDI-Opus Variance request hearing.

Meeting reconvened. GG/EN motion to close the public hearing and recommend the Lot Shape Control bylaw amendment to town meeting.
Motion carried unanimously.



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Public Hearing - bylaw amendment Article 4 OUTDOOR COMMERCIAL RECREATION

Secretary read the notice of public hearing.

ETM: explained that if someone wanted to open a water park or ski area as attempted in Franklin last year, it would require a special permit from the Board of Appeals.

JPM doesn't want it to be too restrictive.

GG/EN motion to close public hearing and recommend to town meeting.

Motion carried unanimously.

PUBLIC HEARING - bylaw amendment Article 6 ENVIRONMENTAL CONTROLS

Secretary read the notice of public hearing. Sections being amended were 3200, 3210, 3220, 3230, 3240, 3250, 3260, 3270, 3280, and 3290.

JPM will read a copy and continue later. He misplaced the copy distributed by Philip Herr in fall of 1987.,

Rosemarie Charland from 26 Wrentham Street was present to complain about Pavillion at Crooks Corner, lack of action by the building inspector (Moe Gregoire) in enforcing "Environmental Controls bylaw" already in place. She explained that tractor trailers were making deliveries at all hours. They experience noise and air pollution. They are also using the parking lot behind the plaza as a "construction yard" parking all of the companies vehicles and starting them up between 5:30 and 6:00 a.m.

ETM: stated that contractors yards wer only allowed in industrial zones.

GG building inspector's job to enforce violations.

Charland: I asked about environmental controls law. They ahve 10 heating pumps on their roof and refrigeration area at the White Hen Pantry.

ETm read portions of 3220 there is an instrument used to measure noise levels and she shouldn't be bothered within 200 ft. of her boundary.

If here is a problem, Moe isn't enforcing the bylaw.
Go to the selectmen. He must answer to them.

GG if it's a direct violation, of Bellingham zoning laws, we can call them back.

EN They ought not to pass the buck.



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environmental controls - article 6

Lord: Must go before the ZBA to appeal the building inspector's decision.

Charland: Moe never answered us in writing. Selectmen assured us White Hen Pantry Delivers 24 hours/day.

EN go to the selectmen and have them place a stipulation regarding hours on their common victuallers License.

ETM: that business is allowed there.

GG: Cited large White Hen sign.

SGT. Sulahain: problem with general special permit language.

ETM: read from text, cited specifics and called for other questions.

JPM/EM motion to close public hearing. JPM/AM motion to take issue under advisement.

Vote was 2 in favor of no action/3 against no action tonight.

EN/GG motion to recommend the bylaw amendment to the town meeting. Motion carried 3 in favor, Anne Morse and John Murray abstaining.

ETM signalled out Tony Mazzolla newly elected selectman. People raised complaints about Pavillion.

GG When White Hen comes in for license, restrict the hours, help out the neighborhood.

GG MOVED TO POSTPONE THE CONTINUED PUBLIC HEARING ON N.E. ACRES UNTIL AFTER THE SCHOOL' SITE PLAN REVIEW.

AM seconded and motion carried unanimously.

SITE PLAN REVIEW _ SOUTH DISTRICT SCHOOL

The Board doesn't want to see the school surrounded by road.

GG doesn't address all the fire chiefs concerns. Safety of drive coming off right angle to the curve/right side of the building.

GRB questioned type of lighting on the building. Answer was post or building mounted.

Martell(from school committee) said that sodium vapor on top of building would be utilized.



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S.P.R. - So. District
School

ETM the fire hydrant rear - they claim they can't drag a hose.

SGT: Hi or low pressure sodium vapor? he suggests hi pressure better quality of light and more lumens for the dollar.

GG moved to recommend the Plan with Mr. Craker making the necessary amendments. If they are done by next thursday, the Board could make recommendation then.

ETM: I think it could be o.k.'d conditionally.
upon the following:

Sidewalk all around the building, cul-du-sac and hi pressure sodium vapor lighting. Changes seem to be pretty straight forward.

GG addressed the issue of screening and trees. Trees are always required. In this case, the trees are already on site.

GG questioned if a letter from the board to the committee was necessary. Reply was no.

GG/EN motion to recommend the plan to the building inspector with the following changes, cul-du-sac the road, loop the 4 ft. wide sidewalk and the useage of hi-pressure sodium vapor lighting. Motion carried unanimously by 5.

NORTHEAST ACRES - continued public hearing on definitive plan.

10:10 p.m. presented the alternative in light of the addition of an access from Depot St. to Rte 140. 3 lots were not feasible.

ETM: is 400 ft. between entrances allowed? 2 separate pieces of property.

GRB: from engineering point, 5 lots look good, frontage is excellent and alot less road to construct.

ETM: dead issue re: access road due to lack of interest. Neighborhood not cooperative.

GRB: were they ever approached?

ETM: at the afternoon meeting mr. Daniels was the most opposed to the access road. Walked up and down Judy Lane and Rose Ave. to gain support of his view.

The board can only deal with the land as it is.

GRE(Gerald R. Brisson surveyor for the project): what's before the Bd. is a



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NORTHEAST ACRES CONTINUED PUBLIC HEARING

7 lot commercial subdivision

ETM reminded Brisson he would need a waiver from the collector street, width of street and the street is also dead-ended.

GRB and Daniels measured Mill St. is 19 ft. 8 inches. Proposing 29 ft. of pavement for 50 ft. r.o.w.

ETM: Questions?

EN sight distances - problems?

GRB: Sight distance is definitely marginal.

✓ ETM Polcie Dept. has already verified that the State made a site (and sight) check.

SGT: Curb cut was issued in spite of safety due to an unexplained glitch in the DPW/State regulations.

ETM: Useage of the site?

✓ Daniels: professional buildings like a colonial/salt box type. My business N.E. Fire & Safety. There was a problem with metal buildings. These buildings will probably be vinyl clad or clap board. He will seek professional tenants.

ETM: Retail sales (stores) are allowed and are a option.
Daniels responded the closest thing to retail sales would be only his business.

EN questioned the need for a list of toxic materials.

✓ ETM spoke with Phil no retail sales should be allowed due to the traffic they would generate. Office types would be compatible with the traffic problems only generating 1/3 of the traffic/retail sales would generate. He checked and said less than 1/3/ of retail sales traffic would result from professional offices. Issue of Road nobody likes it. Can it be put anywhere else?

ETM questioned JPM.

Nothing



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N.E. ACRES DEFINITIVE PLAN CONTINUED PUBLIC HEARING ✓

Bob Kempton abutter from Mendon St. question the road figures.

GRB total width of proposed road is 50 ft. Paved width would be 29 ft. Park 140 is 29 ft. paved.

Kempton argued 32 ft.

GRB blurted out "don't call me a liar, Bob. I measured it. About 50 ft. row." ✓

JPM: Mr. Kempton wants to go up right now and check the measurements.

ETM: Depot St. is 36 ft. wide Park 140 has 1500 ft. of roadway. R & S paved 600 ft. paved 25 ft. width.

Daniels: Lots 5 & 7 are his businesses lots.

ETM: conditions put in that no onsite sales. I don't know if they are enforceable.

✓ JPM/EN moved to close the public hearing.

Lord Esq: represents person to the North (Winiker Realty Trust). Wants to ascertain a residential property screen in the decision.

ETM: Darna's retention basin is filled with crushed stone and Conscom didn't want their system covered.

Daniels: Would a fence be appropriate around the detention area.

GRB: chain link (green vinyl) durable.

JPM/GG motion to close the hearing.

JPM: if it were approved, it should show screening and there should be a note on the plan restricting retail sales.

EN wants to see it on the plan first (before he signs).

EN/JPM motion to take the matter under advisement. Screening provided in full for lot adjacent to Mr. Kempton's property.

GRB: questioned the status of decision on Bald Hill

ETM: under advisement.

ETM: strictly for informational purposes.



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Bruce Lord Esq. represents Fafard in the Shores of Silver Lake joint venture with Silver Lake Development Associates, James L. Roberti, Esq. to obtain an access road through town property between Blackstone St. and Cross/Centre St. under the control of the school department.

The road begins on Blackstone St. and goes past the proposed fire station through Lakeview Estates condominiums and on through the Shores at Silver Lake.

An easement is required over town property. Hood/Fafard are proposing to fund Phase I of the Athletic Fields in exchange for the easement (outlined in yellow on a diagram passed out to the Planning Board).

The road would take traffic away from Route 126. Lakeview is proposing 200 units Shores is proposing 440 + units.

Lord: it is still in Court (Shores at Silver Lake). But it can come back at any time.

ETM: The road can still come out on Centre St. and South Main St.
What does that do for Bellingham's future development? How does it affect it?

Lord: land is still available there.

GG could build road at a later date.

ETM pressed "Where's the benefits?"

Lord: The road would be constructed with private funds and would provide frontage for town property.

ETM: What goes where on this beautiful bypass road.

They'll have to say 650 more condos. Very clear at town meeting that they give the roads and take the fields and condominiums.

GG cited that this engineer last week told residents of Scott Hill Acres that if they voted the access road, there wouldn't be traffic hooking up to Scott Hill Acres by way of So. Center St.

Gomes: (attended last week's meeting 2/25/88 on behalf of Silver Heights Affordable Housing Definitive Plan)



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Gomes: told them he knew of the proposal coming down the road. It could be an alternative to hooking up to Scott Hill Acres. So he urged them to get out and vote if they so desired.

ETM: This will be a private road system.

JPM: Phasing is important. Don Burlingham cited a 500,000 worth of football field. No I see Phase I - \$501,000. Burlingame said actual cost to developer would be a mere \$100,000 for Phase I.

ETM Stated it was a bargain of a lifetime. Lets talk about stages 3 & 4 in that case.

Lord: Down the road these two areas going to be developed.

ETM countered with if those are privately owned, the bypass cannot be used. Then it is not a benefit to the town.

If it becomes a town road, then the town maintains it. We just aren't decided about this.

Sgt. Sulahain: Sight distance checked in both directions.

Gomes: There are topo problems we offered 3 alternatives to school committee. Their concern was going too close to the school. there has been no formal traffic study. he'd be glad to go out there upon request.

THAYER PARK/JUDY LANE ESTATES continued discussion on preliminary plan

GG moved to have Applicant reduce number of lots on Judy Lane to 4 (the developer of course wants 5), cut the road back a minimum of 100 ft. and bring back the buffer. 7 lots maximized the development as pointed out by ED at the last meeting.

Applicant should be held to installing sidewalk on 1 side and continue that sidewalk the length of existing Judy Lane, dig out the cul-du-sac and landscape appropriately.

AM/GG motion to deny plan based on following:

- 1) Judy Lane Extension should reduce the number of lots from 7 to 5;
- 2) bring the proposed road back a minimum of 100 ft. thereby extending the buffer zone;
- 3) one sidewalk will be required along the new length of Judy Lane and also carried down the existing Judy Lane as suggested by the developer;
- 4) cul-du-sac must be removed properly graded and paved and landscaped.

Motion carried by unanimous vote.



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BALD HILL ESTATES - decision

Gerry Daigle called ETM and he reviewed the project with John Reis, P.E. he could be agreeable to outside engineer looking at the calcs.

Phil stated the culvert would function as a choke and back up the runoff onto their lot. Normally in most towns water isn't allowed to back up into wetlands. This will do as it says. Conservation Commission has o.k.'d it. Nothing in writing from Daigle.

EN/JPM motion to approve **BALD HILL ESTATES** Cluster subdivision plan provided that the common land shown on the plan be deeded to the Conservation Commission, Parcels must be deeded to Gaboury and Zazza as promised by the developers; Fencing removed and relocated adjacent to the Pignolet property; and subject to the waivers requested.

motion carried by unanimous vote.

PUBLIC HEARING NOTICE READ by secretary Zoning bylaw amendment Article #7 - Water Resource Refinements

JPM stated that he had not had sufficient time to review and wanted to be more familiar. There was a question in EN/GG mind as well.

EN/GG motion to take the matter under advisement
Motion carried unanimously.

Meeting adjourned at 12:00

Edward T. Moore, Chairman

Glenn E. Gerrior Vice Chairman

Emile W. Niedzwiadek

Anne M. Morse

John P. Murray