



## BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

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

### MINUTES OF REGULAR MEETING

January 25, 1990

Meeting was called to order at 8:00 p.m. EM, GG and EN were present. Board's consultant, Philip B. Herr was also present.

EM states there is a public hearing regarding revising the Subdivision Rules and Regulations for 8:00 p.m. He asks for a motion to put that off for 20 minutes to allow the Board to consider 3 81-P plans.

EN makes a motion to continue the discussion relative to the revised Subdivision Rules and Regulations to 8:20 p.m. GG seconds. Vote of 3.

John Andrews, Mendon Realty Trust, presents an 81-P plan for William Way.

EM states the present lot line will go away. They are gaining a little bit of frontage. He asks if it is going to be all one lot afterwards.

J. Andrews responds that is correct.

EM questions if that is Saddleback Road.

J. Andrews points out the center line of Saddleback Road.

EM questions why it stops. Why doesn't Saddleback Road go all the way through.

J. Andrews responds that some time ago they were told by the Highway Dept. that Saddleback Road was discontinued.

EM asks if these lots have already been recorded the way they are shown.

J. Andrews indicates that is correct.

EN questions if they are part of the road.



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EM states they apparently are not. He asks if the lot is being conveyed back. They are selling part to someone else. Another piece is coming out of it.

EN states they have taken away some of the lot to make that line.

EM states they have joined one lot to another which would make up for any square footage which they lost.

EN questions if there is a fee involved in this.

EM states it is a \$10.00 fee to be presented with the Form A. The same guy owned both of these lots in two different names. What do they have to do to get one of them cleaned up or finished because the Board has had complaints of erosion out back from the neighbors because of the runoff. This is a building which did not have a site plan but got built. It even got occupied. All the equipment was out back and there was a big washout.

GG makes a motion to sign the 81-P plan. EN seconds. Vote of 3.

EM states that Donald Troast is presenting an 81-P for Lot 9, William Way. He asks P. Herr if there was a question at some point about one of these.

D. Troast indicates that was on the site plan.

P. Herr states there is no total area indicated in the lot. He questions what precipitates bringing in this plan at this point in time.

D. Troast states that he explained a few months ago that this plan was prepared at Mr. Clark's lawyer's request. The original reason was to lock in the zoning. It was unknown to them until after this plan was prepared that the zoning was locked in due to the 1984 subdivision plan. Since it was prepared, they request that the Board approve it.

EM asks if they could move a line since there are no other areas to combine.

D. Troast responds that the area would have been a minimum area, but there is no minimum area for an industrial zone.

P. Herr asks if the description is in any way different from the description by the definitive plan.



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D. Troast responds it is not.

P. Herr states there was a lot 9 and 9A at one point.

EN asks if the Lot 9A was created.

D. Troast is not sure where the 9 and 9A came from. He heard a reference to such but he does not know if that was before the subdivision plan. A deed in the records which Mr. Teachout found referred only to Lot 9. He has heard that 9 and 9A came up somewhere but he does not know where.

EM states this is the way it has always looked. The pizza guy had it at one time when Marty Barnes did the site plan.

EN states there was a 9A somewhere. They put a line across a lot or something like that.

P. Herr thinks that is right.

EM knows that the Board had to go to Town Counsel for a determination on this lot for a different application as to what was the front and what was the back. It was determined at that time that this one had a front, a back and three sides because of the irregular shape.

EN states that conversation took place when Crispy Pizza came in.

EM states that is when they had the problem. At that time there was a different building with a retention pond. There was a question of setbacks as to what was the side and the back. This is zoned agricultural.

EN questions if that is part of Mendon.

EM indicates it is not. At the time of the other application, there was a question if it would require a 100' setback because this is agricultural in the back. From here there is no problem getting 100'.

EM states this is an 81-P plan. The Board would be endorsing the lot with its perimeters and areas. In no way are they approving anything which is on it or will be on it or anything which will be attached to the land.

GG makes a motion to sign the 81-P plan. EN seconds the motion. Vote of 3 to sign.



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Lou Tanczer presents an 81-P plan for himself for Hartford Avenue and West Street in Bellingham and Medway.

EN questions if that is where the wires go over.

L. Tanczer indicates that is correct.

EN questions if that is already built on.

L. Tanczer indicates that is correct. He is building.

EM states that is where the house which got moved from the shopping center went. That is the same house.

L. Tanczer had to move the lot line. This plan was previously approved by the town. Bellingham requires 20' in the back. They had to move the line back to get into the septic system. They moved it 5'. He took some from one lot to comply with the town's requirement. Medway requires 15' maximum. He points out the sewerage plan.

EN questions the number of lots now.

L. Tanczer states there are 2. The number of lots stay the same.

EM questions if they both have frontage.

L. Tanczer responds they do.

EM states it is not a subdivision. He states that only one person has to sign the plan in Medway.

L. Tanczer indicates that is correct.

GG makes a motion sign the 81-P plan. EN seconds. Vote of 3.

### SHOPPES AT CITY LIGHTS

### SPECIAL PERMIT MAJOR COMMERCIAL COMPLEX

### CONTINUED PUBLIC HEARING

EM states there is a problem because the Board only has 3 members tonight. Four is the minimum which is required to do anything on this area tonight.

B. Lord thinks they can do a couple of constructive things without getting into it.



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GG feels that since only 3 members are here they should continue. When the 4th person comes back, they would have to go through it all again. JM and AM will have questions.

B. Lord states there are a couple of things he can give to the Board. Perhaps there are a couple of questions which they could transmit to the consultant through the Board which would help them work on it. He realizes there is a problem with 3 members on the Board. They rescheduled from December at the Board's request to this date. It clearly is not their fault that there are only 3 members today. He thinks there are a couple of questions which could be answered or discussed without going into the major part of it. They obviously understand that this can not be a hearing.

EM wants to make it clear that it is not the applicant's fault that they can not proceed. They were on for December. The Board wanted to readjust the December schedule to allow for a meeting off for Christmas. They agreed to this meeting for tonight. The Board is short 2 members. He apologizes for that because this does require at least 4 members and preferably 5 for a special permit. He does not want to discuss or go over anything which will have to be gone over again. If they have anything to submit or any questions which they want to present which would require the Board to look into for an answer at a later time, they can do that.

B. Lord is using the device of the special permit decision as a means of answering the topics and bringing out the topics. This is not meant as an ironclad final decision. It certainly serves to answer some of the questions which are brought up. He wanted to point out there were two major points of concern the last time. They have addressed them in the special permit decision.

EM states that for the minutes, B. Lord is presenting a draft decision which is what the applicant feels he would like to see in the decision.

B. Lord indicates that is absolutely true. There were two questions. One is the long standing one relative to traffic mitigation which he feels everyone should be aware is ongoing. It does not appear to be coming to a very quick end. On Page 3, Section 3 of their draft decision, they have indicated they will pay an impact fee to be used to undertake traffic mitigation measures substantially in compliance with the traffic mitigations outlined in the Bruce Campbell Associations, Inc. report. Those fees suggested are the same in equivalent overall to the same proportion of Hartford Avenue improvement costs as the project share of traffic necessitating those improvements. They are essentially saying they are going along with the Bruce Campbell report.



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Obviously if when that report comes out and they disagree with it, they will clearly have to come back to the Board to answer that. In order for them to continue, they are looking for a device to continue without forcing the traffic issue prematurely because of their needs.

EN points out to the narrative to the special permit for major commercial complex as submitted to Fafard Companies, he believes it deals with mitigation, Section 2720, traffic mitigations. They have a requirement which states adequate commitment to an off-site traffic mitigation measures as required by the Planning Board. Improvements to be based on developments prorated share of municipal costs.

B. Lord states that is exactly right. They are saying they will accept the Bruce Campbell report. They will accept the Board's decision stating that the Bruce Campbell report is effective when and if that ever comes out. If it does not come out, obviously they will have to come back to the Board. If it does come out and they disagree with it, obviously they would have to come back to the Board. They are leaving it open.

EM states they are offering to leave it open.

B. Lord states they are offering to leave it open under the Board's terms. It is their belief that when the whole thing is finally brought to an end, everybody will be happy with it. The town and the developers are trying to come to an effective agreement.

EN states that originally they said "provided the trip criteria is met." He questions if they are now saying they will go along with whatever criteria is presented by Campbell.

B. Lord states that is true. They would have to come back.

EM questions how they can could do that other than a promise. Would it be a bond or a guarantee?

B. Lord indicates that they can not do that because they do not know what the whole final situation will be.

EM states there is no way they can put in a condition to hold building permits in case there is no agreement afterwards because they are looking for the permits to build.

B. Lord states they have to come in for the site approval before they can come in for permits. There isn't that problem.



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EM points out that would be the next step. What if everything the applicant needs to do gets done before the traffic study is worked out.

B. Lord states they would be rather foolish<sup>to</sup> start construction not knowing.

EN can see EM's point. He does not want to put the cart before the horse.

B. Lord agrees. This has been ongoing for a year now. They are not trying to evade it. They are basically saying they agree with the concept of it. They would like to be able to continue what they are doing. There was some concern relative to finalizing the footprint of the whole development.

EN states that no funding has been established by Campbell.

J. McGloughlin states that is still to be discussed. That is the crutz of the issue.

B. Lord indicates it is essentially in place. It is the issue of who is going to pay what share. The stumbling block appears to be the realization that the overall cost of it is more a burden to the town than what everybody really thought it was. More of that share should be going to the town.

EN states that originally he understood that if this whole scheme worked out on both sides of the road, that the town would pay hardly anything at all. That was his understanding of it. The town would not pay anything.

EM states that is what they were hoping. The town does not have the money and neither does the state.

B. Lord states there is a conflict between the ability of the developer to cover it because the costs are heavy.

EN does not have a conflict. He does not want the town to pay anything.

EM does not know if that will really become a reality.

P. Herr points out that the reason the Board did not want to discuss this tonight partly because they would have to rehash everything and partly because they wind up disqualifying the ability to act on it.



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B. Lord just wanted to point out what they have done on it. There was also some concern about being tied into exact footprints. They put in something to allow some leeway. Certainly the whole square footage would be tied in with allowing a certain amount of leeway relative to moving the buildings.

EM states they submitted a draft decision. He questions when they would like to continue to. The Board will meet on February 8, 1990 or they could continue to February 22, 1990 when they will be back for Riverview.

EN points out that phases 1 - 5 for Riverview are scheduled for February 22, 1990 at 8:00 p.m.

B. Lord states that Lakeview Estates was continued to February 22, 1990 at 8:00 p.m. Riverview is scheduled for February 22, 1990 at 8:30 p.m.

EN does not have Lakeview for February 22, 1990.

EM does not have it down either. He questions if P. Herr has it down in his notes.

P. Herr may have it but he does not have those notes here.

EM will annotate Lakeview for February 22, 1990 at 8:00 p.m.

EN points out that the extension for Riverview Park is Friday, April 30th. What is that?

EM states that must be the timeframe for the extension.

GG makes a motion to continue Shoppes at City Lights to March 8, 1990 at 8:00 p.m. EN seconds. Vote of 3.

EM will give a copy of the draft decision for Shoppes at City Lights to Lee Ambler, Town Counsel.

### REVISED SUBDIVISION RULES AND REGULATIONS PUBLIC HEARING

EM questions if they should continue the discussion because the other members are not present. How can they discuss it with the other members after this hearing?

EN states they can discuss it at the next meeting.



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P. Herr feels they should see what happens with this hearing.

EM opens the public hearing on revising the Subdivision Rules and Regulations for the town of Bellingham. He reads the notice of public hearing. This is the Planning Board's own hearing because it is their own Subdivision Rules and Regulations which they are revising. The Board is the applicant. He turns the discussion over to P. Herr to explain some of the changes and things which he noted should be changed.

P. Herr states that copies of the first draft was sent to town officials. He does not think the same was done with the second. He thinks it was reflected in the second draft the changes which town officials suggested but he does not think they were sent copies.

EM states the first draft was sent out September 28, 1989 to the Town Administrator, Board of Health, Building Inspector, Conservation Commission, Highway Superintendent, Selectmen, Town Clerk, Town Counsel, Town Engineer, Water/Sewer. On October 19, the Board discussed the first draft and revisions were being made. They have the revised copies. He thinks they only sent a letter reflecting that.

P. Herr states they heard from the Board of Health, Conservation Commission, Highway, Town Engineer, Town Administrator. All of them had suggestions to make changes. All of those changes have been made. He does not know how many people requested copies during this notice change. One person did contact him to get a copy. That was a representative of 495 Associates. He did send a copy. As far as he knows that is the only outside interest. The organization of the regulations have been changed. The design and the construction requirements have been merged so there is one section on streets rather than two. There are some things that are important. For example, they will be meeting with people from Franklin about what to do about development in the vicinity to Maple Street. That raises the issue of how the subdivisions get regulated which straddle the town line. This draft addresses that. Adequacy and public access has been substantially revised. Potentially that will be very important consideration.

EM points out that the draft which they are discussing now is noted Second Draft on the front cover. Other than that the two drafts look the same except for the date on the bottom. He will need one more copy of the second draft for the file.

P. Herr states in general the Board has expanded on a number of comments and spelled out procedures to a greater extent. They have



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tried to revise design standards and construction requirements so they reflect what the Board really asks for. The present regulations really ask for things which are different than those which the Board really wants. They can grant waivers for things which they really want which are not in the regulations.

EM questions if that refers to street lights, poles.

P. Herr responds it refers to street lights, poles, road grids.

EM noticed under waivers that they are still requiring underground utilities. They will still have to waive it in order to go overhead.

EN states that more towns are getting into underground installation. There was a time when they did not want them, then they wanted them and then they did not want them. He thinks they are back to wanting them again.

P. Herr thinks the answer to that is no. He refers to Page 4-13, Section 444.

EM indicates it still says underground. It says that sewers, water pipes, electricity and cable TV will be installed underground. He questions if they should scratch the word underground.

B. Lord thinks they should add "and if underground" because it does have a meaning. Putting the sewerage underground is certainly some procedure.

EM questions what the wording should be.

P. Herr states they should add "and if underground should be installed before road work gets completed".

EM states that "and if underground" means that if it is not underground, it can be overhead. That will eliminate the need for the waiver. EM did notice that the sidewalks were changed so they could only do one side. He noted some other changes in some of the bonding procedures relative to the releases of bonds and the length of bonds. He reads letter dated December 26, 1989 from the Finance Committee. The letter was sent to the Board of Selectmen, all Finance members and the Planning Board. It was not sent to the Highway Dept. which plows the streets. The letter refers to plowing unaccepted roads. It states that at the meeting of December 20, 1989, the FINCOM was informed that the town plows roads in town which have not yet been accepted at Town Meeting. They have also been informed that this is a big expense to



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the town. This letter has been read at previous meetings when there was no press coverage. The letter further states that considering the town's fiscal problems, the FINCOM believes that if the town is to continue to plow these unaccepted and incomplete roads then the contractor should be charged a fee. This could be done by continuing to plow the roads and sending the contractor a bill to be payed to the town. If the contractor refuses or does not pay the bill, the town could deduct the cost from the contractor's bond which he had posted. EM does not know whose idea this was. The letter further reads that if the contractor does not want to pay the town then the contractor can plow the roads. This procedure would be followed only until the roads are completed and are accepted at Town Meeting. If this is feasible, this should be started in January 1990 since there are also fiscal problems in this fiscal year. The letter states that FINCOM should be contacted as soon as possible. Plowing or not plowing and sending a bill is not up to the Planning Board. The bond is for construction of the road. There is no way they can take the bond. Even though there is a bond, they can not take the bond for 2 years. Snow plowing is something which needs to be worked out between the builder and the Highway Dept. We do not have a bylaw or provision allowing the Planning Board to get involved in that.

EN states the bond is for a specific purpose only. He supposes they could add plowing onto the bonding. He feels it is farfetched.

B. Lord states that people will not want to get involved in that.

EM states this is not something which is just happening in Bellingham. He read an article in the paper where the town of Mendon which also experienced substantial growth, has a lot of incomplete subdivisions, unaccepted streets and incomplete roads and they have the same problem. He thinks Franklin has the same situation. The people who have bought the houses want to know why the streets are not being plowed.

EM questions if there are any other great changes.

P. Herr does not recall any great changes.

EN states there is something about sewers where the developer will have tie-ins ready to go.

P. Herr indicates that is correct.

EN states that was discussed before. He questions if there was an instance with one developer not knowing how high or how low because they did not determine what the elevations were going to be.



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P. Herr indicates that is correct.

EN feels this is kind of difficult to determine.

EM states they may now have paperwork showing that.

B. Lord states that a developer may want to waive that determination because he is in an area in which that could not be determined.

EM states that is not the case. He thinks that EN is referring to special permits for condominiums where the Board put conditions that they dry sewer. They said they would dry sewer but found out afterwards that there was no way that they could because there were no elevations available for them to put the pipes.

EN questions if there was a problem with Silver Heights too.

EM states that Silver Heights got the figures and the sewer arrangement. That is dry sewered.

EN understands that but states they had to go to Sewer Board because they had problems with the elevations there.

EM states they had to get the figures from the Sewer Board to work it out.

P. Herr states it was more than that. They also had a dispute with regard to what the right figures were. That is all straightened out now.

EM did not see anything in the revised regulations which he really had a problem with. He questions if there is anything where the Board is making drastic changes or restrictions because somebody else is not doing what they are supposed to do so the Board is trying to do it. He mentions the case of the Development Plan Review.

P. Herr responds there is nothing comparable to that.

EM explains it has been brought out that the Board may have overreacted on the Development Plan Review because there was a breakdown in process and it was not being done. The Board may have to make some changes in that. He wants to make sure the Board is not taking on a bigger burden just because somebody else is not doing their job. That is what the Board did on Development Plan Review.



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P. Herr indicates it is also true that there is a lot of flexibility with these because they can waive things.

EN questions if access ramps for handicapped is included.

EM asks P. Herr if he thinks they should take action on this tonight since they do not have the other two members.

P. Herr does not think they should act. They should wait until they have a full membership.

EN questions if granite curbs are taken care of. He could not find it.

EM saw bituminous berm in the back where it shows the profile of the road.

P. Herr states that it covers cape cod berms 4 x 10" on roadways except when waived by the Board.

EN states they have done away with what they had before. The Board used to make waivers on granite.

EM asks if anyone has any questions.

GG asks if what they are showing will be a grass berm between the sidewalk and the road. There is a diagram showing the sidewalk will not run to the street edge.

P. Herr responds that it shows a cape cod berm and a path of grass on the sidewalk.

GG states they are not looking for that now.

P. Herr indicates that sometimes they have a grass section and sometimes they do not. Now you will have a grass section unless the Board waives it. In that case they would be back where they were.

EM can see the need for this. If one goes up any of the recent roads like Hilltop, Foxrun, the sidewalk is right on the curbing. There is no grass curb because everyone asked who was going to cut the grass. As a result, you have to go around the fire hydrants as you try to walk down the sidewalks because they are there too. This gives them a place for the hydrants.

EN thinks it is more aesthetic looking.



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EM states that everyone's argument was who was going to cut the grass. If the homeowner cuts his grass, he is going to cut the sidewalk too.

EN indicates they should not count on that.

EM points out that the town plow goes down 126 and plows the street. It pushes the snow into the sidewalk. Six hours later the plow goes by and pushes the snow bank out into the street when they do the sidewalks. They end up going back and forth with the same snow. This gives the snow a place to rest.

? lives on Arcand Street. It is neither a road or not a road or right of way. He is wondering if the plowing *will* affect someone like him.

EM explains that it is an unaccepted street. The FINCOM said no plowing.

? states it is not even an accepted road. He thinks it is just a right of way.

B. Lord states the residents have to all accept it if it is to be accepted.

? states they tried to get accepted. They could not because there are not enough improvements on it.

EM states that when Elm Estates was in the approval process, they had talked about widening the road but the people did not want it.

? states that was not on his road.

GG asks if he is behind Burke's Auto Repair.

EM states he is not. He is on the street that they did not want to accept.

? thinks there is some confusion on that issue.

P. Herr explains that people from that road came here to the hearing. They did not want it.

EM states the people did not want to accept it or approve it.

EN points out they did not want a water line run there. They did not want anything run there. They wanted it untouched. They did not even want a truck to go there.



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GG states that Elm Estates came before the Board, those residents were here.

? was not aware of that.

EM explains that would have been a perfect time to get that road approved, paved with drainage put in, water lines and hydrants. They could have made the developer do all of that.

? states that regardless of that, he still owns a separate house lot on that road.

EM points out that if they are not on an accepted street then they are not house lots. They can only be house lots if they are on an accepted street or a right of way.

B. Lord states that town street is on a plan approved by the Planning Board.

? states it is a right of way used for all intensive purposes as a road.

B. Lord states the way it was developed was to develop each lot. They kind of just extended the road so the road itself was never really improved.

P. Herr asks if plans were brought into the Planning Board.

B. Lord states that is correct.

EM states they are then house lots if they are shown on a plan. He asks what makes this different from the one off Lake Hiawatha where they had seven lots. She wanted to combine 4 and build a house and her brother wanted to combine 3 and build a house. They were on a road. We had to tell her no, they could not build a house unless they paved the whole road.

B. Lord states that is exactly right. The Board did not tell them they did not have frontage. They were told in order to get to it, they had to pave the road.

? states there is a road there. There are street lights. He is here because he needs water.

EM questions if he has wells.



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? responds there are 3/4" lines coming in from 126 across the back of the Log Cabin Restaurant. It does not come up the road.

B. Lord states the Board has no control over a water line in an area that is already approved.

EN indicates there is a private water line across the street too. They would have to go under the road.

? states the Water Dept. told him he would have to run a line up his road from Elm Street. It would have to be a 6" and they would have to put a hydrant at the end of it.

EN questions if he can tie into Elm Estates.

? responds it is a longer distance than to Elm Street.

P. Herr points out that he would not have to rebuild the street.

? states there is a wide area. There is plenty of room.

GG states the first thing to do is a cost analysis and figure out how much it will cost to run a water line.

? states the guy he contacted to get pricing said instead of putting in an 8" line and putting the hydrant at the end of it, he put a hydrant at the end of the road and just running a 2" line down the street.

EM does not think the Water Dept. would approve that.

B. Lord states they usually want the hydrant at the end of the road.

EN points out they also want it looped if possible.

EM explains it is for his own fire protection.

? could use a well. He questions if they could put a well on someone else's land.

EM states he can not do that unless they give an easement to do it.

? states the line is 3/4". The Water Dept. is not really sure. One paper says it comes down in 1 3/4" line and feeds 3 houses. Another one shows his house having some and another one combined.



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GG questions if he has a lot of new neighbors since then.

EM states there is a 2" line which feeds 5 houses on his street. They never had any problem.

? does not have new neighbors. They said that a 2" line can feed 5 or 6 houses. They also said the 3/4" line feeds one or two. He has no pressure and his water has green in it.

EN indicates that is iron.

? was told if he changed the line he would get rid of a lot of that.

EN makes a motion to close the public hearing on the revised Subdivision Rules and Regulations. GG seconds. Vote of 3.

EM states they will discuss it with the other two members at the Board's convenience and then to act at any time.

## GENERAL DISCUSSION

P. Herr states there was a meeting of the Affordable Housing Committee a few weeks ago with the Fafard people to discuss Lakeview. The thrust of that meeting dealt with the question of the Affordable Housing Committee's views with the importance of access across the town on land on Blackstone Street. As a result of that meeting, they are in the process of sending a letter to the Selectmen indicating that they think if that housing is developed as proposed<sup>it</sup> would serve a need.

EN indicates it was also made clear that this was not an endorsement of the plan. It is just that this plan could not proceed unless certain things happened. It is worthwhile to explore.

P. Herr states that is right. Clearly the Board has a subdivision and litigation which are tangled with that same issue.

EN points out that the Board stated without the road access, things could not proceed.

P. Herr questions if the Board wants to relay the same sense of urgency to the Selectmen.

EN thinks that issue should be taken up with a full Board.

EM thinks they should discuss that with the full compliment of the Board. The same plan which was shown to the Board showing 700 was



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shown to the Affordable Fair Housing Committee. The Affordable Fair Housing Committee is going to send a letter to the Board of Selectmen saying that the road is necessary if that plan or any plan developed in that area. He questions if it referred only to that plan.

EN indicates that only if the road is developed can any plan at all be considered.

EM agrees with that. He agrees that if there was going to be any kind of plan or development, they would have to be able to get in and out of there to do it. In no way is he condoning 700 units or houses in there. He does not remember the percentage of houses which would be affordable.

P. Herr indicates that is another issue.

EM agrees that in order for that area to be properly developed, they would have to get the road.

EN thinks that would have to take place before it can be considered for development.

B. Lord thinks the key is for the area to be properly developed. They asked the Affordable Housing Committee to do this because they need it for the Board of Selectmen. They are trying to focus it in there so all the negotiations can be done under that.

EN states they know they have to go to Town Meeting for this approval. That was brought out at the Affordable Housing Committee meeting. It was made clear they do not want to talk about any numbers at all.

B. Lord states that it is difficult to deal with numbers until they have something which speaks a little more for the whole package.

P. Herr thinks that from a Planning Board point of view, they have a long latent subdivision plan that can not be brought to a decision point because the applicant knows that the Board is not going to accept because they do not have the access. There is litigation with regard to a very large family development where one of the salient issues is access. He thinks that getting a real scheme and some decision making with regard to that access across town land is important.

EN asks if P. Herr thinks this Board should make a similar recommendation to the Board of Selectmen since this Board is directly affected by a lawsuit and other facts.



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P. Herr thinks that is right but it is for different reasons. He does not think the Board needs to get into the Affordable Housing.

EN states it will say that it is not an endorsement of the plan at all. That has to be extremely clear.

EM agrees that if that place were to be properly developed between Blackstone Street, Mechanic Street and Center Street including Silver Lake lot, it needs access. For anybody to put a lot of time and effort into making a plan, they have to know what they are making a plan around. They have to know whether there is a road or access.

EN thinks that is one of their problems.

B. Lord states they are really trying to stop going around in circles. They are not trying to deal with the numbers at this point.

EM questions if the Board should send a letter stating that they should seriously look into the access for that area. If that area is to be properly developed, it needs a form or type of access for traffic flowing safely. In order for anybody to come in with a real plan before a Planning Board, it needs to have a proper access. However, the Board is not suggesting that any plan presently before the Board is acceptable or being recommended.

P. Herr thinks that sounds fine.

EM does not know how the letter will get done because the Board's Clerk is not here. He states that if B. Lord wants to do the letter and the Board agrees with it, they will sign the letter. They may want to put in the letter that the Planning Board's consultant agrees.

EN states that as liaison between the Planning Board and Affordable Housing, he also recommends to do something along those lines.

EM states that EN is on both Boards so he sees the problem from both sides.

P. Herr indicates that the other thing which came out of that meeting was his education about what a nice meeting room the town has in the library.

EM points out that the library trustees have offered that meeting room to the Boards.

B. Lord explains that it has a separate outside entrance so it can be



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accessed if the library is closed.

EM questions the size of the room.

EN states it is 2 1/2 times the size of this room.

### MAIL/CORRESPONDENCE


Meeting adjourned at 10:35 p.m.

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Edward T. Moore, Chairman

  
Glenn E. Gerrior, Vice-Chairman

  
Emile W. Niedzwiedz

  
Anne M. Morse

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John P. Murray