BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

EDWARD T. MOORE, CHAIRMAN ANNE M. MORSE, VICE CHAIRMAN EMILE W. NIEDZWIADEK ROLAND R. LAPRADE PAUL CHUPA

MINUTES OF REGULAR MEETING

MAY 12, 1994

Meeting was called to order at 7:42 p.m. All members were present. EN joined the meeting at 7:58 p.m., a few minutes after it commenced. Planning Board Associate Member William Wozniak who was also present joined the meeting at 8:05 p.m.

SUBMISSION

Al Florentz submits an 81-P, Form A for Roger Gagnon on Bellstone Drive, Elm Estates. They are changing the property lines over because the foundation is in the wrong place. They are moving the lines between 10 and 11 to clear the foundation. There is 40,000 square foot zoning and the frontage is not touched.

AM makes a motion to sign the 81-P for Roger Gagnon. RL seconds motion. Vote of 4 (EM, AM, RL and PC). PC abstains from signing the plan until his signature is recorded at the Registry of Deeds. \$10.00 fee paid.

EM welcomes new member Paul Chupa to the Board.

PRE-PRELIMINARY DISCUSSION WITH AL FLORENTZ PROPERTY OFF BENELLI STREET

- A. Florentz explains that the property is off Benelli Street in Bellingham and runs into Woonsocket.
- RL thought that the street was only accessed through Woonsocket.
- A. Florentz believes that is correct. They are paper streets. One could get there by going Benelli to Atlantic to Paine.

EM reviews the plan and points out that all except the first 3 lots will be built in Woonsocket.

A. Florentz states that the sewerage will be in Woonsocket but will go through the Bellingham pump station and then pumped back into Woonsocket since it is too high to reach Woonsocket.

EM indicates that has to be worked out with the Water/Sewer Dept.

A. Florentz will also contact the Highway Dept. relative to who will maintain the road.

AM thinks that they first have to obtain an agreement with Woonsocket. She would think that they would maintain the road. They would have to come back after they get the agreement relative to police, fire, water, schools, etc.

RL notes that right now the Bellingham bus goes into Woonsocket to pick up Bellingham kids.

EM asks if there is any way to get there from Paine Street.

- A. Florentz is not sure but thinks that Atlantic goes into Paine.
- P. Chupa notes that Empire Circle and Rome Avenue have not been accepted by the town yet.

AM asks if Benelli has been accepted.

P. Chupa thinks that it has.

EM suggests that A. Florentz send a copy of this plan to P. Herr for his review and comments.

A. Florentz will meet with the Water/Sewer Board to address those issues.

EM thinks that the property is probably not buildable without sewer.

A. Florentz notes that there are two pump stations on the same piece of land, one in Bellingham and one in Woonsocket within a couple hundred feet.

283 SHIRLEY ROAD LOT RELEASE REQUEST WETHERSFIELD II

EM reads letter from Attorney Harry Kotseas requesting a release of the covenant for 283 Shirley Road. He explains to P. Chupa that many of the Wethersfield lots were never released even though they have been bought and sold many times.

AM makes a motion to sign the lot release. RL seconds. Vote of 4 (EM, AM, RL and PC). PC abstains from signing the lot release until his signature is recorded.

EN joins the meeting at 7:58 p.m.

PINE GROVE ESTATES II DEFINITIVE SUBDIVISION CONTINUED PUBLIC HEARING

EM reopens the public hearing.

Robert Truax, GLM Engineering, is here on behalf of the applicant. He asks if the Board received comments from the Water/Sewer Dept.

PC, Water/Sewer Commissioner until July, notes that they did not have a quorum at their last meeting.

R. Truax asks if Mr. DiMartino talked to them about the new E-1 pumps which they are proposing. They talked to P. Herr and made revisions according to his comments which were very minor. They continued to conduct the soil testing and other cosmetic stuff. They will have one single force main on the side of the road. They will have 120 gallon backup in the event of a power failure with 1,000 tanks outside the houses in case there is an overflow.

Associate member Bill Wozniak joins the meeting at 8:05 p.m.

EM asks if they will have a holding tank.

R. Truax responds in the affirmative. They will have a separate tank for storage up to 24 hours with an overflow pipe. The pipe will go out to the tank.

RL explains that he, Denis Fraine, D. DiMartino, and John Emidy met with the applicant to discuss the whole thing at which time they debated the size. They opted for the 1,000 tank because it gives the homeowner 2 - 3 days to get someone out there if the pump or electricity fails.

PC notes that the average home has 250 gallons of sewerage per day.

RL points out that these homes will have wells which will not work without power.

PC asks why they are not tying into Franklin water.

EM explains that Franklin is providing water for the hydrant but not for the homes. He asks if P. Herr has any comments relative to this subdivision.

Clerk spoke with P. Herr this morning when he noted that he has not seen anything new relative to this plan.

EN makes a motion to continue the Pine Grove Estates II Definitive Subdivision to May 26, 1994 at 8:00 p.m. AM seconds motion. Unanimous vote of 5 (EN, AM, EN, RL and PC).

EM suggests that they may want to distribute revised plans to the Water/Sewer Dept and the Board of Health. The Board will have to put something in the plan relative to the Building Inspector who will enforce that the tanks are placed.

PLANNING BOARD REORGANIZATION

EN makes a motion to reappoint Clerk Valerie J. DeAngelis. RL seconds motion. Unanimous vote of 5 to reappoint Clerk (EM, AM, EN, RL and PC).

EM turns the chair over to Clerk. Clerk asks for nominations for Chairman of the Planning Board. EN nominates EM for Chairman. AM seconds motion. Clerk asks for any other nominations. Unanimous vote of 5 to elect EM as Chairman (EM, AM, EN, RL and PC). Clerk returns the chair to EM.

EM asks for Vice Chairman nominations. RL nominates EN as Vice Chairman. PC seconds. EM asks if there are any other nominations. Unanimous vote to appoint EN as Vice Chairman.

EM calls for Secretary nominations. AM nominates RL as Secretary. EN seconds motion. EM asks for any other nominations. Unanimous vote of 5 to appoint RL as Secretary.

EN makes a motion to close the nominations. AM seconds motion. Unanimous vote of 5 to close nominations (EM, EN, RL, AM and PC).

RL suggests that the Board begin acceptance of some of the minutes from past meetings. EN will read the February 1994 minutes because RL was not present.

CRESTVIEW COMMONS

Clerk reads letter from Attorney Bruce Lord, dated May 4, 1994 relative to Crestview Commons. He asks for the Board's opinion relative to whether or not the special permit is active or not. They will come in with revised plans for the Board's review, but it is his opinion that they do not have to reapply for a special permit.

EM instructs Clerk to send a copy of the letter to Town Counsel and ask him if he agrees that the special permit is still active.

Clerk refers to letter from John Emidy, Building Inspector, to Mr. Thomas Palli responding to zoning issues raised in complaints issued by Mr. Palli. EM instructs Clerk to file the letters.

CENTERVILLE ESTATES DEFINITIVE SUBDIVISION CONTINUED PUBLIC HEARING

Bob Salvetti sent the plans to P. Herr by Federal Express on Monday.

M. Staniscia notes that they intend the subdivision to be 20,000 square foot lots. He talked with Mr. DiMartino relative to putting sewer in. They have to ask for a waiver for one side because of the site distance.

EM refers to the letter which was submitted by Sgt. Haughey, Safety Officer, stating that the site distance exceeds 300 feet to the north but only 285 to the south.

B. Salvetti went out and did their own site distance study. They do have 400' on one side but only 280 in the other direction because of the wall and bank.

Clerk spoke with P. Herr this morning to obtain his comments relative to this subdivision. P. Herr was sent revised drawings which still have a pile of problems, most of which are small with 1 or 2 serious problems. He checked the plan against the definitive subdivision checklist. The location of the tree cover is not shown.

B. Salvetti states that it is shown on the plan and points it out.

Clerk continues to read P. Herr's comments. The outstanding individual trees are not shown and/or they do not say that there are not any. The drainage calculations are not for the retention basin as it is now designed. The calculations are for the earlier design. The elevations change the calculations.

B. Salvetti addresses the issues by stating that the pond is the same size with the same volume. They lifted it 3.5 feet which changes the numbers for the elevation.

EM asks if they have been to the Conservation Commission.

- B. Salvetti responds that there are no wetlands.
- M. Staniscia explains that he is asking for two waivers; one relative to the site distance on the south side and one for the outfall for the retention pond.

Clerk notes that P. Herr's 4th comment referred to the lack of an erosion control plan. The applicant shows hay bales around the catch basin but there are other issues. There is no narrative relative to what they will do before they have a catch basin or other erosion.

B. Salvetti states that there is no erosion plan since they are on

their own property. They will submit the individual building plans for each site to the Building Inspector.

Clerk reads P. Herr's comment #5 indicating that there is no description about the brush or stump removal.

B. Salvetti responds that there are not any on there.

EM notes that the brush and stump removal has to be on the plan or they have to say that there isn't any.

- P. Herr's comment #6 states that the engineer's stamp is not on the plan.
- B. Salvetti will have the plan stamped before it is signed by the Board.
- P. Herr's comment #7 indicates that the land surveyor has certified that the plan was done in accordance to the rules but the engineer has not done that. Comment #7 is really the same as comment #6. Comment #8 refers to a lack of datum for elevations.
- B. Salvetti points out that is shown on sheet 3. He points out the datum for the bench.

EM states that P. Herr wants to know where they came from for the benchmark.

Comment #9 notes that there is no location of street lights shown on the plan.

B. Salvetti responds that it is shown on the lighting landscape plan. He points out the pole with the light listed.

EM agrees that sheet 4 shows the pole with the light as proposed.

AM states that it should also be included on the legend.

Comment #10 notes that the street cross section does not show a cape cod berm. The dimension of the outside berm is shown but it also has to be measured from the inside cape cod berm to include the width of the berm.

B. Salvetti indicates that the cape cod berm is shown on the plan and points it out to the Board members.

EM explains that P. Herr probably wants to know what the thickness is.

Comment #11 notes that the detention basin has been changed and now

overspills onto town land. This maybe o'kay but the Board should take note of it.

B. Salvetti explains that it will only overflow during a 100 year storm.

EM asks if the runoff will be increased by more than 10%.

B. Salvetti responds that it will only do that during a 100 year storm. It already slopes that way if it spills over. They took the capacity of the detention pond during a 25 year storm with the bottom of the pond to invert and doubled that. During a 100 year storm, you get 7" rain during a 10 minute period. A 10 year storm drops 4" in 10 minutes. With an 8" rainfall during 1/2 - 1 hour, it still would not fill up since it is all sand and gravel at the bottom.

EM hopes they never see water overflowing from it.

- ${\tt M.}$ Staniscia explains that they will use the same system as the other subdivision.
- B. Salvetti notes that they will have check valves for each one and will double up with 1,000 overflow tanks. They will have 3 check valves on one street with one pump per house.

Comment #12 refers to the fact that the debth of the basin in 6' instead of 5'.

B. Salvetti only counts to 5' unless P. Herr was counting from the bottom of the elevation.

Comment #13 indicates that there is nothing to protect the inflow against scouring.

B. Salvetti and M. Staniscia understand that P. Herr wants to see a rip rap so it does not wash out.

RL believes that P. Herr wants to see it shown on the legend.

Comment #14 is that there is nothing shown as to who will maintain the retention pond.

- B. Salvetti responds that the lot owner will maintain the retention pond.
- M. Staniscia understands that the zoning regulations say the town does not want to maintain the retention ponds.
- B. Wozniak points out that lots 2 and 4 will be split so each one

will maintain the retention pond.

B. Salvetti notes that the pond will have a 4' fence around it.

AM states that it goes with the lot owner.

Comment #15 refers to the tree diameter which should be 2.5" instead of 2".

- B. Salvetti agrees.
- M. Staniscia cannot do anything about the site distance.
- B. Wozniak states that they have 400' looking north but need a 120' variance looking south because they only have 285. Part of the problem is the stonewall.
- B. Salvetti notes that the requirement is 400' for a state highway.

EM states that they cannot deny the subdivision because of inadequate site distance.

M. Staniscia points out that residential requirements only ask for a 125' site distance.

AM indicates that the state highway requires more because of the truck traffic.

EN makes a motion to continue Centerville Estates Definitive Subdivision to May 26, 1994 at 8:30 p.m. AM seconds. Unanimous vote of 5 (EM, EN, RL, AM and PC).

Clerk explains that the Dowd Developmental Plan Review was continued to May 26, 1994 at 8:00 p.m. to give them time to request a variance from the ZBA.

EM instructs Clerk to send a certified letter to the applicant requesting that they submit another request for continuance and extension for another 45 days to give them time to contact the ZBA for a variance.

SUBMISSION

B. Salvetti submits an 81-P, Form A, for property on Pulaski Blvd. which was signed at the last meeting two weeks ago. The property is across from Locust Street. The end lot is wet with one building back in the corner.

EM states that there is 160' of frontage. He asks what makes it buildable now.

AM believes that it will be sewered.

EM asks what the zoning is.

B. Salvetti responds that it is suburban.

EM notes that the lots are 40,000 square feet with 116,000 square feet.

AM makes a motion to approve the 81-P, RL seconds. Unanimous vote of 5 (EM, EN, RL, AM and PC). PC abstains from signing the plan until his signature is recorded at the Registry of Deeds. \$10.00 fee paid.

SHORES AT SILVER LAKE DISCUSSION WITH JANICE HANNERT

Janice Hannert, Fafard representative, explains that they intend to test the market by coming in with a small piece. They propose single family attached units which will be affordable.

EM refers to the affordable housing proposal which is currently before the ZBA. The fees and maintenance are out of control.

RL asks if the condos will be in the \$120,000 range.

J. Hannert responds in the affirmative. The condos will be priced from \$110,000 up with extras. They will be moderately priced homes.

EN refers to the fact that saying that the homes will be affordable may be misleading. Some people may assume that it would be a slum area. One of the nicest affordable housing projects in the state is Silver Heights.

J. Hannert notes that the homes will be moderately priced but there will be no subsidy whatsoever. They will come in under the existing zoning Bylaw for single family attached units. She has asked to be placed on the next agenda when P. Herr is here.

EM asks if they intend to request a special permit.

J. Hannert indicates that is correct. At the last meeting there were issues raised relative to the sewer capacity. They were asked to take a look at going south. She reviewed the sewer study which was done by Weston and Sampson. There is existing sewer to the south through Newland Street and Center Street. It would probably make sense for them to look into it. There is a 100' drop off in elevation.

EN notes that drop is in back of Silver Heights.

J. Hannerts agrees. There is a very sharp difference in elevation. They originally proposed going to the south because of the grade level. They feel it makes sense to look to the south since the Meadowwood project is looking to connect to the sewer too.

AM believes that deal has fallen through.

J. Hannert spoke with the propective purchaser this week and believes they are still intererested.

PC understands that they are referring to the Schaeffer property which will come down through the field.

J. Hannert will try to coordinate with them. There is a 1.2 million gallon capacity cap to the south into Woonsocket. The Charles River existing cap is at 300,000. In 5 years the Bellingham entitlement will go up another 136,000 galloons. They are proposing to go in either direction to the north or the south. The Douglas Drive pump station currently exists. Since the site drops, they have a gravity plan where the second pump station pumps up by a force main to the existing location at the Douglas Drive Pump Station.

EM asks if that would cut the capacity to the north.

J. Hannert explains that they propose putting in a gravity system in which the force main will run along the gravity sewerage to pump to the south. The dual system will go in either direction. She talked with Mr. DiMartino this morning. They are looking into 50 units initially. There is a lot of capacity to the south. To the north, they have to lay 7,000 linear feet of pipe. They can't look at the infrastructure of that right now because it is not warranted. By looking at the other project, there may be the possibility of a coooperative effort. Most towns allow a proponent to go in either direction. D. DiMartino wants to see something in writing.

PC explains that Phase II of the sewer expansion would have extended this but the state did not provide further grant money.

EM believes that this proposal would tie the two systems together.

- B. Wozniak states that they will do a pressure line to the north for the 50 units. He asks what will happen with the 300 units.
- J. Hannert thinks that the other developer will catch up by then. They propose a dual pipe system in either direction

EM would like to request that Town Counsel check if the applicant is within their rights to submit without going to Town Meeting.

J. Hannert checked with Brook Estates which is the closest development to this. She spoke with a realtor by the name of Peter Schultz, Century 21, who indicated that out of 8 units sold, the purchasers were older couples and couples without children.

AM asks if Ms. Hannert obtained information from the School Dept.

J. Hannert responds that the school has not sent the information as yet. They will take measures to see that the condos get marketed to Bellingham residents.

EM does not think that is the real big issue. The Water/Sewer Dept. is sponsoring an article for this annual Town Meeting to force everyone to tie in. He instructs Ms. Hannert to come to the May 26, 1994 meeting at 8:45 p.m. to discuss this matter further.

EN makes a motion to hold summer hours with meetings on the 4th Thursday of the month for June, July and August. AM seconds motion. Unanimous vote of 5 (EM, EN, RL, AM and PC).

EN makes a motion to adjourn the meeting at 9:30 p.m. AM seconds motion. Unanimous vote of 5 (EM, EN, RL, AM and PC).

Edward T. Moore, Chairman

Anne M. Morse, Vice Chairman

Emile W. Niedzwiadek

Roland R. LaPrade

Paul Chupa