



BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

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

MINUTES OF REGULAR MEETING

SEPTEMBER 12, 1991

Meeting was called to order at 7:35 p.m. AM, GG and EN were present. EM and JM came in later.

GG notes that the minutes should reflect which members are present and the time that Board members come in. Minutes should also reflect members voting for or against.

SUBMISSIONS

David Greenhalgh, Yerka Engineering, presents an 81-P, Form A, for John J. Consigli, Andrew B. Swift and Deborah J. Swift for land at the Milford/Bellingham town line, on the north side of Mellen Street. He states that it is a simple land swap. John Consigli wants to sell a piece in the back of the house. The town/county line goes right through the property. The plan was approved in 1988 showing 2 lots.

EN asks if the plan will go to the Milford Planning Board too.

D. Greenhalgh responds that it will.

AM is confused.

D. Greenhalgh explains that there is a note on the plan explaining what is going on.

AM asks why the lot is called 2A.

D. Greenhalgh explains that it was already called 2 previously; 2A is the amended lot. They needed more land to have the driveway come in.

AM asks if it is wrong with the way the driveway is now.

D. Greenhalgh explains it is the way it is landscaped.

AM indicates that this is not a legality problem.



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D. Greenhalgh states that there is no problem with the zoning.

GG states that it has the square footage for the lot. He makes a motion to sign the plan.

EN asks if everybody is happy with the situation.

D. Greenhalgh responds that they are.

AM states that they are not changing the frontage on the house lot.

EN asked if everyone agreed to this.

D. Greenhalgh responds that they did.

EN seconds GG's motion.

AM states that GG made a motion to sign the B1-P for the Mellon Street land swap and EN seconded motion. Vote of 3 to sign the B1-P (AM, EN and GG). EM and JM not present.

AM asks if they still have to go to Milford for approval.

D. Greenhalgh responds that he has an appointment next Tuesday.

EM enters the meeting at 7:40 p.m.

Marsha Gagne, 13 Blackmar Street, Bellingham, is also here for an B1-P land swap. They are swapping land with their neighbor because their cesspool is on their neighbor's property. It is an even exchange. It will take care of the boundary line. They have been living there for some time and just discovered this recently.

GG makes a motion to sign the B1-P for Blackmar Street. EN seconds motion. Vote of 4 to sign (AM, EN, GG and EM). JM not present.

Tony and Glenn Muccini, are here to discuss a site plan. They need permission to put a prefabricated 8 X 12' building for a drive through copy news stand.

AM states that it would need a site plan.



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EM indicates that it will require a Developmental Plan Review.

AM explains that they will have to address lighting and parking.

T. Muccini explains that the site is at the entrance to Shoppes at City Lights which has already been approved by the Board.

GG points out that it has not been approved for a coffee and news stand.

EM states that it is no different than a Mobil Station.

GG explains that they will have to address parking, lighting and drive circulation.

JM joins the discussion at 7:53 p.m.

GG suggests that they obtain a copy of the Shoppes at City Lights decision from the Town Clerk to see if there were any restrictions. He thinks that Mr. Fafard may have agreed to put up a bond prior to commencement of any construction at all.

T. Muccini asks how often the Board meets.

GG responds that the Board meets the second and fourth Thursday of each month.

EM refers them to Section 1420, Developmental Plan Review, in the Zoning Bylaw book which can be obtained from the Town Clerk.

AM asks if they are buying the parcel.

G. Muccini responds that they are leasing the land from Mr. Fafard.

AM suggests they check with the Town Engineer regarding lights and signalization.

JM asks where on Rt. 126 this will be.

GG states that it is at the entrance of Shoppes at City Lights.

AM explains that there may be a condition in the Special Permit decision relative to this.



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GG thinks there is a condition that Mr. Fafard will have to put up a bond prior to breaking ground. It would cost him hundreds of thousands to lease this property. He asks Clerk to check the minutes for the conditions.

EN believes that the conditions are very specific.

GG suggests that before they start the expense of engineering, they get a copy of the Special Permit decision.

AM refers to the road improvements for Rt. 126 which Mr. Fafard is supposed to take a part in.

ELAINE MCARDLE, POSTMASTER BELLINGHAM
DISCUSSION RE: NEW POSTAL FACILITY
STREET NAMES

EM makes a comment that the Post Office did not have to come before the Planning Board for approval of the new postal facility.

Elaine McArdle states that they did go before the Conservation Commission and adhered to the strongest codes. They even put in a sprinkler system even though they did not have to. She is here to petition the Board to refrain from duplicate names when naming future streets. She also asks that the Board stay away from plurals like Williams Way.

EM notes that Williams Way is a private road and was never accepted. There is also R. Belanger Road which was never even authorized.

E. McArdle states that curb line delivery does require a number on the house.

EM states that lot numbers and house numbers are worked out on all subdivision plans.

E. McArdle states that there is a conflict of interest for the Postmaster. They can not do house numbers. They can not be the ones to number the houses. They want a 10 number skip in between homes. They are moving more into automation. They do not have many streets split in between routes.



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EN points out that Winter Street is split in between a river.

E. McArdle states that there was one street for which they had to go through Rhode Island to deliver.

EM has the best mailman, John Sparce.

JM thinks that a plural almost has to go with a Way.

E. McArdle notes that people have a difficult time figuring out it if is Williams or William Way.

EM notes that some streets were probably done before the Planning Board.

E. McArdle explains there is no such street as 5th Ave. Ext. The street is not on record. She talked with Charlotte in the Building Inspector's office. They do not have a record of 5th Ave. Ext. She called W. Arcand and asked him to green out the Ext. This street is not recognized. They should take the sign down.

AM asks if she is saying that there is a 5th Ave., but no 5th Ave. Ext.

E. McArdle indicates it is all in one range for mail purposes. The Ext. would cause a second range.

AM asks who put the sign 5th Avenue Ext. up.

EM indicates that the Highway Dept. did. It is a paper street, the same as Lake Hiawatha.

AM notes that they can not change the name if the street has been accepted.

EM states that the street was never accepted at a Town Meeting.

E. McArdle states that the Building Inspector's office does not recognize the street. They would have a big problem if it is a street.

AM refers to her subdivision. They changed the name to Fox Run Road from Pheasant Run but they did not change it at the



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Registry. They did it only municipally. It says Pheasant Run at the Registry.

EM explains that the town used to get money from the state by how much road it accepted so they accepted paper streets. They should ask the Highway Dept. to change the sign.

E. McArdle states that is what she is asking for.

AM asks how many 5th Ave. Ext. residents there are.

E. McArdle responds that there are "maybe 10."

AM thinks that the 10 residents should sign a petition asking for 5th Avenue Ext. to become 5th Avenue for municipal purposes.

E. McArdle asks who would contact them. They do not have the authority.

AM asks who owns the road.

EM indicates that would be whoever owns the subdivision. Kenny Lane put it in.

E. McArdle talked with him about the name problem.

EN suggests that everyone on the street sign off on a petition.

JM states that if the Board of Selectmen want, they can change the name of a street.

AM thinks they would have a big problem if someone became upset about the change.

E. McArdle states there was only one person using it. She works with a direct mailer. She spoke with her about the problem and she agreed to notify people that it is 5th Ave. The Post Office is moving into automation. 5th Ave. Extension is no where in the records or in the computer.

EM asks if they can add a street.

E. McArdle explains that they do not sort the mail at this facility. It is sorted at the main distribution center. If they



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added 5th Avenue Ext., they would be tripping over a range and it would become a different range. They can not do that.

EM asks how they handle Rowe's Ave. and Rowe's Ave. Ext. It is a rural route and a city route.

E. McArdle indicates that is a major problem. The mail goes back and forth.

AM suggests they contact Kenneth Lane and ask him to change the street sign to 5th Avenue.

EM states that Kenny Lane never owned the road. They were all 81-P lots. The Board should send a letter to W. Arcand and ask the Highway Dept. to change the name. They can blank out extension for postal delivery reasons and all municipal services.

E. McArdle requests that a copy of the letter be sent to her.

EN notes that there are 2 Winter Streets in South Bellingham.

E. McArdle notes that it is considered one street with 2 routes.

EN states it is the same street, but it is not connected. You can't get from one end to another.

E. McArdle indicates that it will be put on 2 separate routes.

EN asks if Loretta Avenue is on the Postmaster's street listing.

E. McArdle responds that it is not.

EN points out that is a paper street. It is 40' wide. No one lives there.

E. McArdle states that he does not have the access.

E. McArdle states that they also have problems with duplicate names.

AM notes that the Fire Chief has also sent letters addressing that issue. He does not want duplicate names.

E. McArdle explains that it effects people in emergency services.



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EN notes that Prospect Street receives their mail through Franklin. At one time the town had 3 different zip codes.

E. McArdle notifies members of the Grand Opening for the new postal facility which will be held on November 1, 1991. They will have a big opening. Ernie Taft is preparing a historical display. They will have 2 dedication ceremonies. One is to Leo Gosselin, former Town Counsel and the other is a dedication to the town. They will distribute a special hand cancellation.

GG asks how people can get it.

E. McArdle states that the stamps travel nationwide. They are collected by coin collectors. People collect caches of the special cancellation. It will probably sell for \$2.00.

GG asks when it will be available.

E. McArdle responds that it will be available on November 1 for a limited period of time. They will have to send the stamp back. They are printing 1,000, but they do not have the authority to print more.

AM asks about the zip + 4.

E. McArdle explains that everybody will have a different zip + 4. It will be ranged out. By 1995, they will have the mail split down to carrier walk sequence.

JM asks if they have machines to read the mail.

E. McArdle explains that they have sort programs. It has to be readable. They plan for 40 - 40 - 20 i.e. 40% of the mail will be bar coded; 40% will be free bar coded and 20% will be coded through remote video and coding system. They have a new service which she has been telling various town employees about. If you give them a copy of a diskette with mailing addresses on it. They will put it in the proper format and add the zip + 4. It could drop a 5.7% discount for mailers.

AM asks why plural street names are a problem.

E. McArdle explains that people do not use the s. Some people use separate words for Mohawk Lane. They make Edgewood 2 words.



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Rowe's Avenue and Rowe's Avenue Extension are in the same range. One is rural and one is city.

EN refers to Oak Terrace West. He asks why they do not call it one street.

E. McArdle does have an Oak Terrace and Oak Terrace West on her street listing. They are in 2 separate ranges, with the same carrier. The problem is that they have to use the sorted carrier/walk sequence.

EM asks if it is different for rural and city.

E. McArdle states that it is rural at this end where the businesses come in. The city carriers are uniformed in a truck. The rural carriers are contract employees. They are evaluated for a certain amount of time.

EM has 2 P.O. Boxes and receives mail at his garage. He was recently told that he had to put a mailbox in front of his business.

E. McArdle explains that is not an established door to door delivery.

DON NIELSON, GUERRIER & HALNON SITE PLAN DISCUSSION - MAPLE STREET

Don Nielson points out the Maple street bridge going over the Tindell property. The French golf course is on the other side of 495. The parcel of land is owned by the Cobb's out of Attleboro. The state left a 40' right of way. NEPCO has a 40' right of way easement. The people want to develop a portion of their land in Franklin. They want to put up a 3700 square foot building. They will be cutting trees for the storage of equipment. They will have a small main building and 10 parking spaces.

EM states that this would require a Developmental Plan Review.

D. Nielson explains that the access is in Bellingham, but the building and construction will be in Franklin.

EM notes that if a development accesses in Bellingham, it has to be treated as if the whole project were in Bellingham. It



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requires a Developmental Plan Review.

D. Nielson explains they will disturb 12,000 square feet in the town of Bellingham. He approached the Tree Warden regarding the possibility of cutting trees. He contacted him regarding the scenic road. They will have a 28' opening curb to curb with a 20' gravel crushed stone driveway through the project. He talked with the Building Inspector who said he should come to the Planning Board.

GG asks where the water for the building will come from as well as the fire and police protection.

D. Nielson responds that the water will come from a private well. They will have Franklin service. If they do have to come for DPR, they will ask for waivers on lighting and gate off. It will not be lit for public purposes.

GG asks if the plan was forwarded to P. Herr for his review.

EM asks Clerk to call P. Herr to ask him which section of the bylaw refers to this situation. He suggests that Mr. Nielson send a copy of the plan to P. Herr and ask him if it has to come for DPR.

DISCUSSION REGARDING ALTERNATE POSITION

Clerk passes out application from Norman McLinden and a cover letter and resume from Billiegene Lavallee.

AM feels that the Alternate should attend all special permit hearings. L. Ambler agrees.

EM refers to Section 1430, Zoning Bylaw, pg. 7 where it says in case of absence. He asks if that means absence in the long term or one absence. They could sit because of an inability to act or conflict on the part of another members. It is a 3 year term.

JM states they should ask P. Herr to bring a copy of the state law pertaining to the Alternate.

AM states that L. Ambler said the applicant would be at a disadvantage. It is most likely the applicant would say they do not want the alternate to sit. The alternate should be here for



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all special permits if someone becomes ill. The Alternate would sit and not participate without talking.

EM asks how they can tell the alternate not to talk when the audience can ask questions.

GG does not think that the Alternate member should sit with the Board. Why should they sit up here without asking questions?

JM states that Billiegene came here with her application. The Board gave her their support. She may not sit on anything during the next 2 years. The Board is making much ado about something which does not mean a lot. It is not a big deal.

AM states that no one wanted the position until Billiegene wanted it.

JM states that the Board already gave their support to Billiegene.

AM notes that the night she came, she was the only one here for the the Alternate position.

EM asks what experience she has in decision making.

JM thinks the Board members are doing something which they would not want done to them.

AM states they have hurt Billiegene's feelings. Ernie Taft applied and the Board of Selectmen approved him without notifying the Board. That was not right. She then asked Clerk to advertise the position in 3 newspapers.

GG notes that the Board of Selectmen got upset because they said it should have been a joint appointment, but they did the same thing to the Planning Board.

EN notes that they did it when they appointed Ernie Taft.

AM thinks they should look at qualifications.

EM thinks that the Zoning Board experience helps. It helped him when he came to the Planning Board.



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AM asks why Norm McLinden did not get reappointed to the Zoning Board of Appeals.

EM responds it was because he was against junkyards.

GG has no problem with Billiegene. He thinks they should look at it on how the position is used. She should not sit up here with the Board.

EM notes that Norm McLinden has been on the Zoning Board of Appeals for 7 years. He has more experience and is more qualified.

AM notes that this is a different position. He will not be allowed to participate.

EN makes a motion to approve the minutes of August 22, 1991. EM seconds motion. Unanimous vote of 5.

Members sign Clerk's pay voucher.

AM explains that in the future the minutes will reflect which members were here or not here for decisions. The time that a member enters the meeting and departs will be noted in the minutes as well.

JM thinks the public hearings get too long.

AM asks if a Chairman can make a motion.

EM thinks so.

AM makes a motion to adjourn at 9:30 p.m. GG seconds motion. Unanimous vote of 5.



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Anne M. Morse

Anne M. Morse, Chairman

John P. Murray, Vice Chairman

Emile W. Niedzwiedz

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Glenn E. Gerrior

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Edward T. Moore