

BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

ANNE M. MORSE, CHAIRMAN
WILLIAM M. WOZNIAK, VICE CHAIRMAN
ROLAND R. LAPRADE
EDWARD T. MOORE
PAUL CHUPA

MINUTES OF REGULAR MEETING

MAY 9, 1996

Meeting commenced at 7:09 p.m.. All members and Associate Member Richard Dill were present.

GENERAL BUSINESS

RL moves to accept the April 11, 1996 minutes with a correction on page 6 of "Toni Martino" to Toni Piccarello. AM seconds. Unanimous vote of 5.

Members sign invoices for Minuteman Press, P. Herr and Registry of Deeds as well as Clerk's pay voucher.

WW moves to sign the Georgia Pacific Water Resource District Special Permit. PC seconds. Unanimous vote of 5 (EM, AM, PC, WW and Richard Dill). RL abstains since he did not vote on this special permit.

HIGH STREET PROPOSED REZONING AMENDMENT

T. DeVitt with landowner Andrew Sarno explains that when they were last here there was concern about Mr. Hill's property in the back. He brought in a bigger plan to show the complete parcel. He went around the neighborhood and received signatures from residents of High Street and Cliff Road in favor of the rezoning. He thinks industrial is bad for High Street because it is curvy. High Street is not a good street for commercial traffic. There is another argument for the other side of the bridge. The yellow depicts what they are trying to rezone. Most of the residents signed the petition.

EM explains this was continued because there was an ongoing meeting elsewhere. The new town well is proposed in the back corner.

MINUTES OF PLANNING BOARD MEETING

MAY 9, 1996

RL points out the proposed industrial park. The IDC has been studying where the traffic will go through an EOCD grant for \$26,000. Did Mr. DeVitt tell the residents where the industrial traffic will go?

T. DeVitt did not.

RL states that there wouldn't be industrial traffic on High Street. This is prime industrial land. He points out the Home Depot, Varney and Hill properties.

EM asks what the town will do for the access road for the well.

RL explains that Mr. Hill has to come into an agreement for the Kersted's property.

T. DeVitt asks if the town has any plans to take this parcel under eminent domain.

RL responds in the negative. He would like to see the issue of the bridge reconstruction take place. The Master Plan is currently being developed. If they don't rezone, they will have the industrial park.

AM thinks it is a big maybe. They can't deny a landowner the use of his land.

T. DeVitt explains that there is a 70' right of way that belongs to the Core of Engineers. Mr. Hill has the gravel rights.

EM calls for questions from the audience and explains that only Town Meeting rezones and the Planning Board makes a recommendation to town meeting.

RL points out that Mr. Hill talked about the possibility of rezoning his land which would create a domino effect with the town losing valuable industrial land.

EM asks the number of lots they can fit on the parcel.

WW believes it is 17 maximum.

A. Sarno thinks the minimum is 12.

T. DeVitt drew a sketch of what the lots might look like. They would have 10 - 12 lots because of the wetlands. Frontage is approximately 2700 feet. This creates a buffer zone for the residents because of the woods if industrial did come down. He suggests that if it does happen, they should find a way to come out 126.

EM notes that if industrial does go in, the industrial would have to create a buffer on their own

MINUTES OF PLANNING BOARD MEETING

MAY 9, 1996

land.

AM moves to close the hearing. WW seconds. Unanimous vote of 5.

AM moves to recommend the zoning change from industrial to agricultural and not change the suburban as proposed. PC seconds. Vote 3 in favor (AM, PC and WW) and 2 against (EM and RL) to recommend to the May 23, 1996 Annual Town Meeting.

EM advises that they will need large maps for the Town Meeting with a blackboard for explanations.

DEER RUN CLUSTER SPECIAL PERMIT AND DEFINITIVE SUBDIVISION PUBLIC HEARING

EM adjourns the meeting to move to the Upper Town Hall because of the great number of residents present for this public hearing.

EM readjourns in the Upper Town Hall and explains the hearing procedure relative to applicant presentation, Board questions and open discussion to the public. Audience is advised to raise hands and state names and addresses for the record.

Clerk reads Notice of Public Hearing.

Erik Anderberg, Esquire, Ficco & Simmler, advises that they are here to begin the approval process to allow for a cluster style development which has previously been before the Board for discussion. This plan is the result of many meetings with the Conservation Commission and the Planning Board. He prepared a list of proposed findings which was included in the submittal.

EM explains to the audience the difference between a cluster development and a conventional subdivision. A cluster allows for the same number of houses which are put closer together and grouped so there is less impact on the natural environment.

RL indicates that a copy of the conventional plan should be here.

Sara Pultz, Salvetti Engineering, explains this is a cluster development for 37 lots. They made a through street at Pine Grove Ave. and to Pulaski Blvd. with a 300' short dead-end street. They will be able to deed 12 acres to the town where Arnold's Brook is as well as 8 acres on the other side to further protect the town's wells for 20 deeded to the town altogether. They propose sewerage up Pine Grove Ave. to allow the residents to connect. They will loop the water through the project and out to Pulaski Blvd.

RL asks if the water on Pine Grove is at a dead-end.

MINUTES OF PLANNING BOARD MEETING

MAY 9, 1996

S. Pultz responds affirmatively. They will open up the dead-end water line. They will run the sewer up the length of Pine Grove.

EM asks if they talked with the Conservation Commission about the land.

S. Pultz advises that during the preliminary discussion, the Conservation Commission agreed they wanted the land.

E. Anderberg spoke with Cliff Matthews, Chairman, Conservation Commission, who expressed a strong interest in both parcels.

S. Pultz indicates that Mr. DiMartino agreed to the deeding of the property around the well. They have a 50' access easement to get in Muron and cross the brook. The drive-in is not part of the subdivision. St. Paul Blvd., a paper street, is not owned by anyone.

E. Anderberg explains they will put sewer in along Pine Grove with sewer stubs at each house for the convenience of the residents. They also propose a total overlay of Pine Grove instead of a patch job. They will improve the culvert at Arnold's Brook, 38' across the bottom.

EM asks how many homes are on Pine Grove.

Fred Fisher, applicant's engineer, counted 22 homes.

E. Anderberg further advises that the sewer will eliminate the Title V problems for the residents.

Bill Yasick, resident Pine Grove, indicates that there are 25 homes on the street.

EM reads letter from DPW Director Donald DiMartino, dated May 7, 1996 wherein he cites a number of comments. Relative to Water Works: All hydrant valves shall be set off of valve anchoring tees; On sheet 14 of 21 the service taps for all lots must be before the hydrant branch; On sheet 14 of 21, the hydrant branch must be a 90 degree angle off of the main pipe not the angle shown; The plans should indicate that the existing pipe in Pine Grove is 6" and the pipe in Pulaski is 10"; The connection to Pine Grove should be by tapping sleeve and valve not the cut shown; The connection to Pulaski should be a cut in tee with a cluster of three gates. All nipple pieces between fittings must be a minimum of 3 foot in length. All bends in the PVC C-900 water pipe must be made with fittings. Although PVC C-900 can be bent to make slow curves, this practice can cause the pipe to split and rupture when taps are made. Therefore, the fittings (either 22 ½ or 45 degree) must be shown on the plan. A line valve must be added at approximately station 17+25, as the distance between the gate at Taylor Drive and the gate at Pulaski Blvd. is over the 1,000 foot maximum. The developer will be required to pay the connection fees related to this work before tapping the mains in Pulaski and Pine Grove. Relative to Sewer System: Sewer Service stubs 6" in diameter must be brought to each property that the

MINUTES OF PLANNING BOARD MEETING

MAY 9, 1996

sewer passes on Pine Grove Avenue. This includes vacant lots and rear lots. All sewer stub lines on all streets should be shown on the plans. The proposed sewer manhole at station 6+50 should be moved to line up with the driveway to EL Gee Products and an 8" stub should be installed to the edge of the street line headed down this driveway. The detail of the sewer siphon must be improved. It should be blown up and show such items as fittings, class of pvc pipe, type of pipe joint, and specs on slide gates. In addition, the slide gates should be installed so that they can be operated from the surface without entering the clean out manhole. Extensions and guides may be required so that a typical 60" long water gate valve wrench can operate these valves. On sheet 10 of 21 the sewer should be realigned so that it is in the middle of the street, not behind the hydrant. On sheet 10 of 21 a sewer manhole should be added near station 1+25 and the manhole at station 2+00 should be relocated to approximately station 2+40, to keep the sewer pipe in the center of the street and away from the water main. On sheet 12 of 21 add a sewer manhole at station 16+00 and move the manhole at 189+00 to 19+75, keep the sewer pipe in the center of the street and away from the water main. Move the manhole at 20+00 to five feet past the line for lots 15 & 16 to allow lot 16 to connect to the sewer. Lot 17 may be connected to the sewer using an individual building pumping unit. The developer may contact me to discuss this possibility. Our sewer specs have details for such units. Bellingham and Massachusetts Sewer Extension Permits are required for this project. The Mass. Permit process often takes well over 10 weeks. To start the process a Bellingham Sewer Extension Permit must be filed and the deposit must be paid on the privilege fee. Sewer capacity is not a problem for this project. Relative to Road work and Drainage System: A street opening permit must be issued from this office for the work on Pine Grove Avenue and Pulaski Blvd. There are security deposits required for both of these permits. All work in these existing streets must be done in accordance with the Bellingham Street Opening Specifications. Pine Grove Ave. will need to be repaved with a curb to curb overlay. Pulaski Blvd. is a major collector street and will require primary road lateral trench repair. The ADS drain pipes must have smooth interiors and must be installed in accordance with the manufacturers specifications and requirements. He recommends the Board consult with a professional engineering firm for review of the drainage and runoff calculations for drainage system sizes. General comments: A note should be added to the plans that all water works, sewer works, and drainage pipes and structures must meet the Bellingham DPW Specifications and Standards. The cluster plan has benefits for the town from a public works view point. The developer will extend the town sewer to several homes that are very close to drinking water supply Well #3. The developer has said he will give the town the land outside of the lots on the west side of Peter's River in the proximity of both Well #3 and Well #4. A loop of the water main will be added between Wrentham Road and Pulaski Blvd. and a cluster of valves will be added on Pulaski Blvd. in an area where they are needed.

EM reads letter from Fire Chief Ranieri, dated May 6, 1996 indicating that they have not received a copy of the plan for review. He also called EM to advise that he did receive the plans two days ago but since this is a busy time will not have an opportunity to review them yet.

EM reads letter from Clifford Matthews, Conservation Commission Chairman, dated May 9,

MINUTES OF PLANNING BOARD MEETING

MAY 9, 1996

1996, wherein he states that the Conservation Commission has unanimously voted to endorse the cluster concept. The current proposed layout eliminates a wetlands crossing as well as impacts to the one hundred year flood plain. Open space areas consisting of both wetlands and uplands will extend existing conservation property. He refers to a comment made by developer's engineer Sara Pultz at the Planning Board's March 13, 1996 meeting when she responded to a question and stating that the Conservation Commission would accept a wetland crossing from Pulaski Blvd onto the site. He explains that it has always been their policy and a legal requirement that sources of access presenting the least impact to regulated resource areas be sought.

EM reads comments faxed by Planning Board Consultant Philip B. Herr, dated May 9, 1996 wherein he notes the following: 1. The first question deals with deciding whether the cluster approach is superior to the conventional one. 2. The comparison is appropriately not between the cluster and no development, but between the cluster and what could be expected under a conventional plan. 3. The submitted materials appear to satisfy all submittal requirements for the special permit, assuming forms and fees are in the right places. 4. It is clear that the cluster plan has a number of benefits, including superior reservation of conservation land, respect for natural features, and more efficient public services. 5. It is less clear that the cluster is at least equal in all other respects. In particular, consideration is likely to be drawn to the difference between access via Muron Street vs. Access via Pine Grove Ave. If that is questioned, it is important to determine whether a conventional plan might not also use Pine Grove Ave. or whether the cluster might not use Muron St. It appears that either scheme could be adapted to use either street as its secondary access. If that is true, the difference in access points between the plans should not be a consideration in approving a cluster approach or not, but might be a stipulation in approving whichever approach is to proceed. 6. 37 lots is a credible number for a conventional plan, although arguments could be made for a smaller number. 7. The various mechanical requirements of the Bylaw appear to be met. 8. These are items we judge to be missing from the materials submitted for definitive plan approval: Location of existing tree cover or outstanding trees. He can't tell if the few specimen trees which exist will be protected. Zoning districts are not indicated on the definitive plan. The 100' wetlands buffer is not delineated on the definitive plans. He can't find what datum was used for elevations in the profiles. He finds no discussion of a comparison of open versus closed drainage systems in the environmental analysis. He finds no real consideration of effects on outstanding botanical resources, if any. He finds no quantitative or even descriptive analysis of gap acceptance for the entrance onto Pulaski Blvd. He finds no analysis of the street hazards which may result from increased traffic on Pine Grove Ave. None of those omissions is sufficient to delay consideration of the definitive plan, but the Board may wish to ensure that their coverage will be documented before the hearing closes. 9. The materials submitted are more complete and well documented than has generally been true for similar-sized developments in Bellingham, and the proposed plan is a real improvement over earlier proposals and over that which the Board would be obliged to approve should a conventional plan be advanced.

EM asks if a traffic study was done.

MINUTES OF PLANNING BOARD MEETING

MAY 9, 1996

F. Fishner did a drainage analysis and short traffic analysis but he didn't include a gap analysis and no traffic counts were done.

EM suggests that information may have been collected by the town recently.

F. Fishner discusses drainage with subdrains in 3 directions at Arnolds Brook and Peters River. They will maintain or reduce the peak flow. They are proposing two on site retention basins which will replicate the natural depressions resulting from the gravel operations. The drainage will impact off site less than before development. Two retention basins are proposed with one on Pine Grove and one at Taylor Drive and the wetlands. He did an Environmental Impact Analysis comparing the cluster and the proposed subdivision. The cluster was superior environmentally. He did a short analysis of the total traffic generated by the development during peak hours. It is hard to estimate where people will work. He assumed half would go to Pulaski and half to Pine Grove. Some existing residents will use the roads. The road will not become a through road for nonresidents. They are proposing stop signs at all intersections to help reduce the traffic with a stop at Taylor and Pine Grove. This is a conventional subdivision street, not a major through street in a residential area. 30 - 35 mph could be posted to reduce through traffic. The fringes around and land abutting the wetlands won't be disturbed.

RL asks if there will be traffic from Wrentham Road through the project.

F. Fishner doesn't see the reason why people would use the road for a through street.

RL lives on Wrentham Road and would take the road so he could bypass Crooks Corner. People will be coming from Paine Street through the street.

EM calls for audience questions.

Gloria Fafard, Muron resident is concerned about making the road a through way. You can't imagine the traffic unless you are a resident in town. She is concerned about people flying around the corner and the weather factor.

Thomas Caron, 40 Muron Avenue, agrees with Gloria. He lives at the corner of Muron and Pine Grove. His fence has been hit a number of times. He asks about safety precautions with people cutting through Pulaski to Pine Grove. How much more traffic can they take?

EM responds that the Board hasn't heard from the Safety Officer yet.

Scott Martin, Brisson Street, disagrees with the engineer regarding the traffic flow patterns. He is concerned about the rush hour traffic. It takes 10 minutes now to get out to Pulaski Blvd. Brisson is a dead-end with 20 houses. If they bring in a new street there will be a lot of problems and accidents. There are at least two accidents on that corner every month now. 90% of the

MINUTES OF PLANNING BOARD MEETING

MAY 9, 1996

people will come out through this project to Pulaski Blvd. He asks if they will have full sidewalks on both sides and if they will have granite or berm curbing?

S. Pultz responds they propose one sidewalk along the right side of the street with granite curbing.

EM explains that either way with a cluster or definitive, the street will be built to subdivision standards. Granite is not required but it is nice and it is expensive.

Al Marcet, Muron Avenue has 3 questions. What is a paper street? Why does the easement end at Muron? Will there be through traffic to Muron?

S. Pultz responds that a paper street is drawn on a plan proposed to be built but never built even though it is on an existing plan at the Registry of Deeds. Relative to the easement at the end of Muron, the town requires deeding the piece of land but they will retain the right of way to get into their own piece of land.

Bianchi, 30 Wrentham Road. Refers to the 18 wheelers which come down Wrentham Road and back up onto Muron Avenue. Kids are on that corner waiting for the bus. What are they going to do about the 18 wheelers if they make it a through street? He looked at the Water Resource District map on the wall and asks how they can build on wetlands.

EM explains that wetlands can not be built on but the WRD is not wetlands. That is the Water Resource area map. The state says it is a water recover area where the drinking water is.

Bianchi advises that their properties have water in their cellars and yards. How will this development effect them?

EM indicates that in the past the Board has asked for an independent engineer to review the plan on the town's behalf and at the applicant's expense.

Burt Remillard, Pine Grove Avenue, believes that Pine Grove will become a through way with traffic from Wrentham Road and Paine Street going through Pine Grove to Deer Run to the 495 on ramp. They already have stop signs on Pine Grove and Muron. They would need the developer to install traffic lights to discourage people from going through. Pine Grove would need to be widened to 40' with a sidewalk on both sides. The town will end up paying for it if the developer doesn't.

EM advises that the developer has agreed to repave but didn't say anything about sidewalks. The Board can't require more than what is in the Subdivision Rules and Regulations. The question is whether or not the cluster is better than the subdivision. It is very hard to get off site improvements. The developer has agreed to put in the sewer and repave the street.

MINUTES OF PLANNING BOARD MEETING

MAY 9, 1996

B. Remillard asks about impact fees.

EM explains that this town doesn't have a bylaw for impact fees.

Kevin Bradley, 90 Pine Grove Avenue, lives two houses from EL Gee Products. Tractor Trailer trucks park sometimes across Pine Grove so it takes 5 - 10 minutes to get out. They are also taking out fences. It is a dead-end but people go down 40 - 50 mph. If this goes through, it will become a thoroughfare. At 22' wide, Pine Grove Avenue is going to be a nightmare.

EM agrees it will become a cut through street. They may be able to get a sign "No through trucks" for the new street. It is up to the police, Safety Officer and the Board of Selectmen. They will lose their front yards if they go wider.

Christine Caley, 60 Muron Street, moved in January from Quincy to the end of Pine Grove and Muron so she is effected on both ends. She didn't want to buy a house on a main road. She asks if there is anyway to have the development without making the street a thruway.

S. Pultz could go out Muron but that would make it a thruway.

EM explains that the Bylaw requires them to have two means of egress after 12 houses. He asks if there is a sidewalk on Pine Grove now.

Audience responds there is one sidewalk part of the way.

RL clarifies the developer is not proposing to put a sidewalk on Pine Grove Avenue.

S. Pultz points out they agree to pave 1' on each side for a total of 2' onto the existing pavement with a complete overlay.

WW asks if the sidewalk abuts the street and what side it is on now?

B. Remillard responds it is on the north side.

Scott Martin, Brisson Street, suggests the Board insure that other utilities including water, sewer and electric be buried under the street for aesthetic purposes.

EM indicates that the Board used to require underground utilities but they were always waived because the power companies wanted them overhead. If they are underground there will be no street lights and no cable so there is no way to get in.

S. Pultz is proposing overhead utilities.

MINUTES OF PLANNING BOARD MEETING

MAY 9, 1996

Scott Martino is an engineer for Nynex Company. The maintenance is less for underground. It would be o'kay if it were planned ahead of time and the cable was placed in the ground.

Joseph Carroll, asks what factors are considered relative to the easement at the end of Muron.

S. Pultz explains they extended the easement from the end of Muron to go across the street.

E. Anderberg indicates that the easement will be retained by the developer until he determines what to do with the drive in.

J. Carroll asks if the easement is restricted for use by the Conservation Commission.

E. Anderberg responds the easement belongs to the developer and he will keep the rights.

Jean Bradley, Pine Grove Avenue, asks if they will be assessed a betterment for the sewer, how and why?

PC responds they won't be assessed right away. They are only assessed if they connect. If the town put it in they would be assessed right away. If they connect, the fee is \$2,600. If the town paid to put in the pipe, it would cost them \$10,000.

Jerry Mayhew, Selectmen and Tax Assessor, explains that without any funding from the state or the federal government, the average cost would be \$10,000. The average cost for a septic system could be \$8,000 to \$20,000.

J. Bradley asks why they have to pay the town if the developer is putting it in.

EM indicates they are paying for the hook up.

B. Remillard states the betterment is assessed to the town.

? From the audience states that El Gee Systems put in a septic for \$3,500.

Cam Bailey has a sump pump running 2 - 3 days from time to time. The runoff runs to 1 or 2 rivers. He asks where the retention area will go?

F. Fishner explains that it now runs 3 ways to Arnolds Brook, Peters River and to on site depressions on the property. When it is developed it will be the same but they will retain more on site in the middle.

EM states that the Board will have another engineer review it for the town.

MINUTES OF PLANNING BOARD MEETING

MAY 9, 1996

RL asks when they will initiate that since it should be done as soon as possible.

EM asks if the applicant would be willing to pay for an independent engineering review for the drainage.

E. Anderberg has no problem paying for the review. He asks if they want the changes reflected in that plan and who they should send it to.

EM indicates that the Town Administrator handles that for the Board.

Bill Yasick, 131 Pine Grove Avenue asks if there is a conflict of interest from any members of the Board since he is sensing hostility from the Board.

Board members responds they have no conflict.

AM has no conflict of interest and is not hostile. Mr. Yasick was interrupting the meeting by talking at the Board's table right in front of her. She likes to give people who are talking respect and could not hear with his interruption.

B. Yasick states that the Muron Street easement has nothing to do with the Conservation Commission. The Muron Street frontage satisfies the requirement.

EM is clear that the developer is retaining the rights to his land. Muron could be extended 50' to Pulaski Blvd. Does the developer own the drive-in?

E. Anderberg responds that the whole 3 parcels are under agreement.

B. Yasick believes there could be two exits. They could exit Pulaski Blvd. and loop to Pulaski at another location.

EM advises that the Conservation Commission is against the crossing.

B. Yasick points out that there are 54 people here who are saying that this is not a better alternative. He presents a petition signed by 90 residents of Muron and Pine Grove opposing these views.

S. Pultz notes that the conventional plan comes out Muron to Pulaski Blvd.

B. Yasick refers to talk about extending the pipe at Arnold Brook. Arnold Brook and Peter River are choked. He can show photos of water running over the road. The Conservation Commission may not allow it. There is no Notice of Intent yet. There are two catch basins on either side of Pine Grove. Are they planning on tying into the pipe?

MINUTES OF PLANNING BOARD MEETING

MAY 9, 1996

S. Pultz responds negatively. They will have the retention basin at the entrance so they are taking their own pipes. They aren't spilling water into Peter's River. She points out the catch basin and manhole.

John Larson, 130 Pine Grove Avenue, is located at the corner of Deer Run and Pine Grove. He has a sump pump and his house sits 4 feet lower than the retention pond. What happens when it overflows? He is 4' lower than lot 1.

EM asks if the retention will be raised with a hill or berm.

S. Pultz responds it is in the ground.

EM wants to make sure it is looked at.

J. Larson doesn't see how the 4' fence will keep away the mosquitos. He asks about the hay bales.

EM explains the hay bales are used for siltration for construction only.

F. Fishner notes the basin will normally be dry and wet during a storm.

J. Larson has two sump pumps now.

EM advises the town has a Bylaw which says they can't increase the water runoff.

F. Fishner says it will not increase. Now the water seeps. They propose to catch the water in the retention pond. It will be dry during the summertime.

S. Pultz indicates that the owner of lot 1 will be responsible for maintenance for the retention pond.

Mrs. Larson has been in her house for 30 years. This development twists right around the corner of their house. She is concerned about disease, mosquitos and the health hazard.

Mr. Larson states that the water is not going to disappear.

Kevin Bradley, Pine Grove Avenue, asks about retention ponds. People chemically treat their roads, lawns, and car washing. They are in a WRD which is the source of drinking water. He sees his neighbors going under water and is concerned about dumping road waste in a WRD. Is it legal?

PC responds that it is. The well site is protected by a 400' buffer. 12 acres is what the state requires.

B. Remillard refers to the water runoff which is upstream from the wells.

MINUTES OF PLANNING BOARD MEETING

MAY 9, 1996

F. Fishner agrees it is in a WRD and because of that they have to require retention.

EM advises the audience that the question is which is better, the cluster or subdivision. Builders never give up. If they meet the requirements, the Board has to approve it.

B. Yasick thinks the cluster would be better exiting and entering from Pulaski Blvd. He questions if the water pumps out to Taylor Drive.

S. Pultz responds it will be dead ended water main like Pine Grove now.

B. Yasick refers to Section 4424 roads which states that permanent dead-end water mains shall not normally be allowed.

WW indicates there will be a hydrant at the end of it.

B. Yasick asks the developer if the Environmental Report is at the Town Clerk's office.

? From the audience asks if they will sewer all residents of Pine Grove Avenue. It doesn't sound like they will bring it down to El Gee Paper Products.

PC states they will bring the main pipe down the street.

? Indicates there is a stub at El Gee Road which is really Pine Grove Avenue.

F. Fishner responds that anyone who has frontage on Pine Grove will have access to the sewer.

EM asks if they are proposing to go into the little stub street.

B. Remillard points out that belongs to DEPCO and branches off Pine Grove.

Charles Johnson, 120 Pine Grove Avenue, is the next closest to the development. He asks if they will be ripping up the road with heavy equipment to replace the Pine Grove water pipe.

S. Pultz states there is an 8" water pipe.

? States it is 6" now so it may be a good time to replace it.

C. Johnson asks if they will do anything about the abandoned gravel pit before they donate the land to the town.

S. Pultz indicates that the developer is only proposing to do the road.

MINUTES OF PLANNING BOARD MEETING

MAY 9, 1996

C. Johnson comments that the retention pond is sitting so close to the property.

B. Yasick asks the benefit to the town for the donated land.

EM responds that the Board already heard that the Conservation Commission wants it.

AM thinks it is because of the brook to preserve wildlife.

B. Yasick wants the developer to provide him with a personal copy of the Environmental Impact Report (EIR).

E. Anderberg states it is possible that one can be provided but he doesn't have a copy to provide right now.

S. Pultz notes they can copy it but can't provide it unless the developer authorizes it.

EM notes that it better be at the Town Clerk's office tomorrow morning.

Herman Fafard indicates that the builder has all the rights and the people in the town have no rights.

EM explains that the Board is governed by Chapter 40, Massachusetts General Laws. Everything is stacked against the Boards. If they fail to act, it is automatically approved.

H. Fafard knows the easement for Muron will go through. It is a 15 - 20' wide road and the houses are 10' from the road so they can't make it wider.

Mrs. Fafard points out there are no sidewalks and agrees the street is only 20'. They have to obtain a Fire Dept. pass to park on the street. Part of the road is caved in. Since it is zoned commercial, will they have trucks going through there?

EM explains the approval process and appeal period. Abutters are notified by mail of the decision date with a special permit.

Phyllis Pelletier, Pine Grove Avenue, wants information regarding the process. Her property borders Peter's River. It is hard to exit Pine Grove to Muron with a stop sign.

EM explains that the Board needs documentation to deny or approve. This plan has already had many versions.

E. Anderberg wants to know if the plan can be revised after the independent engineering analysis. They would like as few revisions as possible.

MINUTES OF PLANNING BOARD MEETING

MAY 9, 1996

RL wants them to make the plan as complete as possible. There are no major things.

E. Anderberg states it is no likely the root of the road will change. They have gone this way because of the Planning Board and Conservation Commission requirements and recommendations.

EM would like to request the Conservation Commission's attendance at the next meeting.

AM moves to continue to May 23, 1996 at 8:00 p.m. RL seconds. Unanimous vote of 5.

B. Yasick asks if the EIR was required to be filed with the plan. He thought it was a requirement.

EM doesn't know the answer.

PLANNING BOARD REORGANIZATION

EM turns the Chair over to Clerk who calls for nominations for Chairman. WW nominates AM. PC seconds. Clerk calls for other nominations. EM nominates RL. RL seconds. Vote 3 to 2 for AM as Chairman. Clerk turns the Chair over to AM who calls for nominations for Vice Chairman. RL nominates EM. AM calls for other nominations. PC nominates RL. EM declines. AM calls for any other nominations. EM nominates WW. WW seconds. Unanimous vote of 5 for WW as Vice Chairman. AM calls for Secretary nominations. EM nominates RL. WW seconds. Unanimous vote of 5 for RL as Secretary. WW moves to reappoint VJD as Clerk. EM seconds. Unanimous vote of 5 to reappoint Clerk. EM moves to reappoint P. Herr as the Board's consultant. WW seconds. Unanimous vote of 5 to reappoint P. Herr.

GEORGIA PACIFIC DEVELOPMENT PLAN REVIEW REVISED

Clerk explains that the applicant failed to send P. Herr a copy of the revised plan but did send the Board 2 copies instead of the 3 that was requested at the last meeting. Members agree that P. Herr must review the plan prior to the Board stamping it and sending it along to the Building Inspector with a letter approving the revision.

PC moves to allow Clerk to stamp the plan after P. Herr approves it. EM seconds. Unanimous vote of 5.

Clerk refers to Parks Commission letter, dated April 15, 1996 relative to the baseball field lights on Richardson field. They suggest there be a tree line buffer between the park and the new construction (Harpin Street - Pinecrest Definitive Subdivision) and a statement be placed in any deed that the buffer remain and the town will continue to use the field lights for the sports of this town.

EM instructs Clerk to send a copy to P. Herr and ask him if that is within the Board's jurisdiction.

MINUTES OF PLANNING BOARD MEETING

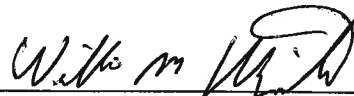
DECEMBER 21, 1995

EM moves to hold summer meetings with one meeting held on the fourth Thursday for July 1996 and August 1996 (July 25, 1996 and August 22, 1996). Regular schedule will be followed in June.

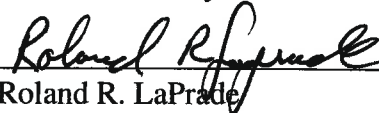
RL moves to adjourn at 10:30 p.m. WW seconds. Unanimous vote of 5.




Anne M. Morse, Chairman,



William M. Wozniak, Vice Chairman



Roland R. LaPrade



Edward T. Moore



Paul Chupa