



## BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

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

### MINUTES OF MEETING MAY 26, 1988

All members were present. JPM would be delayed. Philip B. Herr, consultant, was also present.

#### Form A - 81-P Plan

Applicant: mendon Realty Trust, Hastings St., Mendon, MA

William H. Hood, Trustee

Surveyor: John R. Andrews, 90 Mendon St., Uxbridge, MA one (1) lot and 4 parcels. Some area had to be added to meet the requirements.

8:15 all members were poled for executive session. GG moved that P Herr remain for the executive session. Board entered executive session 8:15 p.m.

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9:15 Resume Regular Session

#### 81-P Plan:

Applicant: Maplebrook Development P.O. box 186, Bellingham, MA

Surveyor: Ed Stone RLS 28980

Debbs Lane, Yarmouthport Mass. 3 lots: 3A, 3B and 4.

There isn't a tree on the site near Bradford. AM/GG motion to sign 81-P which provides a drainage easement.

Moe Gregoire, Inspector: Removed gravel 2 and 3 from Bradford and VAn and put it on Lot 4. Now they need a specail permit from ZBA they were trying to get it from Moe but they didn't pull it (the building permit)

**Silver Heights:** Drawings have been completely revised by machine rather than the plan Phil Herr reviewed. Herr found dispartages and they were told in advance - better set them aside for some time to review them. Herr didn't have anything major - just purely mechanical errors but he would prefer to check the plans thoroughly.

#### 9:30 CONTINUED PUBLIC HEARING N.E. COUNTRY CLUB

Glenn E. Gerrior left to room to avoid possible conflict of interest.,

letter dated 5/17/88 from city of Woonsocket accepting the sewage flow.

The Dalpe family concerns over the headlights from the proposed street



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### N.E.C.C. continued public hearing

Ashe took aerial shots and scaled in the location of the road in relation to the Dalpe property/house. Not a direct and true scale profile 6% grade was reduced to 2%. The proposed bridge is at 6% slope.

JPM cited other areas where lights shown in to homes for turns.

Ashe: Submitted index plan with notes addressing the lots not rezoned to residential.

#### List of Waivers:

Item 5: Storm Drain Pipe they want to use metal corrugated pipe it is supposed to dissipate energies at higher flows. Amory (town's consultant) wants reinforced concrete.

Herr: you should hear from Daigle. He usually objects to metal because it "rots." Protected corrugated metal might be a consideration, but is this appropriate? If a laizze-faire attitude is taken, what happens later one? Are there protective covenants regarding failure of this material. The decision should be Gerry Daigle's call, not mine. Mr. Amory should speak with Mr. Daigle regarding this important matter.

ETM: Speak with the administrator and have him get them together.

Ashe: Cart path is paved.

Mitch laPlante: For safety reasons.

Ashe: N.E. Village will preserve the trees. Extra width in place of 6 ft. sidewalks we propose 5 ft.

JPM: we customarily waive one sidewalk.

JPM: If I recollect, Fox Run Rd. from South Main St. to Center St. was waived down to one sidewalk and 29 ft. of pavement.

PH: Paving width - not unreasonable.

Paine St. 10% grade - 489 ft. long. Main Ave. is 10% grade, Debra Lane is 10% grade, Scott Hill 11% grade, Fox Fun Rd. is 8% grade. The extreme grades around the town were offered in response to a concern of JPM at an earlier meeting.

6 % is the standard grade.

ETM: grade waivers and pipe we should dhave input from highway dept.



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### N.E.C.C. continued public hearing

P.H.: Upper limit is 10% was talked about at the preliminary stage. 12% grade is really quite steep, possible use of retaining walls must waive.

### THIS PLAN WAS SUBMITTED ON MARCH 21, 1988

Herr: Takes major exception to your letter. What about lot definition and what does it include.

LaPlante: 10 lots relating to constructability and tomorrow look at the lots to see for yourself. (Disputing the claim that many lots are unbuildable due to water and Conservation laws)

Herr: Cited a case from a community without an exclusion such as Bellingham has/neglected paying attention to the exclusion. Wetland is land under water 9 months or more during the year.

Allen Gottlieb & Charles Sokoloff, attorneys for the Partners prepared the letter. and Herr is adamant that the letter (response) ignores the facts/issue.

Herr: stated the developers needed that 27,000 sq. ft. of high and dry land. to support a house.

Ashe: Showed actual wetlands most are upland, vegetated wetlands.

Herr: My question raised a year ago still hasn't been addressed - 3/4 is wetland as flagged how much is in fact in the wetland. When 3/4's of a lot is flagged as wetland, it appears the lot is in serious trouble with regard to development. I found the letter insulting/it missed the point altogether and at best slipped by at best as. . .

Access Issue is still a problem - but a topic for another time. 5/26/88 letter from BOH didn't have time to respond.

The issue of double useage has been referred to town counsel.

ETM: two (2) questions keep coming up - double coverage and access.

ETM: at Town Meeting when this property was rezoned, this property was going to meet all the town's regulations. I have to know why I'm waiving - what is the benefit to the town of Bellingham when I was told at town meeting in front of the townspeople that I wouldn't have to waive any regulations.



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### N.E.C.C. CONTINUED PUBLIC HEARING

Herr: reviewed the waivers and they are asking to serve 19 instead of 12.

ETM: 279 houselots proposed, dut down and 3 and 1 for zoning.

JPM read the bylaw governing "Lane" in Section II

Herr: lenght serving 19 lots has an unusual length.

Herr: town has alot of corrugated metal drainage. Amory has his views on soundness.

EN/JPM motion to continqe this public hearing to June 9, 1988 at 9:00 p.m.

Meeting adjourned.

Edward T. Moore, Chairman

Glenn E. Gerrior, Vice Chairman

Emile W. Niedzwiadek, Clerk

Anne M. Morse

John P. Murray