



# BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

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

## MINUTES OF REGULAR MEETING

MAY 28, 1992

Meeting was called to order at 7:45 p.m. Vice Chairman AM acted as Chairman in JM's absence. GG came in a little late and JM joined the meeting later. EM, EN ~~and GG~~ were also present.

### GENERAL

Clerk reads letter from G. Daigle, Highway Superintendent, dated May 21, 1992 regarding Herthal Estates, wherein he states that the following repair conditions must be complied to by the developer before the Highway Dept. renders acceptance of this project: Beginning at the top of Second Avenue, the road area must be leveled, swept and re-hot topped all the way through Fourth Avenue wherever trenches continue. The trenches have all sunk along this route. The shoulder area on either side should be raked and cleared of all debris. Upon completion, his department should be advised and another review of the site will be done.

EM states that JM would like Clerk to prepare press releases to the newspapers notifying them that he is now Chairman of the Planning Board.

Clerk reads letter from Jonathan Harlow, Esq., Choate, Hall and Stewart, representing the trustee of Monarch Capital Corp., Forge/New England Country Club, dated May 21, 1992, wherein he states that since the meeting of February 27, 1992, they have obtained a series of bids for the completion of the work required by Amendment No. 1 of the Definitive Subdivision Plan for the New England Country Club. He encloses copies of the 3 bids which they have obtained. Because of the proximity of the worksite to the nearby wetlands, they met with the Conservation Commission to determine what mitigation methods would be required in connection with the work. They will be contacting the 3 bidders to determine if the Conservation Commission's requirements regarding siltation control and placement of machinery would affect the price of the bids. He is negotiating with the two lenders to the project to obtain the funds necessary to complete the required work. Monarch Capital Corp. is presently in Chapter 11 which has



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an adverse impact on all of its subsidiaries, including Forge Development Corp. He expects to obtain the funding for the work by the middle of June. He further states that Forge is committed to maintaining the project as a first class development in keeping with the already high standards established by the golf course. He requests that the Board postpone action on the Definitive Subdivision Plan for thirty days in light of the progress they have made toward completing the work.

EM notes that Town Counsel has advised him that the Board can not make the developer complete the work which was a condition of the covenant because the covenant was never recorded or signed.

P. Herr states that neither the plan nor the covenant were signed or recorded.

EM notes that Lee Ambler told him that the applicant does not have to complete the work, but they may do it even though the covenant was never recorded.

P. Herr states that eventually they will want the document recorded.

EM responds that that is correct.

AM points out that it can not be because Marquette Credit Union will not sign off.

P. Herr would not move to rescind now.

EM thinks that they should rezone rather than rescind. They should think about rezoning it.

P. Herr states that the covenant secured the 30 lots that are already there.

B. Lord points out that the Federal Bankruptcy Court could throw out a covenant of this type.

AM asks what his point is.

B. Lord thinks that it might be more attractive as 20,000 square foot lots.



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AM states that it would revert back to agricultural.

B. Lord states that there is no reversion.

Clerk notes that a representative from Fafard called asking about the status of this development. He stated that Fafard was interested in the property.

EM makes a motion to continue action on this question to rescind the New England Country Club Revised Definitive Subdivision to July 23, 1992. EN seconds motion. Unanimous vote of 3 (AM, EM and EN).

EM asks how they can say no to any builder/developer who asks them for more time during this difficult economic times.

Clerk reads letter from Lee Ambler, Esquire, Town Counsel, dated May 18, 1992, regarding Dunkin Donuts parking requirements. He reviewed the documents submitted to him relative to the rights of tenants and customers to use the full parking facilities relative to the Wasserman facility in South Bellingham. He states that the easement, dated October 18, 1977 recorded with the Norfolk Registry of Deeds in Book 5395, Page 424, and the same clearly indicates a reciprocal right of persons (including tenants and customers) to full use of parking areas, roadways and related privileges.

AM asks why the Board of Selectmen think the parking is inadequate.

B. Lord responds that they wanted to postpone a discussion on the proposal because they wanted a copy of the decision.

P. Herr notes that the Building Inspector said that it was inadequate.

B. Lord indicates that now the Building Inspector has said that the Planning Board determination is definitive on the parking. Once the Planning Board approved the plan, the Planning Board decision became binding.

AM asks who sent Officer Haughey to count the parking spaces.

B. Lord responds that was the Board of Selectmen. The people who



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live there are more comfortable with the Board of Selectmen than the Planning Board because they know members of the Selectmen so they went to them with questions.

AM states that the parking issue has to be addressed here.

B. Lord reiterates that the neighbors personally know members of the Board of Selectmen.

EM notes that it is not coming up 126.

Clerk advises P. Herr that the Town Clerk would like to receive a copy of a zoning map incorporating all of the changes which are proposed for the Annual Town Meeting.

P. Herr responds that he will prepare a map after action of the Town Meeting.

### LAKEVIEW ESTATES DEFINITIVE SUBDIVISION CONTINUED PUBLIC HEARING

Clerk reads letter of withdrawal, dated May 28, 1992, from Bruce Lord, attorney for Silver Lake Development Corporation.

EM makes a motion to close the public hearing. EN seconds motion. Unanimous vote of 4 (AM, EM, EN and GG).

EM makes a motion to grant the withdrawal for Lakeview Estates without prejudice. EN seconds motion. Unanimous vote of 4 (AM, EM, EN and GG).

P. Herr advises Clerk to send a copy of the letter to the Town Clerk notifying her to stop the clock on this development.

EM states that the suit for Shores and Silver Lake is still going on. Town Counsel had to go to Court on it recently. The developer had said they could get it done within 6 months and the Board gave them a year, but then they sued for more time.

P. Herr asks if the Board is aware that there is a development proposal for Spindlewood for Affordable.

EN states that is pending review of the plan.



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P. Herr notes that it will not be easy.

EM asks about the access.

P. Herr responds that it is the same.

EM asks if there is a through street.

P. Herr responds that no, there is not.

AM points out that the Zoning Board turned down the affordable housing proposal for Center Street.

P. Herr states that they can go to the Housing Appeals Commission who may tell them to negotiate. They will have to see what happens.

EM asks if they have the same access at the corner at the church. It is more dangerous. They could go to Farm Street.

EN thinks that they could go across Brook.

EM states that some lots are small. They will have to fill in the back.

P. Herr notes that they will have to put footprint houses and build lots to fill in the wetlands.

EN asks how it works with the Conservation Commission.

P. Herr responds that they will have to get permission for each one. This is the same Spindlewood with a clutzy design.

GG refers to the Town Meeting last night. It was brought out that 20 of Bellingham children are in special needs.

EN explains that a lot of people from out of town come here for special needs. They are included in the 20%. There are a lot of grants with special needs which provides more money to work with.

EM thinks that it sounds like the superintendent is recruiting.

RAWSONS FARM  
DEFINITIVE SUBDIVISION



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### PUBLIC HEARING

AM opens the public hearing.

Clerk reads notice of public hearing.

B. Lord explains that he recently submitted this as a preliminary plan which was approved with the same configuration. The area is Hartford Avenue. He points out Deerfield Lane and Cedar Hill on the plan. The property is across to the left of the Charter Gas Station. It is directly across from the opening for the Fafard shopping center. They have 30 lots with residential zoning. The smallest lot is 20,000 and the largest is 83,441. There is one change from the preliminary with the connection with the water line to Cedar Hill. They had a problem with removing ledge so they had a discussion with the Water Dept. and will be putting the water line through to Deerfield Lane. The houses there have a pressure problem which this should alleviate. They want to loop to avoid the ledge. There are few changes from the preliminary. The water system brings the drainage down. They will be using swales which will disperse less water back to the Highway system. He reads letter from the Commonwealth of Massachusetts, Highway Dept., dated May 29, 1992, indicating their opposition to having an island at the entrance. The plan shows an island in front which took two lots. Originally it was divided in the opposite direction with two lots fronting Hartford Avenue. Because of the perc tests/septic, they were unable to divide that faction and had to divide the opposite faction since the previous one created a problem relative to access. They would like a decision over which is best, either painting the islands in or a second option which is to put rough concrete pattern in so anyone who drives over it will realize they are over the pattern. This will provide notice. There were 13 lots at the end of Wassamog Road to the cul-de-sac, but now there are 12 because two lots have been combined.

EM asks how many lots there are altogether.

B. Lord responds that there are 30 including two 81-P lots which were already acted on. There are 28 new lots.

B. Lord asks if there is anything further regarding the drainage.

Don Nielson, Guerriere & Halnon, states that they have to do work



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which will be done next week relative to that.

Clerk reads Board of Health letter, dated May 19, 1992, by Edward Wirtanen, Health Agent, wherein he states that the Board of Health is presently reviewing these plans and anticipates responding to the Planning Board shortly after their next meeting of June 1, 1992.

EM asks why the island can not be one piece.

B. Lord explains that there is a problem if a tractor trailer unit tried to turn in. They would not be able to make the turn with the island there. If it occurred at 4:00 p.m., he can understand why there would be a problem.

EM asks why they have a driveway going across the opening.

B. Lord states that for two houses, a visitor would have to go up and out. One could forget and go out the wrong way. Some visitor turning into the entrance and first driveway may not realize there is an entrance/exit.

EM thinks that it defeats the island. Why are they putting in a second island?

B. Lord explains that the purpose is to make sure that the traffic is coming out as directed. The state does not want a raised island. He suggests a raised warning situation with rumble strips.

EM asks if that will be raised.

P. Herr responds that no, it can be driven over. The reason for this is with more than 20 houses, they are supposed to have two means of egress. The Board felt that the island situation would make it unlikely that the one means of egress would get blocked.

D. Nielson states that they will not have more than 30' radius on the roads. The radius for the curbing fits the criteria. They will have 30' for entering. He thinks they are being cautious because of where it is. They could make it bigger, but he does not think it solves the problem.

EM notes that it says that the intersection can be easily



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signalled if necessary. He asks if they are proposing to do that.

B. Lord responds that no they are not. They figure that since Fafard's entrance will be directly across from them, it will get signalled eventually.

D. Nielson explains that they are accomodating the intersection so it is easier to signalize.

B. Lord explains that there is a curb cut and they are using the drainage of the Federal Highway system which is under state control.

EM refers to the water loop which is going to Deerfield. He asks if a road will be going through.

B. Lord responds that they have no control over the land. It is owned by a different party.

EN refers to the water problem at Deerfield Lane. No one has figured out why.

B. Lord responds that this should help the situation with the pressure. It will not cause the drainage to be worse.

EN points out that there is a big drainage problem at Deerfield Lane.

D. Nielson indicates that there is a high ground water table which was not addressed when the subdivision was constructed. They are using the water table that is there. They will have on site sewer and septic which was perced by the Board of Health.

EN asks why they do not tie in to the sewer.

D. Nielson responds that it is not accessible to the site. It would require a pumping station from NDAI and Caroline Drive with 3,000 - 4,000 feet of sewer which is not feasible.

B. Lord states that at the point where the line ends where they could tie in, it is too close to the surface.

EN notes that Walmart is supposed to make the sewer accessible to





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the people who live there.

P. Herr notes that is on that side.

B. Lord points out that all lots have been perced and approved.

EN states that there is a high water table through the area.

D. Nielson states that no, it is in part of the section. In the back it goes 9 - 10' down.

EM states that this property is higher than Deerfield.

D. Nielson states that they will be cutting off the surface water by putting in the roadway.

EM asks about the sign that is there.

B. Lord states that yes there is a sign. The lots have been listed through Taylor Realty.

EM asks if they would normally wait to get approval before putting up a sign.

D. Nielson explains that the financing goes by the amount of presale lots they have.

B. Lord further states that the 81-P lots could be sold today. This is a simple design for a straight forward project.

EM asks where the sidewalks are.

B. Lord points them out on one side. He further states that AM discussed this project with W. Arcand, Highway Foreman, who stated that he would like the grass strip eliminated between the sidewalk and the road. It does not get maintained and the Highway Dept. can not and will not maintain it.

EM again asks where the sidewalk is.

B. Lord points it out on the inside.

AM asks for P. Herr comments.



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P. Herr notes that this is an unusually complete submittal. The environmental analysis is the most complete he has ever gotten. The current regulations were followed meticulously. There are a half a dozen things regarding information. The only question he has relative to the egress to Hartford Avenue was brought out in the environmental analysis given to him with the speed and table used for the site distance. It says that the site distance is 325'. The regulations say it has to be 400'. Therefore, the town's standards of 400' are not shown and not documented. He also questions the gap acceptance analysis and statistical analysis relative to how frequently one would find a gap in the traffic for people to get out. It is not documented one way or another.

D. Nielson states that the gap analysis will follow when the state puts in the signal at the southbound lane at 495 and the northbound lane. There will be two sets of lights put in this year.

P. Herr states that lights put gaps in the traffic so it is easier for people to get into the stream. There is no quantitative gap analysis. They could do it using the existing situation or an assumption on the signals which will be put in. The real issue now is getting out into the traffic.

AM states that there is no guarantee that the lights will be immediately going in. NDAI is paying for a traffic cop.

D. Nielson states that in February 1992, the Mass. DPW had a complete set of plans for both sets of lights at 495.

B. Lord will follow up on the situation with the lights.

P. Herr points out that the southbound lights requires town money.

AM states that will be the Chapter 90 funds.

P. Herr further states that DAI will put in the lights for the northbound, but there is speculation about when they will come. This proposal involves 30 houses which is about 300 trips per day and 30 trips during peak hour. This fades in comparison to the NDAI traffic down the road. It adds about 1 1/2% to the traffic flow, but it is important to the people who will live there.



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They could argue that this could make traffic bad on Hartford Avenue, but that is not true.

B. Lord refers to a house numbering problem. They submitted to the house numberer, Mary Forbes, the former Postmistress. They discussed house numbering with the current Postmistress. The new system used by the Postal Service can only address a certain number of letters for street names. Therefore, Rawon Farm Road will become Rawson Road and Wassamog Road will also be renamed.

AM asks if they are looking for waivers.

B. Lord responds that the only waiver is for the entrance. Most of the things which the Board was previously giving waivers for have now been built into the regulations. They have indicated the positions of the houses and septic systems on the plan.

P. Herr did not look at the drainage. He is assuming that the Town Engineer will do that. If not, they need to discuss how that will get done. His office can look at it but they are not engineers.

EM asks what P. Herr suggests they do.

P. Herr suggests that the town may have an outside engineer do it. He asks about the status of the Town Engineer. Someone should discuss that with D. Fraine.

B. Lord states that the Town Engineer is looking at the plans for Cobb, Developmental Plan Review on Maple Street.

EM asks if the applicant is willing to pay if an outside review is required.

B. Lord responds that they will within reasonable bounds.

AM states that they will ask the Town Administrator to figure out how it can get done.

P. Herr refers to a Dr. Carr who is taking on people concerned about developments like this. The Board of Health may have trouble with this. There are many pages of analysis, a lot of which is generic. Nothing in this plan caused him to have real concerns. He is a strong advocate for the applicant.



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AM notes that W. Arcand felt that it was not a good idea to have a grass strip because of the maintainance factor.

EM refers to Stonehedge Road where the mailboxes are in the middle of the sidewalk. Children can not ride their bikes on the sidewalk.

GG states that the sidewalk will be on the northside which is the side where the mail is distributed.

B. Lord states that Cedar Hill and Deerfield Lane are walk delivery routes.

AM asks for questions from the audience.

Leslie Glover, 26 Deerfield Lane, has lived there for 17 years. There is not very good drainage in the circle. When there is a deluge, water covers the circle. This is supposed to be the state's problem because the water goes to the highway.

B. Lord explains that Deerfield Lane was intended to be a longer subdivision until 495 took the subdivision and they put a cul-de-sac in.

L. Glover states that the drainage goes down to 495 but does not go down in the cul-de-sac.

B. Lord notes that the pipe is not big enough. Hopefully this subdivision will lesson the amount of water going there. The road system should take some of it away, but he doubts there will be a big change.

L. Glover asks about blasting. She has a finished dry basement and does not want it to get wet.

D. Nielson responds that there may be blasting at the end in the corner where they may hit ledge. They will take seismic readings with the Fire Dept. who will go into the neighborhoods and look at the houses. He does not expect any problems to occur. There is the possibility of blasting for 5 - 6 lots for the water main. A whole section has gravel deposits and the other end has a high water table. Where there is ledge in the front, they will build the houses in the back.



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Kim Todd, 13 Deerfield Lane, asks what happens to the people who never had a wet basement if they end up getting one.

AM explains that is why they want an engineer to look at the drainage.

K. Todd refers to a new development which went in and caused problems.

GG states that is the Menfi development on Chestnut Street.

K. Todd asks where the responsibility lies. How would they go about blaming someone?

AM explains that is why we rely on engineers.

P. Herr states they are as careful as they can be. The town will get someone to review it.

Chet Bartolet, 31 Cedar Hill Road, states that the only area that will have blasting is right behind his house. He does not have a water problem now. What recourse will he have if his cellar becomes full of water?

AM owns an excavating company in town. She explains that prior to blasting someone will go into the neighborhoods and houses and take pictures. After blasting someone will go back and check if there is any damage. If there were damage, they would have grounds for a lawsuit.

C. Bartolet asks for the name of the company that did the digging.

B. Lord responds that it is Diamond Excavation.

C. Bartolet states that the area looks like World War I. He asks what their intent is if this subdivision does not get approved. They came right along the side of the wall behind his property and completely levelled it.

B. Lord explains that there were a lot of percs done there. It will be cleared up as it is developed.

EM asks if the digging was done recently.



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C. Bartolet responds that yes, it was done within the last 6 months. The last development going into this property had a 50' buffer. Now before this is even approved, they have completely knocked down to the wall. What will they end up with if this is not approved?

B. Lord explains that the area required that they get heavy equipment and take trees down for several perc tests.

AM states that it was perced before.

D. Nielson explains that they perced different areas in sections. It is different for condos and single family houses. The previously approved development was for condos. The detention pond is close to the system developed for the condos. At first they proposed a 37 lot subdivision. They lost 7 lots because of the ledge. They knew there was ledge but they did not find out until it was perced that they would have to lose 7 lots.

GG asks who will clean up the lots.

B. Lord responds that obviously the landowner is responsible for the maintenance of the land.

C. Bartolet has lived there for 34 years. He wants to make sure it gets cleaned up right.

Jim Britton, contractor, states that they will address the problem and go in and clean up the area whether or not this subdivision gets approved.

James Guertin, 40 Cedar Hill Road, asks about the rust in the town water. Were studies done?

B. Lord heard from talking with the Water Superintendent, that the problem with rusty water is an accumulation in the pipe. They are hoping that flushing will take care of most of it. This should not affect that. If Deerfield is a deadend, this will make it better because a loop will be put in.

AM does not think that it should affect them one way or another.

J. Guertin states that there is a water ban every year. He asks how 30 or more houses will be able to pull on the system further?



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B. Lord lived on Valley View. He is aware of the water problem. If there is enough pressure, the water will flow.

J. Guertin states that they have water bans every year.

P. Herr states that yes a study was done relative to the pressure effect and their engineer says there will be no problem.

EM indicates that the Board wants an engineer to look at it and say they agree or disagree.

P. Herr thinks it is very clear. 30 units is not a large development. Someone should review the water supply question in terms of pressure and quality.

GG states that in 8 1/2 years this is the least impact he has seen on this property. It has gone from a proposed industrial park to condos to affordable housing to single family.

C. Bartolet asks what the financial standing of the Alexander Capitol Corporation is. Will they be putting up a bond?

AM responds that yes, they have to put up a bond.

EM explains that because this is a subdivision, the developer will have to provide the town with a bond for the road. A condominium is a private entity and they do not have to provide a bond. There is no bond yet. If the subdivision is approved, they will have to provide a bond before lots are release and the site is developed.

P. Herr states that the developer could still screw up the site. This is not air tight. It could still go belly up.

GG refers to Bald Hill Estates where there is no longer a bond in place for the entire development. Buyers of each lot have to put up a bond for \$7,000 each to finish the road. At the end when all the lots are sold, the town will have the money to finish the road.

AM thinks that it is unlikely that this company will go under. They would not be in applying for a subdivision now with the recession.



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C. Bartolet states that this is a nice piece of land which is a buffer between 495. They are slowly chopping pieces and leaving desolation. He would like to see something useful done and if not it should be restored for environmental purposes.

P. Herr indicates that what these people are proposing is their best bet. This site has been a mess for a number of years.

L. Glover states that her lot is at the end of the lot which they will use to loop for water. She has just planted trees and asks how close they will be digging to the line.

B. Lord states that they have an easement for the water line along the Winiker property. They will try to avoid her trees. The easement will go along the side to gain water pressure.

L. Glover asks if they can plant on top of the line.

B. Lord responds in the negative.

D. Nielson states that they will do their best to save the trees that are there now.

J. Guertin states that the trees which are there now act as a buffer to 495.

B. Lord indicates that there is a triangle at the end of Deerfield Lane which is owned by someone else. It is to their advantage for the development to have as little impact on the property as they can.

GG points out that once a single family lot is sold, the owner can do whatever he wants.

Bruce Langley, 39 Cedar Hill Road asks what the range for the value of the homes will be.

B. Lord responds that the range will be from \$129,000 to \$140,000 which is close to what is presently in the area. It would be comparable to what was originally constructed in the area instead of what the current owners may have added to the property values.

Steve Kent, 14 Deerfield Lane, states that there are new lots all the way back to the farm wall. He will not be able to throw his





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leaves back there any more. He asks about the pipe line buffer.

B. Lord points out the gas line and explains that one can not build on the gas line.

S. Kent asks if they will be building in between his wall and the pipeline.

B. Lord responds that no, they will be building toward the street as far to the front of the lot that they can make it.

S. Kent asks about screening. There are a few trees which protect his lot.

B. Lord states that most the trees will be left by the developer. The problem is that once the single family lot is sold, the individual house owner will do whatever he wants.

S. Kent notes that there is a high ground water table in the area. Will they raise that?

D. Nielson states that it is higher than his backyard already. It slopes toward Deerfield now. They will raise the house and septic.

S. Kent asks if they are going to slope it more toward Deerfield.

B. Lord responds that it will hopefully be less.

D. Nielson states that there will be no drilling or blasting there.

S. Kent asks if those will be the first houses built.

B. Lord responds that most developments usually go backwards from the back to the front.

D. Nielson states that ultimately they will have to put drainage in the detention pond.

S. Kent asks if they will keep the existing white house.

B. Lord states that the garage will be torn down. They will use the access to build the house because they do not want to access



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Hartford Avenue.

S. Kent notes that there is so much going on all at once with WalMart, this and Fafard. There are tractor trailers going by all day.

B. Lord states that since it is all being done at once, the impact will be gone at once. This development is very encouraging for this area. It will create jobs to boost the economy.

P. Herr states that there is a note regarding the lights on the plan which states that the lighting is shown but it is not.

D. Nielson states that it is shown on the profile.

B. Lord reads the note regarding street lights on the plan.

D. Nielson points out that it says in the legend under street lights that they will have them every 350'.

JM joins the discussion at 9:50 p.m.

P. Herr asks who has looked at the lighting on behalf of the town.

D. Nielson has submitted it to Mass. Electric. They will have a light on a pole in the general vicinity of 350' but it could fluctuate.

P. Herr does not think it is appropriate for the developer to determine where the lights will go.

D. Nielson states that they can put them every 300' per the regulations.

P. Herr thinks that it should be reviewed by the Board of Selectmen for them to give their input relative to the scheme of the lighting.

EM states that the Board of Selectmen is the town street lighting authority. They should have the developer put in the lights at his expense and then the town can shut them off. He asks how many they will have altogether.



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D. Nielson responds that there will be 12 - 15 lights. The town has to pay for the street lights.

P. Herr notes that the town is charged per light forever. In addition, the Board needs a letter from the Water/Sewer Dept. approving the water layout.

EM asks when they went to the Water/Sewer Board about the loop.

B. Lord responds that was before the definitive.

EM asks if they have gone to the Water/Sewer Board.

B. Lord responds that no, they received the submittal, but the developer has not gone to a meeting yet.

JM apologizes for getting to the meeting late. He is in the swimming pool business and is very busy now since the weather has changed.

B. Lord asks for a continuance to the first meeting in June 1992. They can have a good proportion of the questions answered by then.

JM wants the developer to tell the Board when they will be completely ready since people get worn down coming to meetings when nothing gets done.

GG would like to continue to the second meeting in June 1992 because the developer will not be completely ready until then.

EN makes a motion to continue Rawson Farm Definitive Subdivision to June 25, 1992 at 8:00 p.m. AM seconds motion. Unanimous vote of 5.

AM goes over the list of items to be addressed including water impact, drainage, lighting, and Town Engineer or other Engineer review of the drainage as well as a small question relative to egress.

P. Herr notes that the biggest thing is to contact D. Fraine and find out who will review the drainage issue, either the Town Engineer or someone else.



## BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

MINUTES OF REGULAR MEETING

MAY 28, 1992

JM states that this is his busy season. They should have Mr. Lord talk with D. Fraine.

AM will talk with D. Fraine about the drainage review.

EN makes a motion to adjourn at 10:11 p.m. GG seconds motion. Unanimous vote of 5 to adjourn.

P. Herr notes that someone should also talk with D. Fraine about the street lights.

  
John P. Murray, Chairman

Anne M. Morse, Vice Chairman

  
Emile W. Niedzwiedz

Glenn E. Gerrior

  
Edward T. Moore