

BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

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MINUTES OF REGULAR MEETING

JANUARY 26, 1995

Meeting was called to order at 7:35 p.m. All members except AM were present. Planning Board Associate Member William Wozniak and Planning Board consultant, Philip B. Herr, were also present.

BEECHWOOD ESTATES
LOT RELEASE REQUEST

EM explains that Mr. Martinelli has asked that his request be continued to the next meeting on February 9, 1995. He received a letter from Town Counsel relative to this matter which will be read at the next meeting.

HICKORY HILL DEFINITIVE SUBDIVISION SUBMITTAL

Public Hearing is scheduled for February 23, 1995 at 8:00 p.m. Applicant Maurice Morin submits two copies of the abutters lists, 3 plans, 2 applications and filing fee.

HOLMAN ROAD EXTENSION DISCUSSION

Domingos Roda from Guerriere & Halnon explains that Holman Road is an existing road which is deadended. It is 75' from Holstrom Road. They propose to extend the road to gain access to lot 109 with sewer manholes for one lot.

RL asks if it requires a variance.

EM thought that it was two lots.

D. Roda responds that there are two lots on Southeast Main St.

David Calarese, developer, further explains that one of the lots is on Holstrom Rd.

D. Roda explains that they propose to finish constructing the road which was never built.

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PC notes that it could not be built because of the wetlands.

P. Herr indicates that the road is labeled as a public road. He asks what that means.

D. Roda was told today that it is not an accepted road. They are also seeking road acceptance approval.

EN points out that only Town Meeting can accept a road.

D. Calarese spoke with W. Arcand before he retired. He said that he would like to put this road on a list to be accepted with a bunch of other roads.

P. Herr states that it is a paper street. The subdivision was created in the 1950's. The way was in existence prior to Subdivision Control Law. The question is whether or not the Planning Board considers the access adequate for whatever.

D. Roda indicates that there is church property across the street.

D. Calarese points out that this is the last remaining lot on the road. The Catholic Church owns the rest of the property.

P. Herr notes that the Planning Board cannot make the road public but they can make the determination as to whether or not the access is adequate.

EM reviews the plan and asks whose lot line is wrong.

D. Roda responds that Maguire's house is one foot over the lot line and the pool is over too.

EM asks how it will be corrected.

D. Roda responds that they will have a land swap.

Paul Atwood, land surveyor, explains that the discrepancy will be taken up with Mr. Calarese and the owners of the adjacent property. There is little monumentation on the site but he is pretty sure it is correct. They will swap a piece of land so the house will not encroach. They cannot make the house not in violation. The lot is already nonconforming in size. Both lots are nonconforming. They will swap land out back but that will not put the house in conformance with the sideyard zoning compliance.

EN understands that it was never in compliance anyway.

EM states that two things are required: the house is over the line so there has to be a swap and a variance from the required

sideyard.

D. Roda will not change the frontage.

EM asks what happens with the pool.

D. Calarese spoke with Mrs. Maguire. There is room to the rear. Their house was put in on an angle and the rear corner juts out.

EN asks how long the pool has been there.

Paul Maguire responds 14 years. The surveyor had trouble telling where the lines were.

D. Calarese notes that they had the same problem with property on Holstrom. They helped the owners move a fence. He could help them move the pool. They will be taking care of all the engineering and legal work involved. The abutter will not incur any expense.

P. Maguire will have the property surveyed himself. He cannot believe that the house was put in like that over the lot line. This will take his whole backyard away. This is not the way it is shown on the plans that he has.

D. Calarese staked the front of the lot because of the way the house was built.

D. Roda further notes that the lot is skewed. It is actually 90 degrees to the right of way.

EM asks if they should continue until the property is surveyed again.

P. Herr states that the question is whether or not the road improvements adequately provide for accessing the utilities. He asks what will happen at the end of the road.

D. Calarese responds that it will be stubbed off.

D. Roda indicates that W. Arcand asked them to pave 5 feet beyond the property line.

P. Herr is concerned about surface water. He asks what happens to it.

D. Roda states that it is 75' from the crest of the road.

EM reads letter from DPW Director, Donald DiMartino, dated January 24, 1995, wherein he states that he has reviewed the plans submitted and has the following concerns. Relative to the sewer:

1. The sewer pipe installed in Holman St. should be installed close to the minimum pitch of .004 for 8" pipe. 2. The sewer manhole proposed for station 1+23 is in an acceptable location; however, the service connection branch should not connect to the manhole but should connect to an 8 x 6 fitting installed just short of the manhole. This manhole could be relocated closer to Holstrom Street. It must be 5' beyond the property line of the new proposed lot, so it could be moved to station 1+05. 3. The stub coming out of the sewer manhole should be only about 2' in length. 4. It is not necessary to install the sewer pipe all the way to the far end of the lot line. If it is the developer's wish to extend the pipe to the end of the lot line, he recommends the installation of one manhole at the end. Relative to the Water works: 1. The foreman of the DPW is of the opinion that the water pipe is extended down Holman St. However, records are incomplete as to the location of the end of the pipe stub. Therefore, we recommend test pits be dug to locate the end of the pipe. As shown on the drawing, the water pipe must be extended to the far lot line, this is a requirement for water works. 2. The end of the pipe should be plugged with a 6" x 2" tapped plug out of which a 2" plug off with a curb shut off must be installed that will allow the line to be blown off. A detail of this plug and curb shut off should be included on the plans. If the road is ever extended a hydrant will be needed. 3. The water main should be C-900 PVC and all mains and service lines must be constructed in accordance with the Bellingham DPW standards. Relative to drainage: It appears that any further extension of this road should be accompanied by submittals regarding drainage construction. His visit to the site indicated that this limited paving additions proposed should not contribute substantially to run off or erosion. Fee & applications: The fees that apply to the work proposed are : \$2,600 Privilege fee for the sewer extension which is to be paid 5%, a sewer extension application and balance due before occupancy. The \$100 sewer permit application fee must be paid before any sewer connection work is started. The \$525 water connection fee must be paid before any work can be done on the water service installation. A Bellingham Sewer Extension Permit Application and \$230 (5%) deposit on the privilege fee should be submitted as soon as possible, to be sure capacity is available at the treatment plant.

EM asks about the drainage on the street.

D. Roda responds that there is none.

EM asks if there is drainage on the other street.

P. Maguire notes that there is drainage across the street at the end of Holstrom. He thinks it takes it down the street to the end of the woods.

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RL believes that the street slopes away from it.

P. Herr feels bad about paving the road and dumping on the property. He asks if there could be a drywell to handle it.

D. Calarese points out that the road will be 20' wide.

D. Roda notes that this will not be worse than a driveway.

P. Herr asks what happens at the end of the road now.

Paul Arnold responds that it is wooded. There are piles of excess wood. It gets wet further down into the woods.

P. Herr states that a cul-de-sac would be absurd.

D. Roda indicates that it would not fit. They could stop construction at the property line instead of 5' beyond. They are not party to the situation which is the physical reality of the property lines.

EM agrees, but he believes that they can work it out amicably with the neighbors. He wants to go up and look at the property to make sure there are no misunderstandings. The only question concerns the drainage runoff. Someone should also go up and discuss this with Mr. DiMartino further.

EN makes a motion to continue this discussion to February 9, 1995 at 7:45 p.m. RL seconds. Vote of 4. (EM, EN, RL and PC). AM absent.

CHESTNUT HILL CONDOMINIUM
SPECIAL PERMIT CONTINUED PUBLIC HEARING
DEVELOPMENTAL PLAN REVIEW MEETING

EM reopens the public hearing. He states that the Board sent a letter to the Building Inspector on December 19, 1994 which he would like to read into the minutes. "Dear Mr. Emidy: As you are well aware, the Board discussed the Chestnut Hill Condominium project at the December 15, 1994 meeting. The Board agreed to remove the stop work order restriction in June 1994 for security purposes solely. The developer has knowingly exceeded the intent of the stop work order removal. We would like to clarify the Board's intentions relative to this matter. The Board agrees that the developer may secure the buildings which are already constructed for safety purposes only. The rehabilitative work which the Board intended was for weatherproofing and securing the existing buildings from entry. We are not authorizing or condoning the installation of utilities or septic systems. Furthermore, the Board has not authorized the completion of interior work or any

other site preparatory work other than for engineering and testing purposes conducted as part of the special permit application process. The percentage of remaining natural vegetation on the site is dramatically less than what was originally proposed due to the tree removal conducted by this developer. As a result, we believe that the cutting of any additional trees will have a grave impact on the environment including an increase in runoff. We stress that any and all work conducted on the Chestnut Hill Condominium site is completed at the developer's risk and is not authorized by the Planning Board. The Board would like to amicably work with this developer to come to a resolution of the project. However, the developer is not showing good faith by continuing to complete the project without authorization by the Board and the granting of a special permit". The letter is signed by Chairman Edward T. Moore.

EM reads letter written by Building Inspector John Emidy, dated January 5, 1995, responding to the Board's letter. "Dear Mr. Moore: I am in receipt of your letter dated December 19, 1994 regarding Chestnut Hill Condominiums. This letter is totally contrary to your letter dated June 6, 1994 which allows the developer to work on the existing buildings. The only stipulations were no increase of impervious surfaces, no paving and no occupancy permit. The work was to conduct rehabilitative work on the premises and in my opinion would be secure the buildings from the weather and safeguard against vandalism. Buildings 1 and 2 has had cosmetic work such as repairing broken glass, doors, walls and ceilings repairs and general painting. As I have said earlier this type of work would not be requiring a building permit due to it being Ordinary Repairs under the State Building Code Section 102.1. Building 3 in it's present state, is open to the weather and work has been done to secure it. I will allow the building to be weatherproofed by allowing the developer to apply siding and install windows and doors as needed. I will advise the developer that further work on these buildings would be at his peril and I requested him to hold off on any further work on this building until such time as he completes what the Planning Board's requirements may be. In closing, I would like to state that under the State Building Code Section 119.0 Certificate of Use and Occupancy that no certificates shall be issued unless all the provision of the applicable codes have been met. Seeing that one of the conditions of an occupancy permit requires your Board's approval regarding drainage and any other items you may have will be met. Respectfully, John F. Emidy, Inspector of Buildings".

EM reads letter from Donald DiMartino, DPW Director, dated January 25, 1995 wherein he states that he has reviewed the plans that were received on January 19, 1995. The plans show some changes and revisions to the plans for this condominium complex that were previously received and on which he had commented. Relative to the

new submittal, he have the following comments: Water: A hydrant must be added to the end of the pipe near the Dumpster Pad, in the area of building #25. The end of the pipe is noted on the plan as having a thrust block in place. He stated in his comments of the previous plan, dated September 20, 1994, that a pipe loop to Pheasant Run Road would be ideal. However, the hydrant at the end will be allowable in this case. A 6" gate valve should be installed within 10' of this hydrant to isolate it for repairs. All new water works installed must be to the Bellingham Water and Sewer Division standards. As mentioned in his September 20, 1994 letter, the elevation of the proposed buildings (now numbered 13 to 18), in relation to the Chestnut Street standpipe may cause very poor water pressure in these buildings during periods of low standpipe levels. To remedy the situation a booster pump system should be installed just after the water meter in each building's pumping. A separate water service line must be constructed from the water main to each individual family unit, as each unit owner will have a water meter and be billed as a separate water user account. It is our understanding that this has been done for the units that were previously started. Drainage: He make no comments on the drainage for the Retention Pond or the run-off calculation that received, as it is his understanding that a professional engineering firm has been hired for this review. It should be noted that this street is to be a private condominium road, on which the Town DPW will never plan to perform snow removal or ice control operations.

Bruce Lord, Esquire, attorney for applicant, FREDAP Realty Trust, explains that he did not receive the Amory Engineers comments until tonite. Therefore, they have not had an opportunity to study them and make the necessary changes. He also explains the discrepancy with the hearing dates. Notices went out to the Milford Daily News and the Woonsocket Call with an incorrect date. He contacted both newspapers prior to publication to correct the date. The Woonsocket Call failed to make the correction but the correct date was published in the Daily News. He did send certified copies of the notice of public hearing to all abutters. He believes that he has done enough to comply with the regulations. He is willing to readvertise for the next hearing date.

EM states that as long as it appeared in one newspaper and was posted in the Town Clerk's office, then the Bylaw is covered.

EM reads letter from the Fire Chief Richard F. Ranieri, dated January 20, 1995 wherein he comments: (1) An additional hydrant should be added on the water line which runs between buildings 3 and 5. This should be installed at the end of the line and be accessible from the paved area to fire apparatus. (2) The water lines and hydrants should be installed and operational prior to any construction taking place. (3) It is his opinion that this

development will come under Article 12.05 Residential Automatic Sprinklers under the Town bylaws for buildings containing four or more dwelling units.

EM reads report from Amory Engineers which was just faxed to Denis Fraine, Town Administrator on the Board's behalf. "Dear Mr. Fraine: In response to your request, we have reviewed the revised Definitive Plan and accompanying drainage calculations for Chestnut Hill Condominiums. The Plans includes four sheets which are as follows Sheets No. 1 & 2 of 4 Site Plan, revised December 12, 1994 and January 16, 1995, 3 of 4 Drainage Profiles, dated December 27, 1994 and 4 of 4 Construction Details, revised January 16, 1995. The latest submittal includes test pit data dated December 1 and 9, 1994 (Footnote (1) We assume that test pit data has been verified by the Board of Health) and revised drainage calculations dated January 17, 1995. Major revisions include the deletion of Building No. 4 with association drainage and parking, additional riprap construction at the detention basin and expansion of the wetlands perimeter towards the basin. Our comments are based on review of the above submittal only. We have not inspected the site to field-verify the existing conditions as described in the Plans and calculations. We offer the following comments on the drainage system design: Drainage Calculations: 1. the impact of increase in runoff volume on downstream structures and flood-prone areas should be addressed. 2. Drainage calculations require clarification/revisions in the following areas: 1. Stage-outflow for the Pheasant Hill Road detention basin; b. Runoff from the 100-year storm which may not be controlled by the detention basin because of the drainage system designed for the 10-year storm; c. Computer output should be labelled and hydrograph/flood-routing flowchart prepared to clarify method of analysis. Definitive Plan: 1. A silt-trap swale should be provided at the basin inlet. 2. A dry basin encourages maintenance; the basin bottom should be constructed of peastone/course gravel from between E1, 314 and at least E1. 316 so that the basin and riprap swale are above the outlet elevation. 3. Test pits indicate groundwater is likely to be encountered above the basin bottom as presently constructed. Basin construction in groundwater is undesirable because 1) groundwater breakouts can cause sideslope erosion, 2) a wet basin discourages maintenance and encourages mosquitos, and 3) intercepted groundwater becomes surface water, affecting the local pattern of groundwater flow and increasing overland flow to wetlands. Construction of a perimeter drain along the south and easterly basin slopes should address Items 1 and 2 above. We suggest that Item 3 be addressed by the Conservation Commission. 4. Riprap for various drainage structures should be sized to suit anticipated flow velocities. 5. The outlet control structure should be designed for H2O loading. The opening should be protected from debris by a stainless steel trash rack. 6. The size and type of chain-link fence and gate around the basin should

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be specified on the Plan. 7. Homewoners maintenance agreement should be submitted for Town review. Very truly yours, Amory Engineers, P.C. By: Thomas C. Sexton, P.E."

B. Lord received a copy of that letter at 6:00 p.m. tonight. He will not go through the whole discussion again but will point out the changes. One of the buildings has been eliminated. The test pits have been done. Buildings 3 and 4 test pits were presented to the Board of Health. He does not understand why the fire hydrant was not on the previous plan. They will comply with the Fire Chief's request. The main changes were made to the basin in the back. It has required a great deal of survey work. The water comes down from the parking area through to the detention out to the outlet and into the wetlands. They re-examined the wetlands and are flagging them. They moved the hay bales onto their own property. Mr. Claire has given them permission to use the drainage outlet by providing a 20' easement. The trees were cut to take the leaching area away from the structures. He provided a copy of the distribution list for the DPR to Clerk. He also presents the certified cards to every abutter with a copy of the Notice of Review Meeting sent.

EM reads a copy of the public hearing notice which states at the top "The public hearing date was erroneously printed in the Woonsocket Call. The public hearing will be on Thursday, January 26, 1995 at 8:00 p.m."

B. Lord continues to explain that the Board of Health has approved the septic systems for all the buildings except one.

Frank Gallagher, engineer for applicant, notes that the test pit data was witnessed by the Board of Health.

EM states that it sounds like they need more information.

B. Lord requests that the Board adjourn to February 23, 1995 for more information.

RL will not be present on that date. He asks if they have submitted to the Conservation Commission.

B. Lord has submitted to them.

P. Herr refers to item 3 on page 2 of the Amory letter dealing with the definitive plan. It states that they encountered groundwater above the basin. There is nothing which says that they need more information.

B. Lord explains that the Conservation Commission requested that they do tests to establish where the groundwater is.

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P. Herr asks if the basin is dry today.

F. Gallagher responds in the negative. If they put in a subdrain, the groundwater will be intercepted which will have an effect on the overall pattern in the area.

EN interpreted that the problem was with the surface water.

P. Herr suggests that applicant's engineer, Amory, someone from the Conservation Commission and the Planning Board meet in one room to discuss the issues.

B. Lord indicates that the Conservation Commission has to address this question. They cannot require Amory to go to the Conservation Commission but they do suggest that Amory be contacted as soon as the Conservation Commission establishes a hearing.

P. Herr suggests that a message go to D. Fraine requesting that he arrange a meeting with the Conservation Commission, Planning Board, Amory and the applicant's engineer.

EM asks how they will notify people about the meeting.

B. Lord responds that the Conservation Commission sends out abutters notices.

Thomas Crane, abutter, points out that the letter says they should look in the newspaper for the notice.

B. Lord agrees to send out a second notice when he finds out the date of the hearing.

P. Herr refers to the stormwater which will create a change in the environment. They may want Donald DiMartino to attend the meeting also. Maybe they should have a day meeting prior to the night meeting to work out many of the issues.

B. Lord indicates that one problem they have is the hands off situation with Amory. They cannot sit down and discuss it with them. A lot could be resolved in a simple meeting instead of doing it through letters.

David Monahan, 6 Quail Run Rd, asks if the developer will provide notice relative to the Conservation Commission meeting. He wants to clarify whether the date of the hearing will be put in the notice or if they have to look in the Call.

B. Lord states that they do not have to put the date in the notice but he will try to get the date from the Conservation Commission and include it with the notice. It will also be posted in the

newspaper.

F. Gallagher points out that sending the notice with the exact date is doing beyond what is required.

Nancy Powers, 10 Partridge Trail, asks if it is still their intention to run off the wetland in the back of her property.

B. Lord responds that it is the property behind her. They are trying to avoid her property entirely but putting it in the back. There will be a slight decrease in her area. Now it goes directly to the back of her yard. They are taking it out with a temporary drain.

Nancy notes that they are just using bales of hay.

B. Lord continues that there is no structure now to take out the water. They will take the depression out and provide an outlet to go out.

N. Powers asks if it will just go all over the place once it is in the woods.

Pat Glaude, 11 Partridge Trail, refers to the full foundation at building #3.

B. Lord states that it is the one that is partially framed.

RL points out that it has a walkout basement.

P. Glaude notes that the Board said that would be a complete foundation.

B. Lord states that they will fill in the walkout.

F. Gallagher indicates that they intend to leave it.

B. Lord advises him that they are not allowed to.

EM refers to the Bylaw requirement relative to the number of bedrooms which limits the walkout to a full foundation.

F. Gallagher states that it is going to have to be concrete.

EN makes a motion to continue the special permit public hearing and DPR meeting for Chestnut Hill Condominium to March 23, 1995 at 8:00 p.m. RL seconds. Vote of 4 (EM, EN, RL and PC). AM absent.

EM asks if the situation where trees were removed and backhoe damage incurred has been resolved.

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P. Glaude responds that nothing has been done.

EM will check that out.

P. Glaude notes that more trees have been knocked down because of that.

EM calls for a 5 minute recess.

P. Herr advises D. Fraine that a discussion should take place between D. DiMartino, Amory, and P. Herr.

EM states that P. Herr can represent the Board at a day meeting.

D. Fraine indicates that Mr. Sexton from Amory told him today that he did not have enough time to evaluate but the downstream at Indian Run Road is very workable. There is a drainage easement all the way down to the lake.

P. Herr thinks there should be two events - one day meeting and one evening meeting with the Planning Board members, Conservation Commission and applicant's attorney.

PLANNER'S HANDBOOK

Clerk advises that it would cost over \$300 to purchase Planner's Handbooks from the MAPC. Chapter 40A cost about \$40.00 per book. P. Herr suggests that the Board purchase one Planner's Handbook. EOCD gives away Chapter 40A.

EM instructs Clerk to order one Planner's Handbook.

INDUSTRIAL DEVELOPMENT COMMISSION UPDATE

Jerald Mayhew, explains that three years ago the Industrial Development Task Force was formed. It was made up of members of the IDC and other Boards in town. Their charter was to identify industrial zones and pieces of property to come up with a marketing effort to attract big footprint companies. They shared information with other Boards to work with presentations to the Planning Board and Conservation Commission. They want the Town of Bellingham to control how and where growth will occur. They want the town to have foresight to avoid a repeat of the 126 fiasco. They are looking 5 - 10 years and beyond. They would like to market the properties. Some of the properties which are zoned industrial should be moved to suburban zoning. They do not want industrial zoning running rampant. They received a grant from the EOCD to perform a \$25,000 study on one piece of property including Kersted, Hill and Varney properties. Their objective was to look for big footprint companies which will have a positive influence on the tax

base. They propose rezoning north of 495 on Maple Street. The property is not conducive to an industrial setting. They suggest that everything north of 495 be rezoned to suburban to the Charles River. They do not want to effect the Varney property beyond the bicycle shop.

B. Lord does not see the rezoning as a disadvantage since the people who wanted industrial are no longer there. Suburban would require 40,000 square foot zoning.

D. Fraine notes that Northland told him that it would make a beautiful development if it was rezoned to residential. The big attraction is because of the Franklin townline.

J. Mayhew believes that this is an opportunity for Bellingham to keep the impact of industrial traffic minimized. They believe that several areas should be rezoned out of industrial.

EM states that Antron which is in industrial will not want to be rezoned.

D. Fraine explains that they are looking to sponsor a joint article with the Planning Board for the changes they would like to see.

EM thinks that they should rezone it all and let the industry be pre-existing nonconforming. The mill could be rezoned to become housing. The rezoning should not drive out business which is there now.

B. Lord believes that it does create a problem. Every time a new business goes in, they will have to get a variance. The golf course use is allowed anyway.

P. Herr asks why it is clear they want suburban and not agricultural zoning.

D. Fraine asks if that would be practical. They may be able to get 50 houses in on 70 developable acres.

P. Herr questions where the boundary ought to be near the Charles River. Another concern is they may end up with a house every 150' on Maple Street frontage. Northland owns what Fafard used to own. The town should get a notion on what they would like to develop. He does not think that suburban zoning would help Maple Street. He would love to see a scheme. The town should control prospective development which may occur when rezoning is being considered.

B. Lord refers to the old Barletta property which is owned by a trust between F. DaPrato and Burt Rhodes.

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P. Herr notes that the day it is rezoned they could come in and use up the frontage and the town would not be able to do anything about it.

B. Lord points out that the golf course is allowed by right in any zoning in Bellingham.

P. Herr indicates that the lenders value the land higher as industrial. This plan shows the original zoning done by Ben Byron. This is good industrial land but the access is not there. It is one of the few locations in town which is not involved with a Water Resource District. He believes they would have a fight with putting in housing. They would end up with 100 new houses with two kids each. The people on Maple Street will support it. There are areas comparable to this which are zoned agricultural.

D. Fraine does not think it is an industrial piece. They do not want to see this side of Maple Street become the industrial quarter.

B. Lord suggested to Northland that they put a road in.

P. Herr thinks that they should tell the developers that the town is considering rezoning but would like to see a common development scheme which does not strip the Charles River.

EM asks who will pay for the study.

P. Herr indicates that they will. It would just be a concept plan and would not be very expensive.

PC states that the road system would have to be looped or there would be a major problem.

B. Lord notes that the Finklestein property is not accessible at this point.

P. Herr notes that the Planning Board has made developers work together in the past.

D. Fraine asks about the other side of the street.

EM asks how it would benefit by leaving the golf course as industrial. If the golf course goes under, it would give someone access to Franklin.

B. Lord thinks that they would end up seeing a lot of 81-Ps and small industrial developments.

D. Fraine will talk with Mr. Rhodes and Northland to see if this is

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doable. He will ask them to put something together.

B. Lord notes that if the road is looped it would grant access for the houses in the front to go out to the rear so there will be no backing out onto Maple Street.

D. Fraine points out that there will be no sewer capacity for 3 - 4 years.

B. Lord thinks that a major problem in developing the land is with the septic and perc tests.

EM states that they could dry sewer. They could put pipes in to the south so they can tie in when the sewer does come along.

P. Herr indicates that the question is can they do all this in time for the spring Town Meeting. They will know when they talk with the landowners.

D. Fraine will make the contacts to see if there is interest in pursuing a concept plan together.

J. Mayhew refers to the property at Hartford Avenue and Depot Street which is partially zoned suburban and partially zoned industrial. They want to rezone the whole thing to industrial.

P. Herr distributes a plan depicting the area to be rezoned. Section A is a few hundred feet from Box Pond Road. Section B is partly along the Charles River from the centerline of the power lines.

EM asks the size of the parcel to be rezoned.

P. Herr responds that sections C and E are bigger than the area off Maple Street.

D. Fraine notes that it is all Varney land. The IDTF is very supportive of this.

J. Mayhew indicates that they are not proposing to rezone the working gravel pit.

RL points out that they would want a buffer because this borders on Wethersfield where there are 500 houses.

P. Herr states that there is concern relative to the other property because of the well and WRD. It is also in most of the Core of Engineers land as well.

D. Fraine thinks that this is more desirable property for

industrial development.

EM does not know that it would make sense to rezone section C and not Section E.

J. Mayhew asks what happens to the land once it is no longer a working gravel pit. Would housing go in?

EM thinks that they could rezone both sides of the road.

P. Herr discusses creating a new zoning district which would require larger lots.

EM would like to see a safety measure.

B. Lord thinks that Depot Street is more attractive for smaller business than larger.

P. Herr asks if it could be sewerred.

B. Lord responds that it is not there.

D. Fraine will talk to D. DiMartino to see if it could be done.

P. Herr thinks that the fact it could be sewerred is a big plus.

D. Fraine notes that the Charles River is expanding but the town only has 6% of the expansion capacity right now.

RL states that it is all one owner.

P. Herr asks if they should buffer Box Pond Road.

J. Mayhew thinks that would be a good faith issue for the article.

RL states that the original intent of the IDC was to use a buffer.

P. Herr refers to area D which is mostly wet. He thinks that area and the area around the well should be left out of the rezoning. He notes that this rezoning is not intended to help Varney but to help the Town of Bellingham. He suggests that someone run this by the landowner before they form it as an article. Maybe they could bring it to the same Town Meeting as the Maple Street rezoning. He does not think they will be ready for the Annual Town Meeting.

EM notes that this proposal was worked up by the IDC and not Varney.

D. Fraine asks if they will use covenants to tie the projects into the rezoning.

P. Herr responds in the affirmative. They will have covenants.

RL refers to business zoning where 20,000 square foot lots are required for housing. He questions increasing the size of the residential lots so they won't end up with housing where they should not have it. They could end up with residential zone in a business district.

P. Herr explains that an industrial district allows anything which is allowed in business except residential.

B. Wozniak does not think that someone would use good business land for residential.

GENERAL DISCUSSION

P. Herr refers to John Emidy's discussion relative to earth removal. He prepared a bylaw which states that the ZBA may refer to the Planning Board for an advisory opinion. He distributes wording for that revision, a copy of which should be sent to J. Emidy and the ZBA for their comments. Input to be provided by February 23, 1995.


P. Herr presents the WRD map. The light green depicts the DEP approved zone 2 recharge areas. Well #2 has not been tested yet. This puts EM in the WRD. He explains the difference between the green and blue is the green is based on a geological analysis and shows what it looks like from a satellite. It was reconvered so they could find the WRD. He proposes that the town adopt the blue line as one WRD rather than two.


P. Herr distributes a handout relative to proposed Water Resource Revisions which was triggered by Cumberland Farms because they were found in a WRD. They are waiting to see if the change will get made. If it does, they will come back. This changes the language of the Bylaw in many places to merge the districts. There is one further proposed zoning change which he has not gotten to yet.

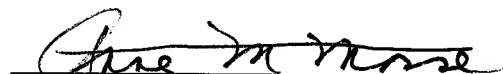
Clerk to advertise for Thayer rezoning request. Clerk to send Town Counsel copies of all Bylaw changes.

Clerk reads letter from D. DiMartino to Roger Gagnon dated January 23, 1995 relative to Romano and Morrison Streets. Mr. DiMartino agrees to perform snow removal on these streets although the town takes no responsibility for damages which may occur. In addition, Mr. Gagnon remains responsible for completion of these roadways.

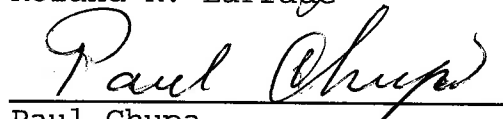
Meeting adjourned at 11:10 p.m.


Edward T. Moore, Chairman


Emile W. Niedzwiedek, V. Chair


Anne M. Morse


Roland R. LaPrade


Paul Chupa