



BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

EDWARD T. MOORE, CHAIRMAN
GLENN E. GERRIOR, VICE-CHAIRMAN
EMILE W. NIEDZWIADK, CLERK
ANNE M. MORSE
JOHN P. MURRAY

MINUTES MEETING OF APRIL 14, 1988

ETM, GG, EN and JPM were present. Anne Morse was absent.

Meeting opened at 8:05 p.m.

BALD HILL CLUSTER SUBDIVISION

20 day appeal period had elapsed without appeal. On an EN/JPM motion the the Baord accepted the Covenant and moved to sign the plan. Also noted in place were the dees to Gaboury and Zazza and Conservation Commission.

BEAVER BROOK GARDENS - Definitive Plan

On a GG/EN motion, the board unanimously voted to endorse the subdivision plan and accept the Covenant. No appeal had been filed.

REGARDING ROLLING HILLS/DAVID ROAD

in Response to the Planning Board's letter dated 4/5/88, Mr. Fran Molla (Forge Hill Development Corp.) was present to then the board for their letter and in compliance with same, David Road had been paved this date.

His engineer is preparing the "as-builts" and bounds are being set.

JPM: inquired whether other responses had been received.

ETM: Thanked Mr. Molla for his "quick response."

JPM: questioned why not seeded.

Molla: "we took care of that problem and they would replace the mulch."

GG: Mrs. MacGilvray lost her grass seed due to the washout, i.e. no berms behind the drains.

Molla: The berms were to be installed with the sidewalk installation.

JPM questioned other developers response?

ETM: replied "no response."

JPM for the record stated that on his way up to the meeting he passed Fox Run Road and the sidewalk still hadn't been installed there.



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BROOK ESTATES CONDOMINIUM SPECIAL PERMIT APPLICATION
Theodore Goguen, Esq. - continued public hearing

ETm explained the ground rules for orderly public hearing proceedings.

Goguen: served as spokesperson. He stated he was owner of the subject property. Letter from Conservation Commission dated 4/7/88. It went on to explain that on 3/9/88 ConsCom opened their hearing regarding this matter and they are now very pleased with the proposed stream crossing over White Brook. The upland area was being donated because it was tributary to the Charles River. The donation amounted to 5.66 acres of land. The low area will be used for recreation by the condos or whomever.

JPM: Does it "screw up" acreage for the condos.

Goguen: I have a deed prepared and is being held in escrow subject to approval. I want it to be a voluntary act. I retained no rights.

ETM: One other issue, access 1 condo project through another.

ETM: Town Counsel stated that since the condo agreements do not exist for the other (Bellwodd) project, that it would be easy to incorporate the language.

Goguen stated he talked to neighbors on Saddleback Hill resulting in the fact they do not want the water looped to their street. Goguen committed to doing whatever the Planning Board desired him to do.

ETM stated it was not a neighborhood decision/ it was a decision of the Water Department.

Architect/David Large (Large): from Medfield explained the building concepts and what made this project uniquely different in style from the others approved around the town. The units aren't easily identifiable which loses the multifamily look. Project utilizes the "country estates look." 49 units, 9 variations and no single bedrooms provided. 18 units will be one-floor units (flats). No single unit will be repeated more than 6 times. They will attract an additional market, i.e., the elderly, retirees. That addresses a different portion of the marketplace. Price range, although still tentative, is targeted for between \$115,000 and \$140,000. All units will be 2 bedrooms. Single bedrooms wouldn't be very marketable out here. Strictly an "urban animal."

ETM: Questioned access to the Conservation Land.

Goguen: explained that frontage is obtained on Saddleback Hill.



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BROOK ESTATES continued public hearing Sp. Permit

Large: Minor alterations to the Bellwood site, one cluster must be moved slightly (Phase IV of Bellwood actually must be slightly altered).

JPM: will Bellwood road be built before your road? It would have to be.

Huna Rosenfeld (Bellwood) was in the audience. If this permit is granted, we would offer an amended plan and incorporate Brook Estates with Bellwood.

JPM: wanted it known that he visually inspected the Bellwood site. He reported that it was very nice with concealed doors.

large 98 Bedrooms at 7,000 s.f. per bedroom. (needs 15 acres for that)

Total parcel = 36 acres

7 acres are wetlands. He could not mentally come up with percentage of the site which would remain in its natural state.

Sgt. Sulahain: Noted there would be an additional number of trips leaving the site, but the distance would be the same as when Bellwood was being determined.

Goguen: Traffic study was submitted.

ETM: Remarked that this proposal eliminates access on Brook St. and connection with Saddleback Hill Road which was the major cause of past denials.

Fran Newton

Saddleback Hill Rd: He stated that the Board had done its homework and the applicant had made every effort to comply and most of the neighbors are very pleased with this proposal.

He spoke with Jean Trudel (Water Superintendent) and Trudel supposedly stated looping the water was only a recommendation that he wouldn't require it.

He stated that his property stood to benefit - it is thought that he may have a crack in his water line.

ETM: looping the water would enhance the subdivision. Is it sufficient pressure to put out a fire up there?

Newton: We have a serious problem with road being put through to Saddleback Hill. (Newton is confusing water easement with a road)



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BROOK ESTATES continued public hearing Sp. Permit

Newton restated that they have adequate water pressure, it's not great but adequate.

ETM: I don't want to petition town meeting when we have the opportunity to have the developer bring the water loop up to Saddleback Hill Rd. at his expense.

Tom Carey Saddleback Hill: Feels the hydrants are adequate and is concerned that the cut for a water line easement would encourage "dirt bikers" already a terrible problem up there.

ETM: stated that if the highway, fire and water departments say they don't require it then. . .

Mrs. Joann Paquette Brook St.: Still sees problems from the Brook St. end. Goguen took down stone walls we are susceptible to dirt bikers as well.

Goguen: admitted he removed portions on his property to conduct testing - assured the neighborhood he would reinstall those portions he took down.

ETM: Dirt bikes aren't going to be wanted in the condo project.

Paquette: Concerned with serious drainage problems.

Mr. Carboni Brook St.: illustrated a problems on the visuals which were displayed.

Goguen: This project saves trees and provides for less installation of pavement and preserves open space.

ETM: To all members -

Goguen: I would ask for an affirmative vote - and then I could do what I have to (deed the property, etc.)

SGT. Sulahain: if there is a way to loop the water and prevent passage of bikers, it should be explored.

GG/EN motion to close the public hearing. Vote was unanimous of 4.

JPM: We'll give him an option to declare this null and void due to one members absence (Anne Morse). A special permit requires 4 affirmative votes. It was noted that Mrs. Morse did not vote on either Shores at Silver Lake nor did she vote on Bellwood Condominiums.

John, Mr. Goguen replied. I don't want anything declared null and void.



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BROOK ESTATES continued public hearing Sp. Permit

Goguen went on to state that the water line issue could be dealt with at a later date.

JPM: I'm all set to make up my mind.

EN: move to approve John. You could approved subject to the water line installation upon advise of Water and Fire Depts.

ETM wanted to know what Large had proposed for a build-out rate. The minutes were checked - 27 months was the answer.

On a EN/JPM motion the Special Permit was approved subject to the following:

- 1) Water line to be looped to Saddleback Hill Rd. with "dirt bike barrier provisions" upon the advise of Water/Fire Departments;
- 2) Basecoat pavement be provided through Bellwood to Brook Estates prior to construction of units;
- 3) Build out rate of 27 months as follows:

Not more than 17 units: first nine (9) months;

Not more than 16 Units: second nine (9) month period;

Not more than 16 Units: Third nine (9) month period;

TOTAL NUMBER OF UNITS NOT TO EXCEED 49 units.

Motion carried by unanimous vote of 4.

PRELIMINARY PLAN DISCUSSION- Cogeneration Subdivision

Atty. from Hale and Dorr was spokesperson.

He confirmed that he sent a copy of plan sheet #2 to P Herr.

ETM: stated that Herr said Board never approved a "hammerhead" design for the end of a road.

GG: This is zoned residential, what different uses.

Herr also stated that no drainage was shown. Unknown as to what the large lot will be.

Atty: Is the main issue that of a cul-du-sac?



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Preliminary Plan -Cogeneration Plan

Roy: Stated that driveways were planned off the "hammerhead".

GG then the town becomes responsible for redesigning the "hammers. . ."

Roy: we'll come in with a definitive showing a complete road.

JPM: you need definitive subdivision plan prior to site plan review.

JPM moved to approve with modifications:

- 1) cul-du-sac or road going straight through;
- 2) drainage should be complete;
- 3) scale drawn to proper size;
- 4) legend and drainage complete;
- 5) proper size sheet.

EN seconded the motion. Motion carried by unanimous vote of 4.

RIVERVIEW INDUSTRIAL PARK PRELIMINARY PLANS PHASES I, II & III H.A. Fafard & Sons.

Jim McLoughlin and John Noonan were present for the company.

Noonan stated they could no longer pursue the Charles River Bridge they are coming out onto Maple St.

JPM running road by Sommerville Lumber?

Lord Esq: Sommerville Lumber building has been approved and they agreed not to traverse the wetlands but rather donate a large portion to Conservation purposes.

ETM: Why would Sommerville Lumber want all Fafard's traffic on their property anyway? "We" had better scratch that idea.

Lord: Isn't feasible at present level of construction.

ETM: preliminary plan - do you (Fafard) expect us to act on it?

You got my views Monday night. (at the selectmen's meeting).



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RIVERVIEW INDUSTRIAL PARK - preliminary plans Phases I, II & III

GG: you went before the selectmen to gain support. We should send a letter directing the town to pursue the Charles River Bridge access.

ETM: what's your intention - individual plans. If you want approvals as a whole, there are problems.

JPM: only phase I have a problem with is one accessing Maple St. Phase I. accesses Maple St. propose a temporary cul-du-sac 18.5 acres/lot 3 could provide tractor trailer terminal or certainly support that type of traffic.

GG: we are asked to go to the selectmen's meeting - send them a directive stating the access over the Charles River must be pursued.

ETM: Phase I should be denied due to safety issue /send letter with strong recommendation regarding the Charles River Crossing.

Alternative I is the single crossing of Charles River. Alternative II is the double crossing of Charles River.

GG: Alternative #2 - show strong support.

GG moved to send letter to selectmen supporting Alternative #2 with Road A of Riverview Industrial Park. The Planning Board sees it as the only alternative at this point to eliminate traffic on Maple St.

Motion carried unanimously.

----- Phase I

ETM stated that NDAI would have same traffic problems going around the cemetery. With Phase II again traffic flow and safety a major concern.

Lot 1 is 3.9 A, Lot 2 is 1.9 A and Lot 3 is 18.5 A. EN/JPM motion to disapprove due to traffic flow and safety issue.

PHASE II - Riverview Industrial park

abuts Maple North Trust (previously denied due to access. Board suggested they access their industrial parcel through the Fafard park. 700 ft. of road is proposed with temp. cul-du-sac (c-d-s). with future extension. Access is still unattainable.

Lots sizes = Lot 1, 11.7 A, Lot 2, 43.6 A. and Lot 3, 36.9 A. Lots this size attract large industrial complexes.



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RIVERVIEW INDUSTRIAL PARK

Phase II - PRELIMINARY PLAN

Heavy, major truck traffic is anticipated with lots this large. Bellingham Planning Board is in strong support of the industrial park, however; the impacts to Maple St. make it essential that the Town pursue the crossing of the Charles River and an interchange at 495.

Phase III

Abutts High St.

ETM Only access ~~here~~ is Maple & High Sts. High St. is worse than Maple Street

Lord: Stated that if the town were to deny access to this parcel, they would be denying their own zoning.

High St. could be widened as well as Maple St. and traffic could be directed in and out via Maple St. on the Mechanic St. end.

Lots in this Phase are 50.5 acres, 22 acres and 22 acres.

The board withheld recommendation on Phase III

The Board viewed Phase IV. The lots in this phase are 11.6, 14.8, 26.6 and .8. Entrance is just north of Sommerville Lumber and comes out on High St.

The Board decided not to act on anything further until they could discuss with their consultant at the next meeting (April 28, 1988).

Fafard Companies agreed to furnish the names of the individuals on the state level who would be receiving a copy of the Planning Board's directive.

Secretary offered a draft employment ad to the Chairman who, in turn, read to the other board members. Selectman, Larry Cibley, was present to hear brief discussion as to why the secretary is stepping down and the Board's general displeasure with the way in which the present composition of Finance Committee is managing its recommendations.

It was cited that Mr. Molloy was particularly vindictive toward the Planning Board for the board's having petitioned for a \$1.00/hr. raise for its secretary at last year's annual town meeting. Many residents in attendance at that meeting were in favor of the secretary's raise and offered strong verbal support which infuriated the finance committee. Chairman Moore stated that at the pre-



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General Business Discussions

liminary budget hearing, the Finance Committee chided the Planning Board for reducing it's advertising budget. The Planning Board has elected to have applicants pay for their own advertising directly to the newspapers which saves the clerk, accountant and treasurer unnecessary bookkeeping. They were displeased with this Board's request for much needed flat files and told Moore to go to the telephone company and obtain "used ones." The secretary stated that she had requested the town's custodian, Henry Boucher, to move "missing" planning board files from the "belfry" of the old town hall to the basement, 8 months ago. He still had not complied with her pleas. Finally, just a few days prior to this date, the files were moved thanks to Selectman Arcand.

It was further noted that Selectman Mazzola had agreed to take a petition upon himself on behalf of the residents of Maple St. to petition the Planning Board for a public hearing to allow the electric company to trim trees along that "newly designated" scenic road. The planning board has no guidelines whatsoever for dealing with "scenic roads" nor to they have a formal petition from anyone. As a result, the board's secretary will not take the responsibility of advertising a hearing.

Meeting adjourned at 11:15 p.m.

Edward T. Moore, Chairman

Glenn E. Gerrior, Vice-Chairman

Emile W. Niedzwiadek, Clerk

Anne M. Morse

John P. Murray