



BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

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GLENN E. GERRIOR, VICE CHAIRMAN
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ANNE M. MORSE
JOHN P. MURRAY

MINUTES OF REGULAR MEETING

September 22, 1988

Meeting was called to order at 7:50 p.m. All members were present. Board's consultant, Philip B. Herr was also present.

Submissions

Silver Heights

EM reads letter from W.W. Contractors, Inc., Elm Street, Hopkinton, MA, dated September 14, 1988 regarding Silver Heights. The estimated costs to complete the road work including the pavement is \$152,800. Estimated cost for utilities including water and the drainage system is \$146,500. Total estimated cost are \$299,300. EM states the letter does not say how many feet or how thick the road will be.

EM reads letter from Highway Dept., dated September 16, 1988 which states he reviewed the estimated road work cost for Silver Heights Subdivision and found it to be sufficient.

P. Herr states that does not cover the road.

? states he has a letter of credit which is made out for \$350,000 instead of \$345,000. The Planning Board requested 15%. They put in an extra \$5,000 and an extra \$100,000 for which ran closer to town. The total amount is \$450,000.

EM questions if Board has a letter explaining that.

? states there is no letter. He is before Board to tell them that they have more than \$350,000 in letter of credit.

P. Herr states the letter of credit is with Home National Bank. It says the letter expires in two years, on September 22, 1990, the same as the subdivision. There is no way they could be in default until after September 22, 1990. The town can not claim money until two years from now, but that is when the letter will expire. It is a catch 22 situation.



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? will be happy to correct the letter.

EM states it has to go beyond the two years.

P. Herr states there are a series of problems with the letter. It should not say he has failed to conform in accordance with terms of the covenant. There should be an agreement in addition to this for them to do the work on a time schedule.

EM reviews letter of credit for Beechwood from Home National Bank.

P. Herr states that letter expires on September 20, 1989. They have one year to use it.

EM questions if the road and drainage is included in the most recent letter.

? indicates it is.

P. Herr states the Beechwood letter of credit has no date at all and says if they fail to conform to the terms to completion of the road. The terms are not specified. They need an agreement in addition to the letter which says it will be completed within 24 months from September 1988; on September 1990. The bond should not have an expiration date. P. Herr advises Board to speak with treasurer. Town should not accept security that has an expiration date. There should be a standard agreement, form E-1, which should at least carry beyond the year the work should be completed. There are a lot of things not included in the quote. He can not tell if the sidewalks, grading, street signs, lights or record plan are included. If there will only be 1800 feet of road, it looks like a lot of money, but it does not cover the sewer.

EM questions if the Board has enough information to act on this.

P. Herr advises them to act on it and reject it.

EM states the applicants must add a better description.

? states that Town Counsel reviewed the letter and did not say anything.

EM states Town Counsel overlooked the date.

P. Herr states there is no evidence in the letter that anything other than road work and utilities are included.

AM states they need something to base decision on.



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EM suggests they obtain a quote and come in at the next meeting as soon as everything is ready. Silver Heights will come in on October 13, 1988 with additional information.

Cedar Hill

EM questions who will make presentation.

? states they had presentation last time they were before Board. They have returned for comments.

GG requests they put the plan up.

EM suggests they point out the changes.

? had a comment from the Fire Chief regarding adding an additional fire hydrant to the plan.

EM questions if P. Herr had a question regarding the drainage calculations.

P. Herr states the applicant has provided the drainage calculations as requested by the Board. The only new question is relative to the parking on the street. It is not entered as an end point. He questions whether they can avoid two deadend bays.

? states he did look into that. There is an alternate location where they could make a turnaround. He anticipates parking will not be used here anyway. There is better central circulation to get in and out. The deadend is not the best solution. If necessary, they could make a circle.

P. Herr questions if the building will be sold as condo units.

? states it is a light industrial building which may be sold as condos later on.

P. Herr indicates that usage is important. There is no way to predict at this time what the use will be.

? states they are trying to figure it on a worse case scenario.

P. Herr points out they should try to figure it at better than worse case. They have to make the parking spaces and get the egresses. He points out applicant is saying they probably will not use that many parking spaces.

? states they are concerned because the parking spaces are based on the



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footage of the building no matter what the use is.

JM questions if they got turned down on the site plan and parking.

? states they got turned down on 30% impervious and the parking.

? states they have 150 spaces on the plan now; they had 72 at the time they tried to get the special permit.

P. Herr does not feel the Board should turn them down because of that.

JM states if they improve the circulation, they could apply for a special permit.

P. Herr states the parking rules may change by the time the building is up. He is concerned because there is a net loss of two spaces to accomplish the changes. He suggests applicants find some way for the Board to justify its decision like using some part of the building for storage.

N questions what light industrial office space is.

? states it is the way the building is set up. It can be partitioned off because there are 9 separate entrances. Someone could buy half the building or there could be 9 tenants as a worse case.

P. Herr points out in some communities the Planning Board would agree to a provision stating they did not have to put in the west bay parking until occupancy demanded it. The Building Inspector could monitor that, but he is concerned about lapses. If it did turn out to be light industrial, they could put in the correct number of parking spaces then.

EM questions if the bylaws would allow that. He questions if the Board would be granting a special permit for reduced parking.

P. Herr states they would not be granting special permit because the applicants have not stated their usage yet.

EM questions what happens if the building is sold. He questions if they should request a bond to protect the town if the use changes.

P. Herr suggest they move on to the next issue. The Planning Board could act now and make the applicants work out a way to provide assurances to the town.

EM states drainage was the other concern. There is a neighbor who already gets flooded. He questions if the driveway is pitched toward



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S. Maple Street.

? states there are 2 catch basins on Maple Street already, but there is no water going in because they are not set right. The drainage will go to a detention pond.

P. Herr questions if they will reset the catch basins.

? states they will reset them to prevent it from going across the street.

EM questions what will prevent the water from running down the street to the house down the hill.

? states that was always a low area.

EM states it is still low, but it was not a problem until they built Bradford's across the street. Now it goes down the street.

? points out it will go into the detention ponds for their project. They will put in a catch basin to keep it from going across the street.

P. Herr questions where the water goes when it goes into the catch basin.

? states the drainage goes into a manhole which is set high for an overflow situation. Water goes into the detention pond as well. They will not be picking anything up from Bradford.

P. Herr questions if they will have super charged pipes.

? states they will.

EM questions if it is easier to go the other way down the hill.

? states they are concerned about not recharging the ground water as stated in the regulations and they are also concerned about flooding the area.

P. Herr questions if the detention basin will be higher than the pipes because the pipes go down and up and down and out.

? states they are attempting to keep as much water out as possible.

P. Herr points out detention already exists partly on their site and Bradford's site. He questions if there is an agreement between applicant's property and Bradford's regarding the detention facility and maintenance of the line across the street. The Board was assured



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the agreement would be in place.

EM states right now neither party knows who should maintain it. He questions who owns the square lot.

? states it is Milford Savings Bank.

EM questions the number of lots.

? states there are approximately 8. He does not have the title search with him.

GG questions if the 30' berm is being constructed.

? states they have money in escrow but it is not completed.

GG questions if they have the right to go on the condo's property and put the center of the berm on the property line.

EM states they would be going 15' onto Maplewood's property. What happens if Maplewood will not allow that.

P. Herr states they have the distance requirement. The Board does not have the authority to require a berm. If the berm is a way of screening, it is probably sufficient.

GG states the plan does not say what they will use for screening other than wood fence.

EM reads letter from Fire Dept., dated September 20, 1988 which states there are several problems with the plan including no loop system which will reduce the Fire Dept. approach and the fire hydrants are inadequate. EM states Celtic property was supposed to put in a water loop from Mechanic street to provide pressure and volume for Bradford and other industrial buildings. The Fire Chief said the loop is not there and the pressure is not there. Everybody is deadended.

? states the loop was installed. Two flow tests were run at the property on June 1997 and July 1987. At the first test, it only showed 800 gallons available and that is what the Fire Dept. looked at. Bradford's insurance company wanted a higher design for the sprinkler system. They found 6 gate valves and on the second flow test, the water more than doubled when they opened the valves. The Water Dept. ran the test with them.

? states there are easements to run the loop.



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EM questions who will run the pipe.

? states this is a basic B1-P plan. He does not see how the Planning Board can guarantee the water mains will be put in.

P. Herr states the original scheme of taking undeveloped land and turning it to industrial use was terrific. However, a number of lots have incomplete drainage solutions. There is also concern over the documentation even though they were assured it would be taken care of. The site plan shows a water main going in heading towards the back of the property but it is not connected to anything. He can not understand if there is a pipe back there or not. He questions where the gate valves are.

? states the property is fed off of S. Maple Street. It is not tied into the loop. The gate valves are opened and go across Bellingham property and beyond but are off the street.

EM points out these questions arose a week ago. Celtic should have been at the meeting to apprise Board as to whether or not there is a line and where it is.

EN states the entire project was discussed and it was supposed to be looped. Each project was supposed to be added.

EM states the Board received letters from the Fire Chief and the Water Department which disagree that there is a loop. The developer has an obligation to the people who he sold the lots to to come in and explain it to the Board. The plan was approved as a whole. It was supposed to be done one piece at a time. If the water line will not work, the parking line probably will not work either.

P. Herr states they have not worked out the drainage problem either.

? states there is additional property at the rear of the building. There may be an extension of something else and the loop may be there.

EM states he talked to the people at Celtic. One said there was a loop and another person said there was no loop. It is up to them to prove it to the Water Department.

Cliff Estates

Cliff Estates is submitting a letter of credit for a reduction of bond.

EM states the letter of credit expires in two years as does the subdivision.



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? states they all do that.

EM states it should not expire at the same time. Cliff Estates should run longer than two years.

? states it was done at the time of the covenant. He questions how much longer they should put in.

P. Herr points out that other banks either put in no expiration date or for a longer period of time. The town can not use it until they default and they do not default until they go past the expiration date. He sees no reason to accept it.

EM states Cliff Estates would have been on top if they did not have a problem with the road. They want a reduction of bond.

? states the Board could accept the letter of credit subject to amending the expiration date to whatever period of time the Board requests.

P. Herr points out it would have to be at least one year.

? questions if he should do the same thing on Silver Heights.

EM states they are missing a lot of information. They will change 1989 to 1990 by vote of the Board and subject to bank agreement.

P. Herr states that Silver Heights needs another piece of paper since they are looking for endorsement on the plan.

EM states that Beechwood is looking for lot releases.

Cedar Hill Continuation

P. Herr can not recommend approval if the Fire Chief says it does not work.

? questions why the Fire Chief is not at meeting to deal with this issue.

EM points out the Fire Chief sent a letter.

GG states the Fire Chief is a town paid official who is paid to work his hours, not to come to hearings at night.

? questions if the Board is saying they do not know where the water main is.



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EM states it should be where the plan showed it would be. It can not be recommended as it is.

? questions if they can get the Fire Chief at the next meeting to discuss the situation.

EM states they can ask him to come. If the water loop is there and the pressure is there, the Fire Chief will okay the plan.

AM states the Water Department would have to agree as well.

EM states that Mr. Trudell's department has problems with the plan as well.

P. Herr does not know if they can use that as a basis to hold it up.

EM reads an interdepartmental communication from the Board of Health, dated September 22, 1988 regarding Cedar Hill Associates. The letter indicates they are reviewing the plans and found problems with the sewer disposal system. The Board can not act on the plans until the applicant addresses the problems brought forth by the Fire Department and the Water Department.

P. Herr has a question regarding the drainage and what agreement they have for easement on the facility.

? states there is a detention basin on the site plan. Anybody can drain in and has the right to unplug it.

EM questions who will maintain it and will will enforce it. If there is a problem and it gets backed up, how can they be forced to clean it if they do not want to. The town does not have the right to clean it without an easement.

? points out there are three groups of parties on the site: all lots have the right to drainage, they are common owners, and the town itself because it drains to the town.

EM states he is not talking about the catch basin on S. Main St. He is referring to the detention ponds on private property. He questions who has the authority to make someone clean it.

P. Herr questions if the detention pond including the pipe is already there.

? states it is already there.

P. Herr questions if they are changing the drainage system and putting



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in new piping for the detention pond.

? states they will have a single pipe going into the detention pond.

EM points out the Fire Department will determine how many on site hydrants are needed. It is up to his discretion. He suggests they get these problems straightened out and come back before the Board on October 27, 1988 at 8:00 p.m.

New England Country Club Public Hearing Continued

EM reads a letter from Forge Middlesex Development Corporation, dated September 21, 1988 requesting a continuance to October 27, 1988 because the plans are not ready.

JM makes a motion to continue the public hearing to October 27, 1988 at 8:30 p.m. EN seconds motion.

JM questions if the Board has an extension.

EM states they received a one year extension at the last meeting.

P. Herr suggests the Board meet on November 17 instead of November 24 because of the holiday.

EM states it is difficult to give them a time slot for November 1988 since he does not know what will get continued from October meetings. New England Country Club is tentatively scheduled for November 17, 1988 at 8:00 p.m.

P. Herr questions if Board has the preliminary plans regarding New England Country Club and Spring Hill Estates.

EM points out they have not been submitted to the Board yet. He questions who will submit Spring Hill Estates. The Fire Chief and Board of Health and P. Herr have new plans but the Planning Board does not have the plans yet.

P. Herr states he received his plans express mail during the middle of the week.

Riverview Park

EM questions the scale of the plans.

John Noonan, representing Fafard points out the preliminary plans were showed at 100 scale. The preliminary plans for phase 3 are also at 100



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scale. It comes out to two sheets which are manageable. They have submitted three types of plans. The definitive is at 100 scale. The topographic is also at 100 scale. The plan profile sheets of the roadway including details on drainage and other information was blown up to 40 scale. It is easier to review and prepare.

EM asks P. Herr if applicant can submit plans this way. He questions if the Board needs to act on it.

P. Herr sees the plans as a benefit. The applicant does not want to invest a lot of money in the drawings.

JM makes a motion to accept the plans at 40 scale and 100 scale from Fafard.

GG states they should make it readable to the Board.

J. Noonan states the plan profile sheets at 40 scale will be readable.

TN seconds motion. Unanimous vote in favor.

Richard Hunt - Architect

Ray Daniels - Owner

EM questions where they left off last time.

R. Hunt states there are a couple of items which were not clear on the plan which have since been incorporated onto the plan. They included the required number of trees as well as 79 required parking spaces. They submitted plans to P. Herr who reviewed it and sent them comments. They also incorporated drainage calculations, drywell detail and leach basin detail.

EM states the plan did not show water mains.

R. Hunt points out the water line on the plan. According to the approved subdivision plan, they will relocate it 20 feet away. They do not have the information regarding the gas line yet except that the gas company will install it on the opposite side of the street. The power and telephone companies have not given their locations yet.

P. Herr questions if there are trees on the site now.

R. Hunt states there are some trees on the site.

P. Herr can not see any retained vegetation on the plan.

R. Hunt states there is none. The entire parcel is being developed.



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They are maximizing use of the site to gain the required number of parking spaces.

P. Herr questions what the outdoor lighting will be.

R. Hunt points the lighting out on the plans. They will have wall packs which they are sizing sufficiently. 100 watt will be used for the front, 250 for the back and 1 400 watt on the side. The lighting will not shine beyond the property line.

EM questions if they will have hoods for the wall packs.

P. Herr indicates that is a problem.

R. Hunt states the wall fixtures will be located on the building.

P. Herr questions if the zoning district boundary is residential. They must assume there is a house there.

R. Hunt states there could not be a house there because the piece of property is very small in the back. It is only 60' wide. Warren's property is the reverse of the applicant's property.

EM points out the bylaw is not written for the size of the property.

GG questions what Curman's frontage is.

R. Hunt indicates it would be a minor point to revise the type of lighting fixture or put a hood on it.

P. Herr is concerned about the light shining in a residential district 30' away.

R. Hunt states the light fixture is for security purposes during the evening hours. It could be a 100 watt light at the minimum.

P. Herr is concerned about the glare from the unshielded light.

R. Hunt states he can get wall packs or fixtures that direct down.

EM indicates that is what the Board wants.

P. Herr points out that a condition to approval should be that the lights are shielded or directed down. This would apply to the back of the building as well.

R. Hunt states the back is a much larger paved area. They can not use a hooded fixture because it will not throw light more than 30'. They



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have 60 - 70' back there.

P. Herr states they could put lighting poles back there facing inward towards the property rather than outward.

EM questions where Rowe's Avenue is in proximity to the property. It would not be a problem if the lights were facing inward.

R. Hunt states it would be expensive to run underground cable. The building is 20' high. Even if they used a 400 watt wall pack it would only throw light 60 - 70'. If someone was living in back of the building, they would only see a spot light on the building, not glare.

P. Herr indicates that people see the white spot as the biggest intrusion in their lives. He could not find where the dumpster would be.

R. Hunt states it would be located in the back of shipping.

P. Herr questions if they are screening the back boundary.

R. Hunt indicates they are per subdivision regulations.

P. Herr points out the issue per the zoning regulations is what screen.

R. Hunt states it was a requirement that the Zoning Board put on the proposed subdivision that it be screened.

There should be a full screen between 1 and 2. Two sides need to be screened. However, there is no need to screen the southeast line.

The Board places a condition that the chain link fence not have slats.

The applicant used 25 year storm to design the leaching dry well and catch basins.

The Board is assured the applicant will put up pole lighting rather than mounting the lights on the building.

Mr. Lewinsky, resident, Depot Street, questions the drainage system.

EM requests motion relative to permit. Unanimous approval of permit subject to conditions mentioned regarding lighting, fire hydrant and screening. The applicant will bring in revised plans.

Spindlewood



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Gerald Brisson presents an 81-P on behalf of Spindlewood.

JM makes motion to sign plan, AM seconded. Plans signed by Board members. 1 plan is retained in the Planning Board file and is forwarded to the assessor's office.

Beaver Brook Estates

Bond reduction request from Cust. Construction. Concepts.

300 foot road. Applicant requests a reduction from \$13,000.

GG moves to accept the reduction, JM seconds motion. Unanimous approval to accept the reduction.

Spindlewood

Chip Aquile

Terry Mayer, Onaloni Realty Trust

They will submit copies regarding the original property. They have 90 units on 24 acres. There will be 3.7 units per acre.

EM states the property has been rezoned. He questions the intended use. The Planning Board does not have to do a special permit or public hearing since the proposal is for affordable housing. 30% of the housing will be for low/moderate income. They can ask for a variance on the health and other requirements. 27 Units will be affordable. EM is concerned about the second means of egress.

The application will include affordable housing. They will work with the various departments to address the issues. They will have 10 3 bedroom units.

There is concern over the impact the housing will have on the community. The Board questions if any units will be over 3 bedrooms.

They are required by affordable housing to have a certain percentage of 3 bedroom units. The prices will be \$140,00 to \$145,000 for 3 bedrooms and \$135,000 - \$140,000 for 2 bedrooms. A ranch will cost \$119,000.

If this becomes a joint venture, the town can reserve 60% preference of the affordable housing for town residents.

The Board indicates the town would want to reserve 60% for town residents.

The Board will hold off on making recommendations until they hear back from Affordable Housing.



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Co-generation - Continued Public Hearing

Steve Roy, President of Northeast Energy Associates is present.

Douglas Egan, General Counsel of Northeast Energy Associates indicates they have the site lighting plan, utility plan corrected elevation drawings as well as the landscaping plan.

S. Roy states they received firm commitments from the following banks: Fuji Bank of Japan has committed to finance the entire facility, Chase Manhattan Bank of New York, Sumi Tomo Bank in Japan and Security Pacific Bank in California. They are expecting a proposal from the Prudential Insurance Company. They have 4 proposals to finance and draw on funds as soon as they get the final permits. They already ordered the generators. He went before the Board of Selectmen 2 1/2 years ago and explained their proposal. They chose Bellingham because of its proximity to the gas line and the industrial zoned area. They picked a design with 2 gas turbines and 1 steam turbine. They have a bid in with Boston Edison. They already went before the Massachusetts Zoning Board. The Zoning Board voted in favor of their proposal but the decision is in appeal now. They have agreed to pay the town \$1 million in taxes per year. They will also place \$1 million in a capital fund for the town upon receiving closing from the bank. They promised to put up \$300,000 immediately and the rest at closing. According to the tax assessor's office, they will be paying over \$1.5 million in taxes.

Nevin Rabadjija, attorney for the applicant explains they are here for site plan review. They will be before the Zoning Board of Appeals regarding the zoning question for a special permit for retained vegetation on the site.

Matt Cassidy, Project Manager, Westinghouse, explains his company is the prime contractor for the facility. He points out Depot Street, Charles River, Algonquin gas easement and the plant on the plan. He also points out the transmission lines which will run from the plant to the Boston Edison transmission line. They will move the lines to the Algonquin gas easement to minimize the impact on the wetlands. The plan is an artists drawing and is therefore, not an accurate representation. It was made to show the 3D perspective of what the plant will look like.

D. Egan explains the landscaping plan which they are submitting tonight shows white pines and black pines planted along Depot Street to create buffer.

JM questions the height of the buildings.



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M. Cassidy explains the main turbo building will have a maximum height of 45 feet. The water treatment building will be less than 30 feet. The equipment - air condensor will be 77 feet high. The heat recovery steam generator and tank will be 65 feet.

EM questions if the high towers need a variance.

S. Roy indicates they do not need a variance since it is really a piece of equipment.

M. Cassidy explains how the plant will work with the combined cycle process. There will be two combustion turbines which will use gas as the primary fuel and oil as a back up. Waste heat is generated by the combustion process. It is fed into the generator - two for each turbine. They will use heated water to produce steam which will be fed into the steam turbine. The heated generator will produce electricity.

JM questions if they will use recycled water.

M. Cassidy states they will. They will have an oil storage tank for back up if gas is not available. They need pure water so they will treat water coming into the site. They will treat all process water and recycle it back to minimize the amount of water they will have to get off the site and protect the environment. No liquids will be returned. Another portion of the steam will be sent to the Co2 plant as well as 8% of the gases. The steam is condensed and returned for use.

EN questions if they will ever shut down to clean the turbines.

M. Cassidy explains they will receive annual maintenance. The detention pond will collect storm water. Westinghouse will operate the plant after completion. They will add nothing to the water. They will remove the impurities which were originally there.

S. Roy states Federal law requires that 5% of the energy used be useful energy. The town wanted them to use as little water as possible. Co2 uses the least amount of water but still meets the 5% requirement.

Rich Pauli, Pauli Gas Conditioning, a consultant, will handle the Co2 portion of the plant. He explains how the plant will work. They will take a portion of the Co2 from the exhaust stack and cool it to 100 degrees. It will be introduced to two absorber towers which will absorb the Co2 with solvent. The solution will be circulated to the generator tower. They will bail out the solution and it will be returned to Co2 gas off the generator tower. It will be compressed,



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refrigerated and stored. The process is similar to air conditioning in a home. Co2 will be removed from the site by truck. 12 trucks a day will remove the full production capacity. The plant will be operated by five people. There will be no discharges and no water is required to operate the plant.

Don DiChristofaro, meteorologist, will monitor the air quality. He forecast the pollution levels and shows that the national air quality standards are met. Massachusetts has its own standards as well. The numbers which he came up with were used at the Massachusetts Siting Counsel and met all standards. There will be 4 major pollutants coming out of the plant: sulfur dioxide, nitrogen dioxide, carbon monoxide. He used Worcester data to compare his calculations for background values. He explains the contribution which the plant will make in terms of pollutants is very small.

EM questions if the figures were arrived at by using gas as a fuel. He questions if the numbers change if oil is used.

J. DiChristofaro explains the numbers will be similar. He has the numbers but did not bring them with him.

S. Roy explains they will only burn oil as a stand by. They plan to burn gas all but 10 days out of the year, except if Washington votes to expand the pipeline in Pennsylvania. They expect construction of the plant to start around January 1. It will be 2 years to build. They may have to burn oil the first year. The major pipeline expansion in Pennsylvania will cause more gas to be available to the area. The state requires constant monitoring of air quality. The state requires monitoring at all times which must be reported to DEQE. They must be in compliance or they will be shut down.

John Weise, Ecologist/Environmental Scientist, addressed the impact on the ecology. The issue was already presented to the Conservation Commission.

P. Herr questions where the site is, the property boundaries and how the property will be subdivided.

N. Rabadjija points out the property boundaries on the site plan.

P. Herr questions if the definitive plan will have the same configuration as the preliminary plan.

J. Rabadjija states there was no deadend on the preliminary. They request a waiver of the requirement for a turnaround. They will have a looped driveway.



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EM questions if the 3 special permits have any bearing on how and when they act on the site plan.

P. Herr explains the road will not be a town road. This is an integrated facility which will be divided into two ownerships. It has to be subdivided. The street will behave like a driveway.

N. Rabadjija states they will have a gate barrier.

P. Herr explains the Co2 plant may not be there is 5 or 50 years. The Co2 parcel should have access assured independent of what happens to the plan.

EM states a subdivision has a street and a road. This is a subdivision but does not have that.

N. Rabadjija indicates the Board is correct regarding the separation of ownership and the fact that they need separate access. They will have right of way in the road.

D. Egan explains that because it is a subdivision road, it will service both parts.

EM questions how the gate and guard will work.

P. Herr does not believe this is a town concern. The reason they want a turnaround is so the mailman and other delivery people can turn around at the end of the street, but that is not applicable here. The issue is whether they can sell the lot later on with a hostile gate. It is not the town's concern.

EM questions if the applicant has to put in a waiver to not have the turnaround.

P. Herr indicates they do and it will be coming in about a month.

D. Egan explains they realized they had to change the subdivision in preparing the site plan.

EM questions if the Board's recommendations regarding the site plan depend on the subdivision.

D. Egan explains it is conditional on subdivision approval.

P. Herr states this is a complicated plan. It would be helpful for the Planning Board to have the plans highlighted. The property line is complicated as to where it begins and where it ends and where the



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street is.

D. Egan states they can highlight the plans.

P. Herr states it is a bylaw rule that signs have to be shown.

N. Rabadjija states there will be a small unlit sign affixed to the barrier. This has not been finalized yet.

P. Herr questions where the service entrances will be and where the water main will be.

N. Rabadjija explains they have a separate plan which highlights the water lines. This plan supplements the other plan.

EM questions which plan the Building Inspector will get.

N. Rabadjija states he will receive additional drawings.

D. Pesci, Dravo, explains the site boundary, main road and the well water line. There will be an underground line off-site which will go to a water storage tank. It will be pumped underground to a secondary storage tank. A new main will be installed between well number 9 for well water off-site.

D. Egan states it will run along the existing conrail line about 1/2 mile.

P. Herr does not know if approving the site plan constitutes approving the water main construction off-site.

EM states that is a Water Department issue. The Planning Board can only deal with the site plan on the site. He questions who they will get permission from to dig up Depot Street.

D. Egan states he has discussed this with the Highway Department.

JM questions who will maintain the pumps for the facility.

N. Rabadjija states they have an agreement with the town.

D. Pesci explains the gas control line will run along the site to the gas turbine. It supplies two turbines. They are using treated water and well water. The plan shows a double loop around the site hydrants. Potable water will come in from the main on Depot Street for drinking water.

JM questions why they need to do that if they are purifying the water.



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D. Pesci explains they will not be chlorinating the water. The potable water will only be used for toilet facilities. It is not much of a water line. No processed water enters the storm drainage system. They have a 300 lb line to the detention sedimentation pond which is designed to run into the wetlands.

P. Herr questions if there will be an increase in flow.

D. Pesci states it will increase slightly. There will be more water leaving the site than presently exist. There will be more infiltration.

J. Weise states the overall recharge will basically stay the same. It will retain its initial surge.

EM questions the percentage.

J. Weise states the total runoff should not increase.

J. Pesci states it will not be over 10%. The volume is designed for over 10.

J. Weise explains the pipe does not go directly into the wetlands. They do not have to discharge right into the drain.

EM questions if they have overflow to the retention area.

J. Weise states it has been sized for 25 year, 24 hour storm. It is actually larger than required. All runoff with potential contaminants like oil will be collected and routed to API approved water septic system. Clean water will go to sedimentation. All water will be transferred above ground to eliminate the danger of contamination.

P. Herr questions if any town official determined this type of use in this zone.

N. Rabadjija states they submitted a letter to Town Counsel regarding these questions. They are awaiting a reply.

EM questions if it is manufacturing.

N. Rabadjija indicates it is.

P. Herr questions the rear turbine structure which is 77 feet high. He does not think it is a building even though it is 7 stories high.

EM states it has 4 walls and looks like a building.



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N. Rabadjija states they will have devices in front. It will not be seen from the road.

S. Roy states the building or smoke stacks will not be seen from Rowes Avenue.

P. Herr points out the question is whether or not it is a building. He does not think it is a building.

GG agrees that it is not a building.

EM understands the building will not be seen when driving down Depot Street because of the trees, but the 77 foot square looks like a section of a skyscraper.

D. Pesci points out how the stack will be shielded from Depot Street on the landscaping plan. They will add foliage along the borders of the plant to shield it from Rowes Avenue and Depot Street.

D. Egan states there is an existing row of trees. They will have a solid wall of evergreen with white and black pines.

D. Pesci explains they will also add a tree line, the same as the other side of the road.

GG questions if it matters whether or not they spend money to make the building look nice, since no one will see much of the building.

S. Roy states he agreed to spend the money on the building 2 years ago. He does not want the town to think he has changed his mind.

J. Weise explains the location of the facility was selected because of the trees. There are already trees between the plant and the Charles River.

D. Pesci explains the grade is 77 feet higher.

EM thinks the plant could be seen when coming down the road but not when right in front of it.

D. Egan explains there is a steep incline from Depot Street into the facility. With the existing and added vegetation, they will have an effective buffer.

EM questions how they will camoufloge the smoke stacks.

S. Roy explains they will either be painted a pale bluish grey without



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highlighting the texture or they will flute the smoke stack which looks good and blends in. They could still paint it a pale bluish grey. The stack will be made of concrete.

GG expresses concern regarding small planes flying by.

D. Egan states they have already cleared the facility with the FAA.

EM questions whether or not planes will be able to see the smoke stack if the applicant makes it blend in.

P. Herr questions if the smoke stack will have warning lights.

D. Egan states they are not required to have lights.

EM states this issue has come up with the Conservation Commission also.

S. Roy will paint the stacks anyway the town agencies want. The smoke stack will be seen from a lot of places in town but the plant will not be seen.

GG states there will not be a problem with planes if they are passing FAA regulations.

EM questions who will paint and maintain the smoke stacks.

D. Egan explains it is their intention not to draw attention to it.

P. Herr expresses concern regarding the exterior wall packs lighting.

D. Pesci explains they will use standard street light bulbs for 30 feet which are the 250 watt bulbs. They will be high pressure sodium which will be installed around the site for access to the plant and maintenance. They will use low light which will not provide spillage.

EM questions the color of the lights.

D. Pesci explains it looks yellow but is a low light grey.

EM states the town does not want an orange light like the one in Franklin used by Garelick Farms.

Applicant agrees to install quartz halitzer lights instead of the originally proposed lighting.

Planning Board would like a letter from the acoustic engineer regarding



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the noise level.

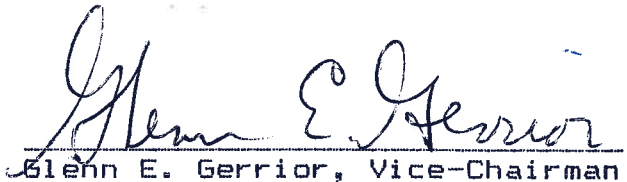
Applicant is instructed to present an indication from the Water Department that the water main will be there and a letter regarding the noise.

P. Herr questions the subdivision, service entrances and the submission of supplemental plans.

Site plan review is continued to October 27, 1988.

(NOTE: Minutes transcribed from tape and notes of previous clerk.)


Edward T. Moore, Chairman


Glenn E. Gerrior, Vice-Chairman


Emile W. Niedzwiedz


Anne M. Morse

John P. Murray

