



BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

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ANNE M. FARRIS
JOHN P. MURRAY

MINUTES OF REGULAR MEETING

November 10, 1988

Meeting called to order at 7:40 p.m. All members were present.

Received cluster submission from A.M. Lord for special permit on Pulaski Blvd.

Bellwood Condominiums - Phase II Site Plan

Bellwood Condominiums explains that Phase I showed the road from the intersection. They are now extending the road. He explains how they will catch all water, accomodate storm frequency and the design of the 100 year storm frequency.

EM states the special permit approval had to show retention form. The Conservation Commission did not go along with the subdrain because it was underground. EM questions if this one is bigger than originally proposed for Phases I and II. The original plan had to show all 5 phases to get the special permit.

Bellwood Condominiums indicate they had shrunk the original plan to accomodate Phase I. This plan is sized for all 5 phases.

AM questions if original showed all 5 phases.

GG questions if they thought plan was going to be enlarged.

Bellwood Condominiums responds that they built it small when they built Phase I. They did not want to build the whole thing because it was too big.

AM states they just made it up to size of the original.

Bellwood Condominiums indicate they made a mistake and they should have made it the right size in the beginning. Phase II has two 6 unit buildings and four 4 unit buildings for a total of 28 units.

EM questions where the road will be. P. Herr advised him to watch the road. He was concerned about the driveway and the road, which was



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close to the units.

GG states P. Herr means the driveway of the units.

EM states P. Herr was discussing the intersection of the driveway in relation to the road.

EM requests Bellwood Condominiums point out the area they are discussing on the plan.

Bellwood Condominiums state it is considered a driveway, not a separate road.

EM states with that many units, it could be considered almost a small street. EM questions if one could be moved up or down.

EN questions where parking is in relation to the driveway.

EM states the other issue has to do with storm water drainage. They are talking about bringing it over land and not picking it up until it gets to the street and retention.

Bellwood Condominiums points out the drainage system on the plan and indicates it will be coming down the road. They want to catch it before it gets to the road and not have it come over the top. It comes down hill and goes over the ground out to the road.

EM states since the water comes down hill, there is nothing to catch it. P. Herr told him it would be running over land and not picked up until it gets to the street.

Bellwood Condominiums indicate that is correct.

EM indicates the detention basin is being made bigger and there is a 24" outlet on the retention basin. He questions how the water will be held back with 24" outlet.

Bellwood Condominiums explains their calculations to the Planning Board. It is possible to use a smaller pipe, but it would have to be higher. Now it is almost 8 feet below the ground.

EM states it seems like this was left to the last day. P. Herr was not given information.

Bellwood Condominiums state information was given to P. Herr two weeks ago. They will do whatever P. Herr says. They request that be left as a side issue.



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EM states those are the only two issues P. Herr brought up.

AM request Board move hearing to another room because of the noise in the hallway.

Bellwood Condominiums questions if it has been narrowed down to those two issues.

EM questions how a 24" outlet will hold back water or keep children and animals away.

EN states they will keep a lot of water in the pipe with a 24" outlet.

AM questions if there would be a problem with shifting it.

Bellwood Condominiums state they will have to shift everything.

GG states they can rotate it and still maintain their backyard space.

Bellwood Condominiums state they have to consider the septic fields also. The Board of Health requires them to stay so many feet away because of the smoke.

GG questions if the tanks can be moved.

EM indicates the road has not been built yet.

GG states the driveways should not be directly across from each other for safety reasons.

Bellwood Condominiums question if they bring this perpendicular (apparently pointing to plan), how approval would be affected.

EM states they would have to bring in an amended site plan.

JM states they are practically across from each other now.

EM states it does not seem like enough. P. Herr seemed concerned as well.

GG agrees with P. Herr. He does not feel comfortable saying that is a driveway even if it is shifted.

Bellwood Condominiums will look at the issue more closely.

EN suggests they get back to P. Herr and see what he has in mind.

GG instructs them to use this site plan with a simple realignment.



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JM questions if the 24" outlet is for overflow.

Bellwood Condominiums indicate they have 2 24" outlets coming in and 1 24" outlet going out.

EM questions if they had a 24" pipe originally in the special permit. He suggests that P. Herr check this.

Bellwood Condominiums question if Board can approve with a condition that the drainage be to P. Herr's satisfaction.

GG states there are three issues: catch basin, driveway line and the 24" pipe.

EM suggests they continue discussion to December 8 at 9:00. If they had gone to P. Herr before hearing, these issues could have been resolved.

Bellwood Condominiums state they did go to P. Herr. He did respond and said he had a couple of questions. They were hoping to get a couple of foundations in but they can not get permits without site approval.

EM states according to the book they can get permits, but Board can not recommend half a site plan.

GG states if they could get realignment down on trace paper by next week, they could look it over again.

EM states P. Herr is away until Tuesday. They can discuss with P. Herr when he returns. P. Herr thought these issues should be addressed.

GG states Board should wait until next week when the applicants return with revisions. If P. Herr feels it is a workable solution, then the applicants can go ahead.

EM explains that P. Herr will be at next Thursday's meeting. Applicants can show him revisions then.

GG states they could put the units in on the end.

EM sees no problem with them.

EN questions if they were going to pour foundations prior to next week.

Bellwood Condominiums state they are not.



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EN suggests they meet with P. Herr for 10 minutes prior to the next meeting to straighten these issues out.

Town Administrator Report to Planning Board Re: Mapping Cabinets

Town Administrator, Denis Fraine, issues a report to the Planning Board relative to the new Town Engineer, Michael McGowley. He was a former DPW Director of Providence, Woonsocket and Pawtucket who is well qualified, well experienced with superb references. They questioned why he wanted to come to Bellingham with the money they were offering. He seemed sincere in stating that he was looking to settle down and interested in building a program himself. He had been through the other cities through changes in each new administration.

D. Fraine indicates they have renovated the Centre School for the engineer's office. The town has authorized the Board to buy \$5,000 worth of mapping cabinets. They have a good spot for them in the engineer's conference room. They need approval from the Board to purchase them, store them and to store a consolidated copier. The engineer will have a library of plans in his office.

EN questions if the Board will have access to the plans. He states there is no place to lay out the plans and review them now.

D. Fraine states the plans will be in an open conference room with files and a private office next door. They will be made as accessible as possible to the part time boards at night.

EN states he does not want to tap someone else's budget for money if they will not be able to review plans and have to move them later.

D. Fraine states if the Board gets it own office, they could get their own set of cabinets or just take the ones they are ordering. The money was appropriated on the Board's behalf.

EM states he does not think Board should have their own office or files. He does not want the existing files and maps left in the cellar of the Town Hall and the new ones in the engineer's office. In order for the engineer to function, he must have access to all files and records in his office.

EN states the Planning Board should have keys as well.

D. Fraine states one function of the engineer will be to provide technical assistance to the part time boards. He will not be here every night but will be available.

EM states the engineer will not replace P. Herr. He will do drainage



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which the Board has now been sending to Amory or somebody else.

D. Fraine indicates the Board would still go to Amory for projects like New England Country Club, but the engineer will be available for the everyday stuff.

EM states the \$5,000 appropriated for the cabinets at the Town Meeting is an estimated amount.

EN questions if the \$5,000 will be taken out of the Board's budget.

EM indicates they received special approval for the cabinets since the Board needs them.

D. Fraiane states the engineer will have a working file which will be advantageous since he will be able to find information. He will hire an assistant to help him.

EN states it would be a good idea to tell new hirees who Board members are.

AM questions if the files will be more accessible.

D. Fraine states there is no problem if the Planning Board wants access to the files during the day time. It might be a problem at night. He is asking them to buy the cabinets and put them into the engineer's office.

GG makes a motion.

EN states files should be labeled Planning Board.

GG states the files should not be labeled since they will be in a map library with other files as well.

JM suggests the Board vote that they have access to the files on Thursday night and be given a key.

AM questions if other files will be mixed with the Planning Board's files.

D. Fraine states they will have a system for filing. Moe will work out of the office and he is generally here.

EM states the Board's files are signed and must be saved forever.

GG questions if it is possible for one Planning Board member to be



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given a key to the room if a problem arose and they needed to get in.

D. Fraine states it is really the engineer's office. They would not like to see a meeting going on. A member could call the secretary to see a plan.

GG states it is sometimes necessary to go into the basement to get files for a hearing. They will work something out with the engineer once he starts.

EM states the engineer is not coming with plans or files. He needs the Board's files.

AM seconds motion proposed by GG authorizing the Town Administrator to buy file cabinets which were approved at the Town Meeting.

EN states there should be an arrangement worked out after the files are moved since the Planning Board is coming up with the money and they are Planning Board files.

D. Fraine will tell the engineer the Planning Board should have access to files and be given one key.

EM states the vote is unanimous.

Site Plan - Midstate Electric Addition

Ed Nelson, Midstate Electric, 10 Mill Street, Bellingham

E. Nelson is before the Board with a plan to add an addition to the existing building of his business. The addition is for additional office space, storage and a garage to store his trucks at night.

EM questions what E. Nelson does.

E. Nelson is a local contractor dealing with sales and service.

EM questions which zone business is in.

E. Nelson states it is B2. He submitted plans to the Health Department and they wrote a letter to the Planning Board relative to the site plan.

AM questions whether the addition is for warehousing.

JM thinks E. Nelson's business is in zone B1.

E. Nelson states he is before Board because he is also adding 28



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parking spaces as well as a two story office addition.

AM questions height of addition.

E. Nelson states it is 22 feet.

EM states that P. Herr did not have information relative to the plan.

E. Nelson presents an interior plan for the first and second floor office and storage space.

EM states the plan says warehouse area which would be considered industrial, not business.

E. Nelson states it is not considered warehouse since it is just to store his trucks.

EN states that is garaging, not warehouse area.

EM states P. Herr comments included no building drawings, intended use of building, no existing vegetation. He instructed applicant that he would have to plant one tree for every ten cars. The plan does not show where the water service is coming in.

E. Nelson states the water service is shown in the plan which he has. Water service is from existing building.

EM states the plan is approved with a letter of condition that applicant put in 3 trees.

AM questions where the office space is and where garage space is.

E. Nelson points to office space and garage space.

EN questions if applicant will have plan redrawn.

E. Nelson states they will go back to the architect.

EN states they do not want to create warehouse space.

E. Nelson states this plan has to be changed. New plan says garage, not warehouse.

GG makes a motion to approve. AM seconds motion. Unanimous approval.

EM states the letter of recommendation will indicate what applicant has to do with trees.



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81-F Lots - Stony Ridge, Hartford Avenue - Site Plan Approval

Lou Bruno, LKF consultant along with Arthur Velgropolis

L. Bruno presenting a proposal to develop 49 units along frontage on Hartford Avenue. They have 4 81-p lots with 40,000 square foot lots. Lots are for each double unit for a total of 8 units.

EM questions why they are at hearing tonight.

L. Bruno states they would like to get approval to begin construction on the 49 units.

EM questions if they want site plan approval and what changes they have made since they were already before Board once.

L. Bruno states the only changes from the final plans include minimal changes for the drainage. They brought 4 copies of the plan and calculations relative to drainage to submit to the Board. The package will be submitted to P. Herr tomorrow. He states Willie Akin had voiced concern relative to the capacity of a 12" line running down Hartford Avenue.

A. Velgropolis states the capacity of line includes 2 catch basins. The line starts here (pointing to plan) to manhole and continues on 3.9 CFS.

EN questions where it continues to.

A. Velgropolis states it continues right into the highway.

(?) states it goes into a gulley into the highway. The system goes straight through to Hartford Avenue. No problem with it since the 2 basins will keep the line clean and flowing all the time. If the catch basins were eliminated on the intersection, there would be a problem with water and snow.

EM indicates that P. Herr had comments relative to the drainage run-off going to the back of the lot.

A. Velgropolis states they figured all impervious areas which changed run-off. The 100 year storm increases the run-off volume. They are providing retention basins which would empty with controlled outlet on drain to Hartford Avenue.

EM questions how it will increase water run-off 10%.



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A. Velgropolis states the run off will not increase. They are providing more storage than increased volume will run on. There will be a reduction in run off exiting site to a lesser rate. Controlled outlets will ensure they empty. Instead of detention basins, there will be controlled outlets.

EN questions if retention basin just holds water temporarily and then empties.

A. Velgropolis explains the retention holds water until it goes into the ground. Detention detains it and allows it to leave at a slower rate.

L. Bruno points out septic system and proposed walking path on plans.

EM questions water loop.

L. Bruno states it is not shown on the plan but it follows the path down through Cedar Hill.

EN asks what the walking path is.

L. Bruno states it is for the people in the area to walk in an open area. It is recreational.

EM states there is a problem with the water loop not shown and questions if it was a condition of the special permit.

L. Bruno states it is on the plans, but this plan just highlights the drainage flow. The plans submitted do show the water loop.

EM states the Water Department does not want the water loop. They will not allow the applicant to hook it up. It was a condition to the special permit that they put it in.

AM questions why Water Department does not want the water loop.

L. Bruno states the water loop does not enhance Cedar Hill capacity. It is already looped. The applicants agree with the Water Department since their water analysis supplied that information as well.

EM states the only way they can act on the site plan is to act on it with the water loop since that is the way the Board approved it. It will require a public hearing and notice in order to do away with it. The Water Department will have to give their reasons in writing.

AM questions if they will have to have another public hearing.



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EM states he will discuss it with Town Counsel but they will probably have another hearing.

AM states she is happy with the run-off going to the back of the lot.

EM states he is not sure if P. Herr is happy about that. He said the valley on the side of the road would catch it.

EN questions if it will go into Deerfield Lane.

L. Bruno states by law they can not run off to 495. They have to keep it on the property. If it overflowed with nowhere to go, it would go to 495.

EM questions if they have already started anything on the property.

L. Bruno indicates they have cleared the property.

EM states the Board can give site plan approval to start on the back of the property.

L. Bruno states they can not get the building permits even though they could put in the foundation.

EM states the Board is going to change that. They should not be allowed to put in the foundation without approval.

L. Bruno states there are no changes to the site plan. The full set includes electrical, drainage, landscaping, and sewage geometrics. They have additional calculations regarding hydraulics.

EM states the Board needs one copy and P. Herr needs one copy.

EM requests a motion to approve subject to P. Herr reviewing calculations and agreeing with them.

AM makes a motion. GG seconded. Unanimous approval.

EM states they will send a letter to the building inspector once they get a clerk stating the site plan is approved subject to hearing from P. Herr. He asks applicants to get the material to P. Herr by Monday so he can discuss it with the Board on Thursday.

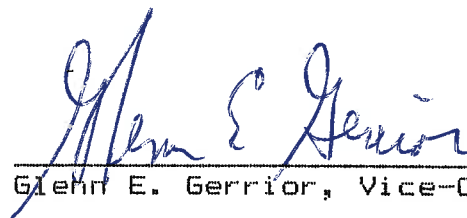
EM states the two other parties on for this hearing did not come in. ASCI had no new drawings.

Meeting adjourned at 10:15 p.m.

(NOTE: Minutes transcribed from tape.)



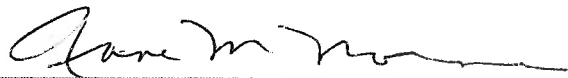
Edward T. Moore, Chairman



Glenn E. Gerrior, Vice-Chairman



Emile W. Niedzwiadek



Anne M. Farris

John P. Murray