



BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

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

MINUTES OF REGULAR MEETING

October 25, 1990

Meeting was called to order at 7:52 p.m. All members except AM were present.

Board's consultant, Philip B. Herr was also present.

THE WOODLANDS

DISCUSSION RE: ROAD COMPLETION AND BOND

GG states that Leo Mayewski is here at the Board's request regarding the cul-de-sac on Stonehedge Drive in the Woodlands development.

L. Mayewski states that he will be starting the cul-de-sac on November 5, 1990.

GG indicates that it should be finished within a few days.

L. Mayewski responds that is correct unless it snows.

EM states it should be completed within 30 days.

L. Mayewski will put in a full base. The binder will be done in the spring.

GG states that should be a full base with no catch basin sticking out.

L. Mayewski indicates that is correct.

EM went down to look over the road. One of the residents has a planter blocking the sidewalk.

Gene Corriveau, Town Treasurer, indicates that Mr. Mayewski is responsible to ask the resident to remove the planter if the road is not an accepted roadway.

L. Mayewski will mention it to the property owner.



BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

MINUTES OF REGULAR MEETING

page 2

October 25, 1990

EM asks if there is supposed to be a grass strip between the sidewalk.

L. Mayewski responds that there is not supposed to be one.

EM states there is no street light at the intersection of his development to Maple Street.

L. Mayewski states that the town has to do that.

G. Corriveau explains that the light has to be petitioned to the Board of Selectmen.

BIRCH TREE ESTATES

DISCUSSION RE: ROAD COMPLETION AND BOND

Bruce Wright, ABS Realty Trust, is present to discuss the road completion. He presents an estimate from the A-1 Paving Company for completion of Birch Tree Lane in the amount of \$17,000.00.

P. Herr points out that loam and seeding, street trees, monuments and as-built plan are not included in that estimate.

GG explains that the developer has \$17,000 plus interest in a bankbook being held by the Town Treasurer. The original proposed estimate was for \$13,000 a few years ago.

B. Wright states that the original estimate was for \$13,000. Now it will cost him \$4,000 more.

GG explains that the money deposited in the bankbook was based on the 1988 estimate for completion of the work.

EM states that it is supposed to be less expensive to get work done because of the economy and lack of work in the construction industry.

B. Wright responds that maybe it was before the Kuwait invasion. Now the raw material used to make the asphalt is more expensive.

EM questions where the money to do the monuments, loam and seeding, and meets and bounds will come from.

B. Wright responds that it is too late to loam and seed. The property owners have indicated that will do it in the spring.

EM also points out that the town is supposed to keep 15% until the street is accepted or it survives 2 winters.



BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

MINUTES OF REGULAR MEETING

page 3

October 25, 1990

GG explains that the A-1 Paving Company wants payment within 7 days after they complete the work. Mr. Wright wants to use the money from his bankbook to pay for the work. The Board could sign off on this tonight conditional on the Highway Superintendent's o'kay. He questions how much will be left in the account after the paving company is paid.

G. Corriveau responds it will leave \$1500 - \$2,000. There was supposed to be \$18,028 in the bankbook, but the bank shows only \$17,000.

B. Wright explains that when Milford Savings Bank was taken over by the FDIC there was a \$1,000 discrepancy. Mr. Corriveau has asked the FDIC to check into it. He does not believe that the town is entitled to the interest. That belongs to him.

GG asks who will pay for the meets and bounds and monuments.

B. Wright explains that he intended to finish the road in 1988, but the Planning Board told him that he could not because no houses were built. The Board did not want heavy equipment going over a finished road. Now he is being penalized for doing what the Board told him to. He sold the land to a company that went bankrupt. There were 4 lots. Walpole Co-Op now owns the last lot. He sold the development in 1987.

EM states that the Board approved a 4 lot subdivision for him.

B. Wright sold the lots to a developer.

EM states that the bond is for the road. The Board can not approve this because the money will not be there to complete the work.

B. Wright states that the town can take the passbook, but they will not find a cheaper estimate to complete the work. He conversed with Mr. Daigle who said he does not know how he can get it done for that price.

GG questions the length of the road.

B. Wrights responds it is 650 feet. The houses were built this year. That is why he could not complete the road sooner. He asked the Highway Dept. if he could put the road in before the houses, but they said that the Planning Board wanted 2 houses minimum and preferably 3. The base road is in good shape.

B. Wright went to see G. Corriveau to tell him that he needed the money



BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

MINUTES OF REGULAR MEETING

page 4

October 25, 1990

in the bankbook to get the road finished. He already spread the gravel on the sidewalk. Now they have to straighten out the discrepancy in the bankbook. He is willing to do the work.

EM indicates that he will need an engineer to do the as-built.

B. Wright now has \$17,200 in the passbook plus a promise from the FDIC for \$1,000 plus interest someday.

P. Herr does not believe that the town wants to take the passbook. They would have to go to a Town Meeting to get everyone to agree that it is o'kay to use the money for the road completion.

GG has no problem with not doing the loam and seeding but there are no yards.

B. Wright was told to put the curbing up. The residents said they will seed. He is not the builder. He was the developer of the land. New England Telephone put telephone poles in on the sidewalk side by the curb. Now he will have to pave around the poles. He gave them the plans but they did not follow them.

GG states he will need an engineer to sign off on the as-built.

P. Herr does not know how much money will be need or how many monuments. He reviews the plans and determines that 6 monuments are needed.

GG states that monuments cost about \$150 for a total of \$900.00. The as-built will run around \$300.00. It will be more costly for the town to get stuck doing the road. The Town Engineer may be able to work on the as-built at a later date.

EM states that 15% is also needed until the road is accepted.

JM questions when Mr. Wright proposes to get the work done.

B. Wright responds that he plans on doing it next week.

JM asks if he shopped around for estimates.

B. Wright responds that he did. Originally this company wanted \$20,000, but he told him that he had to take \$17,000 because that is all there is in the bank. He does not feel that the town has the right to the passbook because they shut him off in 1988 when they told him he could not pave the road then. The houses were built this year. He is



BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

MINUTES OF REGULAR MEETING

page 5

October 25, 1990

trying to finish the work per the agreement with the Planning Board.

GG thinks that Mr. Wright is within his legal rights to say that he could not complete the road until the houses were built.

EM states that the agreement made sense at the time.

B. Wright states the town can take the passbook and finish the road.

GG points out that the Planning Board did not foresee the economy 2 years ago when they said he could not finish the road until the houses were done.

JM asks if Mr. Wright is penniless or can he pay for the work.

B. Wright's house is being foreclosed on. According to Mr. Daigle, he would prefer to see him spend \$17,000 now than have the town get the work done.

GG states they are still looking for money for the monuments and the as-built.

JM questions what is more important.

P. Herr responds that the pavement is most important. They should take the \$17,000 in the account now to finish the paving now. If they wait until next spring, they will not be able to get the paving done for \$17,000. They can work with the \$17,000. The Board knows there is more than the \$17,000 in the account.

EM makes a motion for the Board to send a letter to the Town Treasurer approving the release of \$17,000 for paving Birch Tree Lane by the A-1 Paving Company conditional on notification from the Highway Dept. that the work has been done satisfactorily. JM seconds motion. Vote of 4.

GG states that the the Town Treasurer should hold anything above and beyond the \$17,000 until the other work is done.

Submission:

A. Bernard Biron presents an B1-P for the Bellingham Housing Authority. They were last here for lots 1 and 2. They are now buying land from the estate of Ellsworth Crook to give the Ukranian Cemetery an easement so they will not be landlocked as suggested by P. Herr.

P. Herr indicates that the only question which the Board has to be



BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

MINUTES OF REGULAR MEETING

page 6

October 25, 1990

concerned with is whether or not this is a subdivision. It is not, so they can sign.

JM makes a motion to sign the 81-P. EN seconds motion. Vote of 4.

EM makes a motion to waive the \$10.00 fee for the Bellingham Housing Authority. EN seconds motion. Vote of 4.

EM questions how many houses will be built.

Rene Fleurette responds they are building 5 duplex units.

OAK KNOLL

DISCUSSION RE: ROAD COMPLETION AND BOND

Philip Skrzat is here on behalf of Oak Knoll. They received a letter from the Board stating that the work had to be completed by February 9, 1990.

EM received a call from a resident regarding a buy back. She said the developer was telling residents that instead of putting in a sidewalk in front of the houses, they would give each resident \$500. She told him a couple of people may have already gotten the \$500.00.

P. Skrzat does not know anything about that. They are doing everything the way it was approved. There is a Board of Health problem which they have to fix. He asks if the February 1990 date is firm or if they can complete the work in the spring.

GG indicates that the Board prefers they do it now since the heavy equipment will be there to correct the Board of Health problem.

P. Skrzat states that the base is in. They have to do the sidewalk and everything else.

EM questions the number of lots.

P. Skrzat responds there are 7. They have a sidewalk on one side with a cul-de-sac. They will complete the work now.

G. Corriveau received copies of letter which the Board sent to Oak Knoll and Country Club Estates II. He wonders if that and Silver Heights has been resolved.

GG responds that Country Club Estates has until December 1990 to complete the work. Silver Heights' bond has been reduced. The Board



BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

MINUTES OF REGULAR MEETING

page 7

October 25, 1990

is waiting to hear from the FDIC regarding the letters of credit.

Clerk spoke with Town Counsel. He called the FDIC attorney but he has not returned the phone calls.

P. Herr met with the FDIC attorneys for the same situation in Blackstone. He got the impression that they are going to do the letters of credit, but it will be awhile because the staff is new.

GG believes the Board should make performance bonds which run out in October at the latest. If they run out in December, the developers just come in and say they can not complete the work because of the weather and request an extension. There is nothing that the Board can do about Country Club Estates II. It does not run out until December.

G. Corriveau indicates that he is holding a \$1,000 bond for Mr. Clark for the Bellingham Industrial Park. Someone should inspect the development to see if the check should be released.

EM believes they should send a letter to the Highway Dept. asking them to inspect it to see if it is to their satisfaction.

G. Corriveau states if there is something wrong, they should send a letter to Mr. Clark telling him what is wrong and asking him to correct it or the town will take the money.

EM instructs Clerk to send a letter to the Highway Dept. asking them to inspect the road and respond to the Board. Explain it is for the Bellingham Industrial Park, Robin Circle with a \$1,000 bankcheck.

FLOODING DISCUSSION

Janice Fregeolve, ^{who owns property at} 25 Lakeshore Drive and Carolyn McCoy, 21 Lakeshore Drive are here to discuss the flooding problem.

GG is aware that the flooding problems are before the Town Engineer.

J. Fregeolve.

~~G. McCoy~~ called the Building Inspector and he told her to come to the meeting tonight. She is from R.I. and does not get the local papers. She feels the problem is coming from a development problem in planning the development above them. She hands the Chairman pictures which were taken of her property.

GG states that one of the pictures looks like the problem is coming from Crestview Commons. It looks like it is coming right down from the detention basin.



BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

MINUTES OF REGULAR MEETING

page 8

October 25, 1990

JM indicates that is the one that Celtic built.

GG wants it stated on record that the Town Engineer will have to review this situation. He suggests they direct a letter or phone call to his office.

J. Fregeolve points out that the Town Engineer was at the site with Mr. Daigle. They were not aware of where the water was coming from. The Building Inspector did not know where the water was coming from either.

J. Emidy states that he did not know where the water was coming from.

EM states that when Crestview Commons was approved, the developer lied and said the water table was at one level and that it had perced. The water table was elsewhere and it does not perc.

JM went to court today on this matter. The judge said something had to be done within 30 days. He went in with a contempt of court order for the Trustees of Oakview Realty Trust. The judge did not find contempt but said that something had to be done within 30 days.

EM states that the retention basin broke 3 times.

J. Emidy went by yesterday. They were taking everything out.

EM questions who will be liable if someone's kid gets hurt there.

J. Emidy believes that the developer will be liable.

GG believes that the detention pond which is causing the problem is part of Pheasant Estates, not part of Crestview Commons. The Town Engineer will have to review it. The developer may have to come before the Planning Board.

JM states that the 25 year storm may have to be redefined.

J. Fregeolve states that it has never been this bad.

C. McCoy has owned the property for 13 years and never had a problem like this. It comes out of the pipe and top washes down the rocks. The rocks go into her house. It is hazardous.

GG states that the Town Engineer may have to put a pipe at Indian Run Road to drain into the lake.



BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

MINUTES OF REGULAR MEETING

page 9

October 25, 1990

C. McCoy has gravel right in front of her house.

GG reaffirms that the Town Engineer will get to her. He has a long list of the many flooding problems in town. The drainage system running into the town drainage system at Indian Run Road is not accepting properly.

EM believes there is a problem because a new street ties into an old one.

C. McCoy states that if they did not pipe Indian Run Road, the other people would get the flooding instead of them.

J. Fregeolve states that the pictures were taken after the town filled in the top.

GG explains that the problem is that many other people are experiencing water problems also. The Town Engineer only works so many hours a day.

C. McCoy would like him to do something before the next storm.

FARM STREET SCENIC ROAD INFRACTIONS

DISCUSSION BETWEEN BOARD MEMBERS, ANTHONY MAZZOLA, BUILDING INSPECTOR, TREE WARDEN AND THOMAS FALLI

GG states that this meeting was called to discuss a letter which Mr. Palli directed to the Board back in March of 1990 concerning zoning violations on Farm Street. The Board had said at that time that they would try to get a meeting scheduled with a delegate from the Board of Selectmen, Building Inspector/Zoning Agent and Tree Warden.

Thomas Palli would like to go through his letter and have his questions answered. He went in front of the Board of Selectmen. He was told to go back to the Planning Board because the problem lies with the Planning Board.

GG reads question asking why the procedures for the scenic road were not followed for all 3 industrial lots on Farm Street. They are 299, 303 and 307 Farm Street which were all developed by Onallam Realty Trust.

T. Palli indicates that 2 of the buildings were built; 299 and 303 share one driveway and never appeared before the Board. 307 had a building permit prior to site plan review. The driveway was cut in. Trees were cut and they bypassed the scenic road bylaw. Complaints were issued relative to 299 and 303. Copies went to every Board in



BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

MINUTES OF REGULAR MEETING

page 10

October 25, 1990

town. The guy who wrote them was never contacted. Mr. Paulus said it came under the Public Shade Tree Law and fined the developer \$500.00 for one tree. They really cut 6 - 7 trees.

EM states that 307 is just a foundation. The other 2 buildings were built without site plans. They should not have been given building permits without site plans. Occupancy permits should not have been issued.

T. Palli points out that the site plan for 307 was done after the fact.

EM questions if anything was done regarding putting a fence in.

T. Palli responds that nothing was done. They moved the trailer 6 months after they were told to because they must have needed it elsewhere.

Anthony Mazzola, Selectmen, indicates he received the letter from the Board requesting his attendance at this meeting yesterday. The Board should look at the records of Mr. Cummings, the Zoning Agent. He has a letter from Lee Ambler stating that the screening which is at the buildings complies with the zoning law. The Board should ask Lee Ambler for a copy of that letter. They planted trees 2 1/2" caliper common species to the area. That is what the law says.

EM states that was not the intent of the bylaw.

A. Mazzola went to Lee Ambler at the time that Mr. Palli brought out his questions. Mr. Cummings wrote a letter answering these questions. It took a long time to respond but answers were given.

T. Palli states that the building at 311 Farm Street is right across from him. The Planning Board did a site plan review on that. The builder then moved up the street to intimidate his neighbors. The building across from him was screened after he complained and brought it to everyone's attention. It even cost him money to get it done. All the other buildings should be screened the same way.

EM states that 311 had a site plan review because the number of parking spaces was over. The parking spaces for the other buildings was just under the number which requires them to come in.

GG questions why Mr. Palli is the only one here. Why hasn't his neighbors come in to discuss this?

T. Palli states that one neighbor wrote a letter with 30 names on it



BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

MINUTES OF REGULAR MEETING

page 11

October 25, 1990

and never got a response.

EM states that the building in front of Mr. Palli's house now complies with the law. The developer can not say that he did not know better than to create the same situation when he moved up the street.

J. Emidy states that the Building Inspector only enforces zoning. He does not enforce the scenic road.

EM questions if screening comes under zoning.

J. Emidy responds that zoning screening is different from scenic road screening.

EM states that the same developer went up the street and built three more buildings which are not in compliance.

J. Emidy states that the regulations state street planting must be within 15' of the street property line except for drives. That is all he can enforce.

EM asks about the parking area being screened from residential.

J. Emidy reads the law pertaining to the species common to the area at 24" in height.

GG believes that is a problem within the bylaw.

J. Emidy continues that it states trees at least 2 1/2" in caliper 4' above grade.

T. Palli states that the law also says that it shall be screened. That does not mean when the leaves fall off it is not screened.

A. Mazzola states that Mr. Palli had a 3 hour meeting with the Board of Selectmen discussing the 9 items in his letter. There were errors by the town with respect to the Building Inspector. The letter from Lee Ambler confirms that the screening is in compliance with what Mr. Emidy just read.

EM states that it is screened in the summer and in the winter the leaves fall off.

A. Mazzola states that Mr. Cummings' response said that the screening met the requirements of the bylaw. He suggests the Board get a copy of the letter from Lee Ambler which may help to clarify this matter.



BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

MINUTES OF REGULAR MEETING

page 12

October 25, 1990

T. Palli believes the problem is they are using 2 sets of bylaws. They are taking the bylaw which was in effect after the buildings were occupied which is the new bylaw. They have to look at the old one when the buildings were occupied. Section 3330 (d) is the old bylaw which says that it shall be screened.

EM points out that the Planning Board felt that these buildings should have had site plans. That is why the bylaw was changed. They could no longer bypass the law.

T. Palli presents pictures taken from a neighbor's front lawn which shows the industrial building. The bylaw says it shall be screened but it obviously is not. There is bluestone 25' off the road and then there is dirt.

GG asks if there is anything the Building Inspector can do since the buildings which were built do not comply with zoning.

J. Emidy will have to look into it. Issuance of an occupancy permit says that everything is o'kay.

GG states that the Certificate of Occupancy was issued before they came before the Board. He questions how wide the roadway opening is.

T. Palli responds it is almost 100' opening.

GG states that a 20' entryway would be enough.

EM questions if one can have the frontage open.

P. Herr states that they would have to have a definite driveway.

GG states that if a business decides to change the parking, they have to bring it up to today's standards.

A. Mazzola asks P. Herr where they should go from here.

P. Herr believes they would want to enforce the current violation on the property. He asks if they are seeking to have the Planning Board revise the bylaw or seeking the Building inspector to have retroactive remedy on the site or talk about procedures.

T. Palli is seeking a combination of all of those things. He was directed back here from the Board of Selectmen. The issues was placed on the back burner because of the old Building Inspector. Now that the



BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

MINUTES OF REGULAR MEETING

page 13

October 25, 1990

town has a new Building Inspector, he would like to resolve the matter. He wants the building completed the way it should be.

A. Mazzola states that the Board of Selectmen took the time to listen and discuss this issue. Gary Cummings and Mr. Gregoire answered Mr. Palli's questions. They had an Executive Session to discuss allegations of wrongdoing. They did follow up. It took a long time, but it did get done. He has no problem with asking the new Building Inspector/Zoning Agent to go down and look over the buildings to see if he gets a different answer.

P. Herr feels that is reasonable. This Board really has no role in this. They are just enforcing a paper trail. It is up to the Building Inspector who answers to the Board of Selectmen. Regarding the language of the bylaw being lacking, that is something which the Board can revise. They can make changes which will make it better.

EM agrees that they can not have a 100' driveway.

P. Herr states that he can not find anything about the 100' driveway in the 1983 bylaw. That is not the year that the buildings went up. That bylaw may say something different.

GG states the Building Inspector will have to go back to when the Certificate of Occupancy was issued.

J. Emidy states that he can figure out which law applies.

P. Herr states that the zoning law which was in effect at the time applies.

GG questions if the Building Inspector can cite the violations on that law.

P. Herr responds that he can. The new Building Inspector may go out and see something which was not seen before.

T. Palli states that page 2 of his letter refers to lots 299 and 307 which comes under the old bylaw 3330. 311 also comes under the old bylaw. He discussed dust, angle of the driveway, and the berm. The same builder did 3 more lots and did the same thing they did on 311 in front of his house and got away with it. The people who live up the street are afraid of the developer. They are intimidated by him. A guy wrote a letter saying that the developer cut down a tree and threw his mailbox on the ground and no one did anything about it. People give up.



BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

MINUTES OF REGULAR MEETING

page 14

October 25, 1990

GG states that he was told to plant pines at 311. The developer made a mockery of the system.

A. Mazzola does not disagree. However, that is not written in the bylaw. As a Selectmen he can direct the Building Inspector to go back and inspect the properties and come up with a report.

EM states that one of the buildings was already built, but they had to come in with a site plan because they had more than 18 parking spaces.

GG believes they should let the Building Inspector go and inspect with the zoning bylaws which were in effect at the time.

T. Palli has no objection to letting the new Building Inspector go over and review the situation. He asks if parking areas are allowed or not allowed in the buffer zone.

A. Mazzola states that the Planning Board approved the site plan in the buffer zone.

P. Herr asks where the buffer zone is required.

A. Mazzola states that it is between an industrial and residential area.

P. Herr asks what section of the bylaw that refers to.

T. Palli states it is Intensity of Use. The old bylaw had a 100' setback.

P. Herr reads the old law. He does not see the word buffer. It does not say that they can not park in the yard. The buffer has a 100' yard requirement. The answer is yes, they can park in it.

T. Palli refers them to Section 3330 (d) which states that all parking shall be screened.

P. Herr asks if anyone has the site plans regarding the 2 buildings which did not have site plan reviews by the Board.

J. Emidy has the site plans.

T. Palli states the setback is 100'. The fence should be up to the screened parking. If there is parking there, it has to be screened.



BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

MINUTES OF REGULAR MEETING

page 15

October 25, 1990

P. Herr indicates that is correct. A lot of towns have a buffer zone rule, but Bellingham does not have a rule. Maybe they should.

T. Palli believes they should have a 100' setback and screening when an industrial building abutts residential property. The 100' is the setback and not the buffer.

P. Herr reviews site plan of one of the buildings which was presented to him by Mr. Palli. It shows a 50' driveway.

A. Mazzola did not think it was 100'.

P. Herr believes the plan shows it as 30' wide at scale.

A. Mazzola states that the Board of Selectmen listened to the Zoning Agent and the Building Inspector and told Mr. Palli to come back to the Planning Board because they do not know all the zoning bylaws. He is willing to send the new Building Inspector out to review the situation.

P. Herr states that the site plan drawing does not show a bad scheme. It has parking on one side and a substantial uncleared area. Two uses share one driveway. It appears to be a good plan.

EM points out that what is on that plan is not what is on the site.

T. Palli questions if they can legitimately have shared driveways.

P. Herr responds that under the current law the developer would have to come in. At this point they should make sure that the current law is good. If something on the site was built wrong, then they should correct it.

T. Palli states that the dust problem is still there.

P. Herr indicates that the drawing shows they retained an area of vegetation. Apparently it is not there.

GG states that the plan as presented to the Building Inspector is in compliance with zoning and that is why the developer was given a building permit.

EM believes that the Building Inspector should go out and compare the building with the plans prior to giving an occupancy permit.

P. Herr questions who will resolve these problems.



BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

MINUTES OF REGULAR MEETING

page 16

October 25, 1990

GG believes that whoever owns the buildings bought the problems.

P. Herr points out that the most serious problem is the driveway.

J. Emidy would not be able to get to review this situation until January 1990 because he is doing his annual inspections now for places of assembly.

T. Palli has no problem with that. He has confidence in the new Building Inspector. H states that the Planning Board allowed the building to get built in the town. The developer cut trees down and built their building. The scenic road law was bypassed. All the Boards in town are supposed to work together. There are only 2 scenic roads in town. It should be posted in the Building Inspector's office. They always forget it is a scenic road. Maybe nothing should get done on a scenic road without the Planning Board knowing about it.

J. Emidy states that he can not withhold a building permit because of a violation of a scenic road law.

P. Herr states that the Building Inspector should tell the developer to go and see the Planning Board under the scenic road law. He should also notify the Planning Board about the development.

J. Emidy questions which lot has just a foundation.

T. Palli responds it is 307. It has an uncovered septic system.

J. Emidy states that if there is a zoning violation he can catch it before final occupancy. After 6 months, the developers loses the permit and has to start all over again with a site plan.

EM states that the 2 without site plans were already built.

J. Emidy states that if there is a zoning violation, he will have to catch it.

RIVERVIEW PARK, PHASES 1, 2, AND 5 DEFINITIVE SUBDIVISIONS

EM makes a motion to continue the public hearings regarding Phases 1, 2, and 5 to January 24, 1991 at 8:00 p.m. EN seconds motion. Vote of 3.

EM makes a motion to continue Lakeview Estates to January 24, 1991 at 8:30 p.m.. EN seconds motion. Vote of 3.



BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

MINUTES OF REGULAR MEETING

page 17

October 25, 1990

SHOPPES AT CITY LIGHTS SPECIAL PERMIT DECISION DISCUSSION

P. Herr distributes copies of the amended draft decision. He reviews that if the money for the road improvements are not used, it has to be given back with interest. He did not send a copy of this decision to Town Counsel until yesterday. He did talk to him about it yesterday.

Janice Hannert feels that the decision is fine.

P. Herr thinks that Denis Fraine believes it is fine. L. Ambler may have some changes. The Board could act on the decision at the next meeting unless L. Ambler has changes.

RIVERVIEW DISCUSSION

P. Herr did finish a sketch for Riverview.

EM asks if they can pass a bylaw doing away with retention ponds.

GG states that they have to retain water somehow.

P. Herr states they can not prohibit them because they have to do something with the water. He presents the Herr Associates generated drawing of Riverview Park with a cul-de-sac at the end. It is a site study. They put existing Bellingham industrial buildings on the site to give an idea of what the site may look like. There is no hardship on the developer with reasonable Bellingham buildings without having frontage or egress. He thinks the High Street bridge will go away. He points out Riverview Walk which is a walk which he is proposing on a steep bank. It would be used at lunch for walkers or joggers.

EM thinks this would make the development like the Franklin Industrial Park. He questions why P. Herr did not put in a bubble or a curve at the end of the road.

GG states that is because they do not want the residential traffic to have to go through the industrial development.

EN suggests they restrict the industrial traffic to one way.

P. Herr does not think they can restrict it like that.

EN questions if they can have business traffic only.



BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

MINUTES OF REGULAR MEETING

page 18

October 25, 1990

P. Herr points out that it would take 5 years for the state DPW to approve that.

EM questions if there is any chance that L. Mayewski can develop his land in Franklin as industrial since it is already zoned industrial.

P. Herr sees no reason why he can't develop industrially.

P. Herr feels the town would be happy with the scheme of the plan which he has prepared. The Charles River Watershed may say it is a nice plan.

GG likes the idea that it gives everyone an idea of how the development will look.

P. Herr points out that one-half more buildings can be put on the site than what is shown.

EM thinks that smaller buildings have a better chance of selling.

P. Herr agrees.

Janice Hannert explains that it will be difficult for them to get back to the Board for Riverview Phases 3 and 4 by November 29, 1990 when the discussion is scheduled.

EM indicates that there is no problem with rescheduling but it will have to be done that night because it is a public hearing.

P. Herr presents a colored zoning map to be put in the Board of Selectmen room. He passes out Scenic Road Regulations which indicate that planting has to be done within 9 months. It was put in the bylaw and not the Regulations. A copy should be given to the Building Inspector.

EM makes a motion to accept the Scenic Road Regulations.

P. Herr will replace the top page because the map is wrong.

EN seconds EM's motion. Vote of 4.

Bills/Correspondence

EN makes a motion to adjourn the meeting at 11:10 p.m. EM seconds motion. Vote of 4.



BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

MINUTES OF REGULAR MEETING

page 19

October 25, 1990

Glenn E. Gerrior, Chairman

Edward T. Moore

Edward T. Moore, Vice-Chairman

Emile W. Niedzwiedz

Emile W. Niedzwiedz

Anne M. Morse

Anne M. Morse

John P. Murray

John P. Murray