

**BELLINGHAM PLANNING BOARD**

**P.O. BOX 43**

**BELLINGHAM, MASSACHUSETTS 02019**

**EDWARD T. MOORE, CHAIRMAN  
ANNE M. MORSE, VICE CHAIRMAN  
EMILE W. NIEDZWIADK  
GLENN E. GERRIOR  
ROLAND R. LAPRADE**

**MINUTES OF REGULAR MEETING**

**APRIL 14, 1994**

Meeting was called to order at 7:40 p.m. EM, AM, RL and GG were present. EN joined the meeting at 7:50 p.m. Planning Board Associate Member William Wozniak was also present.

**LOCUST STREET, FORM A, 81-P**

Greg Rondeau submits an 81-P for a parcel at the intersection of Locust St. and Pulaski Blvd. The lot is on Locust St and frontages off Locust St.

EM asks what it is coming out of.

G. Rondeau responds that it is located by Denault's Garage. There are duplexes on Pulaski Blvd. The plan shows a total overlay of what the whole parcel looks like. The front of the duplexes are located on Pulaski Blvd.

GG understands that the plan shows all the bearings off Locust and the entrance off Locust St.

AM asks what the zoning is.

EM responds that it is suburban.

G. Rondeau states that the lot is 40,000 square feet.

EM asks if lot 7 is coming out of the big piece.

G. Rondeau responds that the frontage of this lot is off Locust Street.

AM notes that the frontages should be shown on the plan for future reference.

GG indicates that they left the radius to get 50'.

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EM states that it needs 15' total frontage.

GG believes that it is over 150' since 1 inch on the plan equals 200'.

AM mkes a motion to sign the 81-P for Locust St. submitted by Greg Rondeau. RL seconds motion. Vote of 4 (EM, AM, RL and GG). EN not present for this discussion.

\$10.00 fee paid and plan endorsed by members.

EN joins the meeting at 7:50 p.m.

**HIXON STREET, 81-P**

Steve Donatelli, Shea Engineering, submits an 81-P for 5 lots all fronting Hixon Street. They are leaving an easement in the roadway for access to the back land.

AM questions what the zoning is.

S. Donatelli responds that it is suburban. All the lots have the required frontage and access area. Even if the road is never put in the back area, all the lots have the required frontage and access.

EM notes that this is one plan for 5 lots.

AM makes a motion to approve the 81-P for 5 lots on Hixon St.

EM states that they are all frontage lots.

RL seconds AM's motion. Unanimous vote of 5 (EM, EN, GG, RL and AM).

**WILLIAM WAY STREET ACCEPTANCE REQUEST DISCUSSION**

Guy DuPont, Hood Construction, is here on behalf of William Hood, the petitioner for the William Way street acceptance. He explains that they are going to withdraw their article for now since they will not have the As-Built plans ready in time. They have 3 quotes to do the As-Built and set the bounds.

EM asks how close the quotes are.

G. DuPont shows the quotes to the Board but does not want to verbalize. William Way is shaped like a snake with a lot of bounds. The road was built to specifications at 1600 feet. There is an 8" water line all the way up. The reason he is here tonight is to find out if there is more of a philosophical problem with

accepting industrial roads.

EM had an off the record discussion with Town Counsel. The town must accept industrial roads like subdivision roads.

G. DuPont states that it is a question of legal ownership. Mr. Hood has been plowing the road for over 10 years. If they had known that the town would not accept the road, they would have set up a condo association when they sold which would have allowed them to collect a fee for plowing.

EM thinks it would be better to get the road accepted. The liability will run with the land. The only problem is the lack of an As-Built. There is no policy not to accept industrial roads. It has never come before the Board before.

Paul Chupa, Water/Sewer Commissioner, notes that there is not enough pressure so they will need a pressure pump below. If the road is accepted, the property owners will be able to go to the Town Meeting to ask the town to put the pressure in.

G. DuPont reiterates that the road was built to specifications. If they put a pump in, who's electric meter will it be on? OPUS water pressure is a problem now.

AM believes that this problem erupted because no one inspected the tie in at the top of the hill.

B. Lord states that it was inspected.

P. Chupa refers to sprinkler systems and storage tanks. The owner had to obtain insurance because of the many tanks for gas systems in the location.

**SHORES AT SILVER LAKE**  
**DISCUSSION WITH JANICE HANNERT**

Janice Hannert, Fafard, introduces her colleagues Jose Martins and Frank Dulie. At the last meeting, she discussed their plan for 100 units on 35 acres at the Shores site. The plan incorporates major design aspects which were discussed in the past. The largest issue was the use of the 81-Ps which they have for approximately 17 lots total on Center St., Cross St., and Silver Lake Road.

EN asks if this conforms to zoning.

J. Hannert responds that it does. They agree not to use the 81-Ps and will set back the development on the street. This was shown on the previous proposal and the one existing. They have legal access at Silver Lake Road. They will limit access on S. Main and Center

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Streets. They are looking at clustering on a portion and leaving large open areas. The housing will be produced in the affordable range for Bellingham residents. She met with P. Herr and discussed a number of revisions to the plans with him. The last time the Board felt that 35 acres was not enough property. This plan incorporates the original 35 acres plus additional acreage to 54 acres. They are proposing 100 units, not 300.

EM notes that the number is not 300 yet. He states that the original proposal was turned down 4 to 1. The only member who voted for it is no longer on the Board. He asks why they do not go for single family housing.

J. Hannert states that the original proposal was for 458 condos. They would have 150 residential homes with a straight forward subdivision. They have incorporated a number of elements. If they do a single family development, they will not be able to set the lots back. They would end up with the units right on the streets.

GG does not believe that Bellingham needs any more affordable housing. The school cannot support what the town has now.

J. Hannert explains that this type of proposal has less impact on the schools. She did a comparison between the impact of this proposal and a comparable single family development in the same situation. She met with the School Department to obtain information. With a clustered development, they would be able to set back the development from the street. 10 acres or 10% of the site which is a large usable open space area will be left.

AM asks what the total acreage is.

RL responds that it is 54 acres and asks if 10% of that will be left as open spaces.

J. Hannert states that is correct.

EM asks where the next 100 will go.

J. Hannert is not sure. They are not sure if it will be the same type of development. This type of housing does not exist. The model units will allow the Board to see what will be on the site. Brook Estates is close to this development but this will be better. They are proposing 2 bedroom capes at 900 square feet, two story townhouse at 900 to 1300 square feet and a ranch at 1,000 square feet.

EN asks who determines style.

J. Hannert responds that it is determined by sales.

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GG has a problem with Rawson Farm which has a number of ugly capes because they are less expensive. He has a lot of problems with this whole proposal.

EM explains that the Board was given the same information on Maplebrook, but now there is a school bus stop at the development.

AM thinks this will have less impact than a straight subdivision.

J. Hannert distributes statistics relative to school enrollment. She went to the School Dept. after the last meeting. According to the last Town Report from 1980 to 1993, enrollment dropped from 3353 to 2307 with a 31% drop in enrollment.

RL points out that all the lower grades are expanding. They have to add classes every year so the trend is in reverse.

GG notes that affordable housing brings more children. They already had to redistrict the school system 4 years ago.

J. Hannert looked to other towns like Marlboro which have the same type of units. The first 100 units had 28 children.

GG states that the Maplebrook developers said there would not be many children but now there is a bus stop at the development because there are so many children.

EM assumes that the Maplebrook children were counted in this enrollment study.

J. Hannert responds in the affirmative. The number of children fluctuates but it is at 80. They do not feel that the first 100 units will adversely impact the schools. She gave the proposal and information to Denis Fraine and P. Herr.

EM asks how they can show that there will be fewer children than a comparable development with 150 single family homes.

J. Hannert indicates that they are proposing 266 units on the site from 900 to 1300 square feet. They are not large houses for families. They are designed to appeal to first time buyers, retirees and single parents.

GG notes that his father who lives on Center Street has had a problem with water pressure for years.

P. Chupa notes that the water was not looped.

J. Hannert met with Mr. DiMartino from the Water/Sewer Dept. and the Fire Chief who wants to see the water looped. They feel that

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the Cross St. access can be done with the grade and site line.

P. Chupa states that there is a main loop at Cross Street to lake Street and Crooks Farm. It comes up the hill at Cross Street. They have tried to loop it for years but could not get the funding.

AM notes that if it is looped it will benefit the area.

EM asks if they would loop the same line.

B. Wozniak states that it would be Center Street to Cross Street and some day S. Main St.

AM asks which loop is better, Cross St. or S. Main St.

EM believes that it is S. Main St.

P. Chupa indicates that it can loop off Lake Street because the pressure is on both sides. The whole system should be looped which is a big problem for that whole area. All of S. Main Street which is near the water tank only has 20 llbs. of pressure. South Bellingham has 120 llbs. of pressure. Laurel Lane and Littletree Lane have no pressure.

RL asks what they will do about sewerage.

J. Hannert distributes copies of a letter which was sent to her by Donald DiMartino, Water/Sewer Superintendent, dated April 13, 1994. She notes that almost every condo development is on septic.

EM notes that Maplebrook tied into the sewer system.

J. Hannert concedes that it did but it was not originally. She notes that the town has a limited capacity and a \$2600 betterment fee. This letter puts them on notice relative to the capacity. There are a number of single family residences for which there are betterment fees which have not been paid and have not tied in.

P. Chupa explains that they are considering going to Town Meeting to reserve capacity and give the residents one year to tie into the system or loose their tie in capacity.

EN notes that everyone who comes before the Board always says that there is enough capacity. He asks why all of a sudden they are concerned about capacity. He was worried about capacity with Stallbrook Center and the Cogeneration but everyone assured him that there was enough capacity.

EM notes that at the north end of town where there were proposals for a hotel, Shoppes at City Lights and Stallbrook and there was

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never any problem with capacity. The Board has letters from the Water/Sewer Dept. saying that there was plenty of water and capacity.

P. Chupa explains that the town has 300,000 gallons water capacity from Medway. In 4 or 5 years, they have have 200,000 gallons more if they ask Mr. Fafard to look to the south for water. That is what was suggested in the letter which was sent to Ms. Hannert. There is 1.2 million gallons per day tie in through Green Acres.

J. Hannert indicates that this issue just came up and they are prepared to take a look at it.

EM asks how the water situation is.

P. Chupa states that they are hoping to open the well on High Street but they need more wells. Cogeneration has wells for commercial use but not for drinking water. The wells at the Cogeneration are contaminated by the railroad beds.

J. Hannert indicates that they are looking to cover the major issues of this development. She met with other departments. The police state that the site line on a major street is of no concern. The Fire Dept. is interested in the looping and water lines. There is no problem on site with the driveway configuration and attachment of the units. She provided a plan to the Highway Dept. but they are still reviewing the proposal. There are not any problems which they cannot address. Because of the numbers, they will have smaller units.

AM states that there are kids in Huna Rosenfeld's development.

EM asks if this development will be like the one that Fafard built in Uxbridge.

J. Hannert responds that this will have some resemblance to that but this development is much less dense than anything which they have ever done. The units will be bettered designed and the exterior will be vinyl siding. This is different than anything which they have done elsewhere. They are required to submit architectural plans as part of the special permit application process. They propose a variety of unit styles so they will not all look the same and will not all be the same color. This project has two times the land as Silver Heights. They propose very small condo fees. Residents will have exclusive use of the area around each unit. The individual unit owner will be responsible for maintaining the exterior of the grounds surrounding their unit. The condo association will maintain the overall grounds. They will probably have exclusive use of the area which is held in common. They will maintain the detention basin and the costs will be

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relatively minor. They have not worked out all the details but the largest costs will be the exterior costs.

AM cannot see an elderly couple retiring and still having to mow the lawn.

GG believes that this is the same thing as Silver Heights and Rawson Farm. This is actually a single family development. They are taking away the concept of condos. He asks how many kids there are in Rawson Farm.

J. Hannert states that is a straight subdivision.

GG notes that the housing prices are the same.

EM thinks they should compare to Maplebrook now and Twin Brook.

GG states that this proposal is called a condo but the housing styles are the same as Rawson Farm and Silver Heights and the price range is the same.

J. Hannert will be happy to get additional information relative to the school age children.

GG notes that it cost \$2500 to educate the average student in 1991. The taxes will go up. He asks how many residents of Rawson Farm are Bellingham residents.

B. Lord responds that it is 50%. There are no elderly but there are children who are school age. Five of the homes were purchased by single people.

EM asks what they will do with the next 250 units if there is no market for condos.

AM points out that they stated up front that they may change the proposal.

EM states that proposals for 50 or more units are supposed to go to Town Meeting.

J. Hannert responds that the section of the Bylaw which this comes under does not require a Town Meeting vote. They are coming in with a special permit application and will go through all the elements of the site. This is different from a townhouse and single family development. They agree to compare the school system impacts. They want to come in with 100 units on the lower portion of the site. They might use the rest of the site for some other type of development. This will have a different entrance and a different street. Each section will have its own special permit



and hearing process. They will have 266 at the most with the same type of development assuming that they carry that out. She notes that Silver Heights had more local residents because they were required to market to Bellingham residents.

GG confirms that only 9 affordables in Silver Heights had priority for Bellingham residents.

EM asks when they intend to submit.

J. Hannert states that they will proceed with the engineering and submit a special permit within a month. They will put up models on the 81-P lots. She would like to discuss this further at the next meeting.

EM indicates that they can do that without approval from the Board. Neither he nor AM will be here at the next meeting. A special permit requires the vote of 4 out of 5 members. Maybe they should wait until the election is over before they submit because a new member will be taking GG's place. The election will be held on May 7, 1994. It is P. Herr's option as to whether or not he will look at the plan. The Board cannot give him authorization to review it until it is submitted.

**DOWD AUTO MECHANIC GARAGE**  
**CONTINUED DEVELOPMENTAL PLAN REVIEW**

Steve Donatelli, Shea Engineering, is here on behalf of the applicant.

EM explains that the parcel needs either a variance or more land. There is a strip of land which the subdivision next door has that they do not need. He reads letter from Town Counsel, dated March 18, 1994, stating that Section 2530 of the Bellingham Code of Bylaws indicates in essence that any increase in frontage requirements of the Bylaw shall not apply to the erection of a structure on a legally created lot which does not meet current requirements; provided that the lot is protected against such increase under the provisions of Chapter 40A, Section 6. A review of Chapter 40A, Section 6 indicates that Zoning Ordinances or Bylaws shall not apply to structures or uses which are lawfully in existence, but shall apply to a building permit issued after the Notice of the Public Hearing on reconstruction, extension or structural change of any structures or to any alteration of a structure with certain exceptions which are not applicable. There being no provision in Chapter 40A, Section 6 which would protect this lot from the contemplated use, it would seem that the remedy for the applicant would be by an application to the Zoning Board of Appeals concerning this issue. EM notes that therefore they must obtain a variance before this Developmental Plan Review can

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continue.

EM reads letter from Sgt. James Haughey, Safety Officer for the Bellingham Police Dept., dated March 24, 1994 stating that he has measured the site distance for the property owned by Coleen Dowd located at 58 Mechanic St., To the south towards Franklin, the site distance is only 180 feet. To the north towards the center of town, the site distance exceeds 300 feet.

Copies of both letters are presented to Mr. Donatelli from Shea Engineering.

EM suggests that they look to the ZBA for a variance and then return to continue the Developmental Plan Review.

EM calls a 5 minute recess.

**ALGONQUIN INDUSTRIES PROPOSED ADDITION**  
**DEVELOPMENTAL PLAN REVIEW**

David Sluter, New England Construction, introduces Jeff Ballou, project engineer and Kaz Kasper, applicant. He spoke with P. Herr who reviewed the plan and provided comments relative to the setbacks. They revised the plan to reflect the comments. P. Herr had felt that it was a rear yard rather than a side yard so they revised the building.

EM asks if the frontage is on Farm Street.

D. Sluter states that there is adequate frontage on Farm Street. They interpreted it as a side yard.

EM notes that P. Herr considered it a rear yard because it is at the rear of all the other lots.

D. Sluter revised the site plan to reflect that and made the building smaller.

AM states that the zone change is a good buffer.

D. Sluter indicates that there is a note on the drawing relative to the lighting of the site and landscape buffer. He is pretty sure that the back part of the lot is treed but there is a landscape provision for the south of the property line if it is requested by the Planning Board.

EM notes that it is not adequate if it is not shown on the plan. It has to be specific. He reads letter from Joseph Carroll in P. Herr's office, dated March 29, 1994, stating that a zoning district boundary splits the site, a majority of which lies within the

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industrial district with a portion along the south property line in the Residential district. That south property line, approximately 415 feet in length, abutts residential lots off Phillips Drive. Under current Zoning Bylaw definitions, this property line is a rear property line, which in this case means a 100 foot rear yard is required. As currently proposed more than half of the addition, approximately 12,000 square feet, lies within the required rear yard, which makes it necessary for the applicant to request a variance from the ZBA. He attached a diagram illustrating the proposed addition and the required yards. EM specifies that this no longer applies since the plan has been revised.

Clerk reads comments provided by P. Herr during a telephone conversation today after he reviewed the revised plan. P. Herr stated that the major issue which his office wrote about earlier has been addressed by redesigning the building. The revised drawing was quite different from what was originally submitted. He questions if they meet the yard requirement. They met it with room to spare provided that it is considered a side yard rather than a rear yard. He is inclined to say that it is. He further noted that the drawing is incomplete with unclear drainage, lighting and landscaping. The drawing which will be presented at the meeting should address all 3 issues. There will probably be notes on the plan. Landscaping between the development and houses on the south side is required by the Bylaw. There are no catch basins or pipes for drainage. They intend to let the water run across the surfaces and drain to 495. That does not violate any rule. Detention is required if the impervious surface is increased by 40,000 square feet. They are not increasing the runoff by that much. There are no wetlands so the Conservation Commission is not involved. He wants the Board to be aware that the lot to the south on Farm Road is owned by the same party. The plan shows that there is major regrading taking place on that lot.

D. Sluter understands that P. Herr is concerned that the lot may change hands before the work is completed by the owner.

K. Kasper indicates that is not the case.

EM refers to the water runoff. He understood that the Bylaw would not allow them to increase the runoff more than 10%.

D. Sluter states that the Zoning Regulations refer to 40,000 square feet of impervious surface. They designed a sheet flow to drain to 495. The drainage is designed with a constant grade to the south end of the parking lot.

EM assumes that nothing is developable below 495. He reads letter from the Donald DiMartino, Water/Sewer Department, dated March 16, 1994, stating that the existing building is serviced by a 3/4"

water service line and has no fire protection. It is his understanding that the proposed building is large enough to require that a fire sprinkler system be installed. He recommends that they hire a consultant familiar with fire sprinkler systems to design their system. The consultant should perform flow tests to determine whether there is sufficient volume and pressure available to the site from the town water system. If the volume or pressure is not sufficient, a storage tank may be required on the site. In addition, all sprinkler systems must be protected against backflow with a testable double check valve assembly. All sprinkler system installation contractors and consultants are aware of this requirement. Before the double check valve assembly is installed a design data sheet must be submitted and approved by his office. If a fire protection line is needed, the owner must apply for a water main connection permit and pay all required fees for the connection. None of these points are of major concern as they are standard procedures for construction of buildings of this size.

D. Sluter was aware of the letter.

EM spoke with the Fire Chief who has concerns about getting to the back of the building. He either wants a fire hydrant at the rear of the building or a road for access for fire vehicles. He notes that JACO paved a road to the rear of their building so fire trucks could get in.

D. Sluter indicates that there is new fire service in the front of the building which will be teed off.

J. Ballou states that there will be a 3/4" to 2" put into the addition with a 2" for plumbing. The addition will have wall paks for lighting.

EM states that it has to be shown on the plan along with the kind of screening with either trees or a fence.

J. Ballou points out that there are trees along the back.

GG states that trees are not screening. They must have either a fence or evergreen trees.

EM asks about the screening in the parking area.

K. Kasper asks about the type of fence required.

GG responds that it has to either be a 6' stockade fence or hemlocks along the lawn.

K. Kasper agrees that the fence will help protect the property from children.

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D. Sluter states that they will put lights on poles shining towards the building.

AM indicates that they may need more parking. She asks if they would have to come back in order to add more spaces.

EM reads the Bylaw which states that they are required to come back for a revision if they add 10 or more parking spaces. They must show the fence and add a notation relative to the lighting as well as the placement of the enclosed dumpster location.

EN makes a motion to continue the Developmental Plan Review for Algonquin Industries to April 21, 1994 at 7:30 p.m. RL seconds motion. Unanimous vote of 5 (EM, AM, EN, GG and RL).

D. Sluter notes that they only intend to light the parking lot.

EM suggests they add the proposed additional parking to the plan now to show the future parking so they will not have to come back for a revision at a later date.

**GENERAL**

B. Lord would like copies of Crestview Commons plans. Clerk asks if the Board wants to allow Mr. Lord to take the plans and obtain copies.

EM does not want to allow him to take the plans.

Board members agree that Clerk will take the plans and have them copied and Mr. Lord will compensate Clerk for her time.

B. Lord will work out the details with Clerk.

B. Lord presents the David Road As-Built plan for members signature.

B. Lord presents the Darling Lots Definitive Subdivision plan for signature. 3 copies of the signed plan are presented to the Board.

B. Lord presents an 81-P, Form A, for Silver Lake Realty Trust, Pulaski Blvd. He explains that there is a gravel pit in the back. They are dividing into two lots.

EM asks where the frontage is.

B. Lord responds that part of it is not a building lot. They intend to deed it to the town. They are taking all the gravel out.

AM makes a motion to sign the 81-P, Form A for Silver Lake Realty

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Trust. RL seconds motion. Unanimous vote of 5 (EM, AM, EN, GG and RL). \$20.00 fee paid by B. Lord.

B. Lord refers to property on Roger Street owned by MNB Builders. They propose to put in a driveway in 10' dimensions. It would be a private drive which the town would not be obligated for. He asks what they can do to make it a buildable lot. The town is about to take it for taxes. This problem keeps coming up with lots in that area. He asks if there is any way to make the lot buildable. It is not a public road so the town is not responsible to maintain the entrance. The Board was sent a letter from the Conservation Commission stating that the road could not be extended. They had the plan drawn so the street is dead-ended and cannot be developed further. The Conservation Commission is saying that it is not developable beyond a point.

EM reads the letter from Clifford Matthews, Chairman, Conservation Commission, dated March 28, 1994, relative to the parcel on the paper street Roger Street, off of Indian Run Road, for which they recommend that the development of the paper street be as limited as possible. A large resource area (bordering vegetated wetland) is located just to the east of the property in question. Any building to take place will do so after commission review. They would not like to encourage the future development, or opening of Roger Street because of the detrimental impacts to that resource area.

EM thinks that the Conservation Commission is not saying to limit development. They are saying that they want it to end there.

B. Lord points out that the road ownership of Lake Hiawatha is in the process of getting squared away to develop from Roger Street. He went to the Conservation Commission and understands that they can not go any further.

AM asks about problems with vegetation.

B. Lord responds that it is all wetland. They will be glad to put anything reasonable on the plan. They would like to develop for the summer. The parcel has been perced.

AM asks how this is different from Rowes Avenue.

EM indicates that the Bylaw says that they have to have a street unless the Board feels that there is adequate access.

B. Lord states that this is no different from Old Log Lane where they allowed Mr. Spear to build.

EM wants to see a letter from the Highway Dept. saying the way they

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want it. He wants the Director to be aware that there are other lots in there. He suggests that B. Lord go to the Highway Dept., Water Dept., Fire Dept., and Police Dept. and advise them that there are other lots in there.

B. Wozniak refers to the lot on First Avenue which the Board approved for Tom DeVitt. In that case, there were no other lots on the side. Old Log Lane had the same situation since there were no other lots to be developed.

EM refers to the Martin family who live in the vicinity of this Roger St. lot and came in some time ago asking to do the same thing but the Board could not allow it. W. Arcand is saying that he will not plow unaccepted roads.

Clerk advises that according to the Bylaw, there is a 45 day period to decide a Developmental Plan Review before automatic approval.

EM instructs Clerk to call Shea Engineering to notify Coleen Dowd's engineer, Steve Donatelli, that they must present an extension request for 45 days from tonight's date prior to the next meeting of April 21, 1994 or the Board will vote to deny the Developmental Plan Review for the auto mechanic garage on Mechanic St.

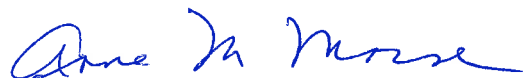
EM further instructs Clerk to send a letter to Town Counsel asking if an as-Built plan is necessary in order for the Board to recommend street acceptance of Reservoir Drive.

B. Lord notes that the Board recommended Cliff Road which was petitioned for street acceptance by the Water/Sewer Dept. without an As-Built.

EM notes that the town benefits by accepting Cliff Road because they would be getting a well.

EN makes a motion to adjourn at 10:45 p.m. GG seconds. Unanimous vote of 5 (EM, AM, EN, GG and RL).

  
Edward T. Moore, Chairman

  
Anne M. Morse, Vice Chairman

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Emile W. Niedzwiadek

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Glenn E. Gerrior

  
Roland R. LaPrade