



BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

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not mean it has been approved. The Board will make a decision tonight or at a later date.

EM questions if the drainage will protect the road.

JM questions what the waivers are.

GG states the waivers are for one sided sidewalk, use of PVC water pipe as requested by the Bellingham Water Department, and above ground instead of underground wiring.

makes motion, AM seconds.

EM indicates motion is made and seconded to approve the subdivision known as Pine Meadow Homes with the 3 standard waivers as previously mentioned. Unanimous approval.

EM reminds audience that Nuisel Estates applicants requested an extension to October 31, 1988. EM indicates the Board will meet on October 27, not October 31. EM requests motion to continue hearing to October 27, 1988 at 10:00 p.m.

GG makes motion to continue hearing, EN seconds motion. Unanimous approval.

Cogeneration Plant - Northeast Energy Associates

EM states they will hold the three public hearings conjunctively even though the Board will arrive at three separate decisions.

GG reads the 3 Bellingham Planning Board Notices of Public Hearings for tonight's hearings.

Steve Roy, President of Intercontinental Energy, the general partner of Northeast Energy Associates has brought a number of experts to the hearing who will answer questions.

Attorney Neven Rabadjija question what preference the Board would like to discuss the hearings in.

EM states he would like to discuss imperviousness, water resource district and hazardous materials. Reduced parking can be discussed last.

Rabadjija puts up the site plan and explains the Conservation Commission requested a slight change relative to the routing of the transmission line. The water resource district has been outlined in yellow to indicate the perimeter of the lot. The blue line outlines



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the water resource district, yellow outlines the proposed outline of lot 2, pink outlines the parking areas and green outlines the storage areas. They would like a special permit which would allow them to store a fuel storage tank and other lubricants and chemicals outside. The transformers will be in the main building.

EM questions if everything other than the fuel oil storage tank and the transformers will be outside.

M. Cassidy, Westinghouse, explains there will be storage of different types of water outside. Only one type is within the water resource district.

EM questions if they are referring to water resource district number 2.

N. Rabadjija states that is correct. They have submitted a list of chemicals which will be stored within the building and storage tank. It will be professionally engineering and designed. They also have calculations regarding the storm water flow.

EM questions where the property with 30% coverage is located.

N. Rabadjija points out the 30% retained vegetation is not met on proposed lot 2. There will be very little if any retained vegetation. As a whole, the site will retain over 53% in its natural vegetation within the water resource district. They are also submitting calculations which show water runoff with a small portion sloping toward Depot Street.

EM states lot 2 does not meet the 30% impervious conditions on the back portion of the lot.

N. Rabadjija states there is vegetation along Depot Street.

EM questions if they are going to develop the portion of the lot which runs up to the main building.

N. Rabadjija states that is correct.

Triangle Engineer Representative states carbon dioxide was submitted on the list as a hazardous material. That was an error. He is submitting a letter stating that.

EM reads letter from Triangle Engineers, the engineers for the carbon dioxide plant, dated September 22, 1988.



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N. Rabadjija indicates the configuration of the Co2 plant on proposed lot 2 does not permit any alternate configuration to the contained vegetation.

EM explains the bylaw states there must be 30% retained vegetation. They must obtain a special permit if they will have less and convince the Board why they can not retain the required percentage. EM questions what percentage of the lot will be retained.

N. Rabadjija indicates lot 2 within the water resource district will retain zero vegetation. The other half of the lot, outside of the water resource district will have some vegetation.

EM explains the reason the bylaw states they must retain 30% vegetation is to hold back erosion and allow for natural recharge. EM questions if the area will be permeable.

N. Rabadjija states it will be permeable to a large extent except where the building is located. It will not impede natural recharge.

EM asks for questions from the audience. He instructs audience to state name prior to asking a question.

Bill Cummings, Box Pond Drive, would like to see the MSDS list of hazardous chemicals which will be stored on the site. He would like to know what the chemicals are as well as what amount will be stored. He would also like to find out the utilization of the chemicals and their containment procedures. He is interested in a contingency plan and the opinions of other public officials relative to the chemicals, i.e. the Health Department and Fire Department.

N. Rabadjija states there will be no hazardous waste generated at the plant although some materials will be stored.

Mr. Cummings questions if the MSDS list is on file.

N. Rabadjija indicates they submitted of list of the chemicals which will be stored on the Co2 plant. They have not submitted the list relative to what will be stored in the main plant.

Douglas Egan, Northeast Energy Associates, states they submitted contingency plans provided by Westinghouse who will be in charge of running the co-generation plant. They also supplied the Planning Board with a list of every chemical in detail which is on file with the Town Clerk and other town agencies.

N. Rabadjija states the list identifies the chemicals and the quantities which will be used. Per federal government requirements, a



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contingency plan must be submitted within 6 months after the plant is operational.

Mr. Cummings states the town has the right to know the specific chemicals, amounts used, contingency plans as well as emergency plans. He does not know what the town's capability is to deal with a real emergency.

D. Egan indicates the list is on file with the Town Clerk if Mr. Cummings would like to review it.

N. Rabadjija states a description of how the chemicals will be stored and how they will guard against releases has also been provided in the applications. The containment areas are located within the building and will not go beyond the building.

EM has an extra set of applications which he can give to Mr. Cummings. EM points out nothing is granted at this point because the Board wants to hear from the Fire Chief first.

Jed Loewenski, Depot Street, states when the original plans were submitted, there was no mention of a Co2 plant. He questions if there will be any other subdivision of the land since it was already subdivided once. He also questions if there will be any sulfuric acid in the 5 other tanks.

S. Roy points out the federal government did not say they had to have a Co2 plant. They did say they had to use 5% of the plant for useful output. They did consider using part of the facility for cold storage but that would require using more water. They were asked to use as little water as possible. The Co2 allows them to use less water. They had to have 5% of the plant useful in order to qualify for federal energy records.

EM explains there has been no subdivision as yet. An application has been filed but it is still pending.

N. Rabadjija states there will be no additional subdivision.

Denis Pesci, Dravo Engineering, explains the sulfuric acid will be stored in a 4,000 gallon tank outside of the water resource district. There will be a containment dyke around the tank if it ruptured or leaks.

J. Loewenski questions what the sulfuric acid will be used for and how it will be disposed of.

D. Pesci explains pure water is needed for the steam generators. The



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sulfuric acid and caustic are used to clean the mineralizers. The waste is treated within the building also and then hauled off site.

Mr. Cummings questions what containment will be used on site.

D. Pesci states waste will be contained in drums.

EM questions if sulfuric acid is a hazardous waste.

D. Egan points out it is a special waste which requires special handling. It must be brought to a licensed landfill to handle special waste, but it is not classified as a hazardous waste.

Mr. Cummings questions if they can bring it to any landfill in the state.

D. Egan explains it can only go into a landfill licensed to handle special waste.

Mr. Cummings questions which landfill waste will be brought to.

D. Egan states that is yet to be determined.

Mr. Cummings would like the landfill identified in the contingency plan.

S. Roy states there are a large number of disposal sites which they would want to get bids from prior to signing a contract.

D. Egan indicates it is too early in the project to determine which landfill they will use. They are still two years away from generating residue.

EM questions what happens if they can not find someone to take it after it is being generated.

D. Egan explains they are talking about an inert solid residue from cleaning the water which will be in relatively small amounts. It is not a difficult thing to get rid of because there are lots of landfills.

Gregory Glenn questions why it is classified as a special waste.

D. Egan explains it is by virtue of its texture. It is an intermediate category of waste which requires special handling because of its nature.

Jean Ganoe questions if the waste is caustic.



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D. Pesci states it is not caustic. It can be picked up and held because they use acid and caustic to neutralize solids.

Jean Ganoë questions why it requires special handling.

D. Egan explains it will gum up the garbage truck. It requires special handling because of the moisture, texture and quantity.

EM states the Board is at a loss because members do not know about hazardous waste. Mr. Cummings, who is a health agent, was correct when he said the Board needed to hear from the Fire Chief and Board of Health.

Mr. Loewenski questions how large the transformers will be in comparison to the other ones.

D. Pesci states they will be much larger.

1. Cassidy states the transformers will use oil but do not have PVC's.

Mr. Loewenski questions how the oil will be transported and how many loads a day will be delivered.

S. Roy explains Bay State Gas will handle the shipment of oil.

N. Rabadjija states the primary fuel for the facility will be gas, not oil. Oil is the alternative if gas is not available. There would not be constant shipments of oil.

EM questions how many gallons of oil the tank will hold.

N. Rabadjija states it will hold 2.3 million gallons.

Rose Avenue Resident questions if the tank is above ground and where her street is in reference to the plan.

N. Rabadjija states it will be above ground.

EM questions how big the tank will be in comparison to the water tank in town.

D. Egan says the tank will be 45 feet high.

EM questions how long the supply will last.

S. Roy states it is a 5 day supply.



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D. Pesci explains there will be a concrete containment dyke around the perimeter of the oil tank which would hold the entire volume of the tank plus 10% excess.

D. Egan states all the plans for construction and operation of the tank have been submitted to the state Department of Public Safety.

S. Roy states the amount of oil is similar to what an oil dealer would store.

JM questions what would happen if the tank ruptured.

S. Roy explains every drop of oil plus 10% would be stored in the containment dyke.

D. Pesci states federal regulations require the containment dyke to have 10 foot concrete walls.

M explains there were rezoning hearings before Board at 9:00 p.m. and 9:30 p.m. They will open the hearings, read the notices and postpone the hearings until 10:30 and 10:45.

EM states lot 2 is not subdivided yet so it does not meet the requirements as it is.

N. Rabadjija states the preliminary plan has been prepared and approved. They will file an amended plan in a few days.

EM states Board can not grant a special permit for a lot that does not exist yet.

? Resident questions how many truckloads of oil there will be and which way the trucks will transport the oil.

S. Roy can not give a definite route right now. They will work it out with the Fire Department.

D. Egan states it depends on how much oil is burned. The reason the tank will hold 2.3 million gallons is so they will not have to bring the oil in all the time.

EM states it is not 2.3 million gallons until the tank is completely full. The Board can not restrict which way the trucks will go on public roads.

Mr. Cummings states he did not get the answers he wanted tonight. He states the Board should check with town officials prior to making a



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decision. He also believes they should require a comprehensive contingency plan.

D. Egan states they submitted a detailed and lengthy contingency plan which is on file at the Town Clerk's office. Their experts are here at the hearing if Mr. Cummings has specific questions.

JM states Board should send letters to the appropriate agencies requesting their presence at the hearings.

EM would like to discuss reduced parking issue since the Board can not act without hearing from the other agencies first.

D. Egan states they filed MSDS sheets for some but not all of the chemicals. They could supply the MSDS sheets with respect to the other chemicals. They have filed contingency plans with respect to every chemical which will be on site.

EM states the Board could continue the hazardous waste portion and water resource district to November 17, 1988 at 8:00 p.m. since P. Herr will be present on that date. Unanimous in favor to continue hearing.

Linda Aaronson, resident, Rose Avenue is concerned with the safety of the residents. She wants assurance that nothing will happen.

EM states he would like to discuss the issue with people who can answer the questions from the Federal and state governments. He is not sure the Fire Chief and Health Department can answer all the questions.

S. Roy explains they had two weeks of hearings at the state level when they went through every issue. They would not be starting construction right away and it would be two years before the facility is completed.

EM states the Board would also like to hear from the Conservation Commission relative to the hazardous waste issue.

? Resident questions how far the facility will be from Rose Avenue.

N. Rabadjija states it is approximately 500 feet from the corner of her property to the property line. It is about 1,500 feet to the oil tank. She is higher than the facility and there are trees between her property and the facility.

? Rows Avenue Resident states that everything keeps changing. He would like to obtain literature relative to the plant which would answer his questions.

GG questions if the applicants can provide literature in layman's terms



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which would explain the project to the residents. They could show them a map of where their house is in reference to the building.

EM states information was given to the Board at the Site Plan Review but it was not given to the public because it was not a public hearing. Applicants should have a neighborhood meeting to explain the project to the residents.

S. Roy states they already had two meetings with the residents.

Resident states they had one meeting at Debbie's Steakhouse but they were give different information. The 5 tanks and 2.3 million gallon tank were not in the original plan.

S. Roy states he will schedule a neighborhood meeting.

D. Egan states there is a higher level of detail available now concerning the project because it has developed since the last meeting.

Resident points out the town does not have qualified consultants to answer these questions.

Steve Rasco, Maple Street would like a copy of the EPA Regulations.

Water/Sewer Department has hired a consultant at this time because they need more information.

Reduced Parking

Applicants explain there will be 20 employees on site for the Cogeneration facility and 5 employees for the Co2 facility.

EM states they must show Board that the facility is a special purpose building which will not require more parking spaces.

Applicants offer to provide 40 parking spaces.

EM would like to hear from P. Herr regarding the necessity for additional spaces.

GG makes motion to continue public hearing on reduced parking to November 17, 1988 at 9:00 and the Site Plan Review to November 17, 1988 at 9:30 p.m. Unanimous vote in favor of continuing.

Rezoning - Fafard

Jim McLaughlin, representing Fafard, is petitioning for rezoning from suburb to industrial. Reduce 900 to 1100 feet from N. Main Street.



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Unanimous vote to recommend rezoning.

Rezoning - S. Maple Street

EM turns the Chair over to GG and did not participate in decision because he has a relative who owns the land.

JM makes motion to close the hearing. EN seconds motion. Unanimous vote of 4 to recommend rezoning.

81-P Submission and General Business

Unanimous vote to accept an 81-P from Talaback. One copy to be provided to the assessors and one copy retained in Planning Board files.

Bond and reduction and releases
Pay vouchers.

Meeting adjourned.

(Note: Minutes transcribed from tape).

Edward T. Moore, Chairman

Glenn E. Gerrior, Vice-Chairman

Emile W. Niedzwiadek

Anne M. Farris

John P. Murray



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

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All members were present.

Submissions:

Hillside Estates - Reduction in road bond

EM reads letters from the Bellingham Highway and Water Departments relative to the road bond. The balance of the bond is \$52,800 retained in passbook account #55-73007 at Milford Federal Savings. Applicants would like to reduce the bond to 15% in which case the town would retain \$7920. AM makes a motion to reduce the bond to \$7920, GG seconds motion, unanimous approval. EM instructs Planning Board Clerk to prepare a letter to the Town Accountant explaining the meeting to reduce the bond.

Beechwood

EM states 1st letter of credit pertaining to Beechwood Road 8858 was changed. Board members sign Form 6 and copies of E-1 relative to Beechwood.

Silver Heights

? indicates he has a letter of credit, account #88783 with Home National Bank. The letter of credit was changed by Town Counsel. The change is from "all work" to "any work" for completion of improvements.

EM reads letter of credit which states it is payable to the account of Alban and Rosenfelt in the amount of \$365,682.75, available after October 13, 1988.

AM makes motion to accept letter of credit and E-1, seconds, unanimous.

Riverview Park



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Frank Roe states he filed original plans with five copies. He insured them for \$150,000 and would like to get the original back now.

Planning Board Clerk has five copies. Original is returned.

Nuisel Estates

EM indicates the applicant requested an extension and continuance of their hearing to a later time. EM will mention it again at 8:30 because that was the time the hearing was to commence.

HKH Realty - Form A

? states he has a form A which he would like to leave with the Board and pick up tomorrow at the Town Clerk's office.

EM explains the fee is \$10.00 made payable to the Town of Bellingham. The Town Clerk will stamp the Form A. EM will have it at the Clerk's office for pick up at 9:00 a.m.

Pine Meadow - Site Plan Review Continued Public Hearing

Mr. Lord states this is an eight lot subdivision. The questions from the last meeting had to do with the 2 cross sections of the catch basin. P. Herr had asked where the catch basin came out and stated they needed a septic system so the water would not go into the wetland. There was a question of where the pond is relative to the property next door. They have to discuss whether or not it is really a pond with the Conservation Commission.

EM questions if P. Herr saw the plan with the changes.

Mr. Lord responds Mr. Herr has not seen the plans since there were only 3 simple changes.

GG states the big question is where is the pond.

Norm McLenden, Pine Street, owns property across the street. He questions what guarantees they will have if a catch basin is put in that the water will not spill onto his property.

Mr. Lord indicates they are intercepting the water. This should reduce the water even though they are not saying that it will.

EM questions if Mr. McLenden gets water now.

Mr. McLenden does not get water on his property now.



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EM explains the idea of a catch basin is to catch the water.

Rich Mason, Pine Street, submits pictures taken last winter from Maple Street.

Mr. Lord indicates the water is coming down and catching this side of the road (apparently referring to the photographs submitted).

EM states the catch basin should alleviate the problem. The catch basin piped to the rear of the property in the detention area will handle the water from the road. By adding a catch basin out front, they will catch the water coming down Pine Street.

Mr. McLenden questions what issues were addressed by the Conservation Commission.

Mr. Lord states the issues included intercepting water which is forming a pond, and the question of whether or not it is now a wetland. The engineer is confident it is not a wetland. If it is not a wetland, intercepting the water will cause it to dry up. If the Conservation Commission determines that it is a wetland, they would have to transfer it out.

R. Mason questions if there are any duplexes in the plans.

Mr. Lord states the lot at the end is a duplex lot, but because of the wetlands act, he does not know if they could build a duplex.

EM states they have 8 lots. In order to have a duplex, the lot has to be two times the size of normal single family lots. He doubts they would get septic approval for the one duplex lot because the wetlands are questionable.

R. Mason questions if the plan is in front of the Conservation Commission.

Mr. Lord states the only issue before the Conservation Commission is the wetland issue.

EM states neighbors will receive notice of intent before the issue goes to Conservation.

AM makes motion to close, JM seconds, Unanimous decision to close the hearing.

EM returns one picture to Mr. Mason and dates stamps the picture which the Board is retaining. EM explains the hearing is closed but it does