

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

DECEMBER 19, 1996

Meeting commenced at 7:08 p.m. All members except RL were present. Planning Board consultant Philip B. Herr was also present. Associate Member Richard Dill was absent.

DPW WELL #12 DEFINITIVE SUBDIVISION CONTINUED PUBLIC HEARING

Planning Board received a December 17, 1996 letter from DPW Director Donald DiMartino requesting to withdraw his DPW #12 Definitive Subdivision without prejudice.

EM moves to allow DPW to withdraw without prejudice. PC seconds. Vote of 4 (AM, WW, EM and PC). RL absent.

PINECREST DEFINITIVE SUBDIVISION PUBLIC HEARING RE: WAIVERS

Clerk reads notice of public hearing.

Albert Florentz, engineer on behalf of applicant, presents the plan and explains they modified the plans to show the existing dwellings and the existing driveways.

Clerk reads letter from DPW Director Donald DiMartino, dated December 17, 1996 wherein he states that several times he has recommended this plan be revised and that the applicant reapply for a zoning waiver for the following reasons: 1. The subdivision plan adds 11,000 square feet of pavement which includes a large cul-de-sac that the town will eventually need to maintain (plow, sand, sweep, etc.) to service one house; 2. The subdivision plan calls for the construction of a large detention/retention basin which would be very difficult to maintain. Without proper maintenance it can become clogged and possible massive dike failure can occur, placing at risk

MINUTES OF PLANNING BOARD MEETING

DECEMBER 19, 1996

downstream properties. If the quantity of roadway pavement is reduced, the size of the basin can be reduced. If a gravel driveway is installed, it is possible that the need for the basin can be eliminated; 3. The subdivision plan adds a dead-end water main of about 270 feet in length. With only the flow from one house passing through it, this pipe will be a very probable cause of future water quality problems for the homeowner. The water would effectively become stagnant in the pipe, requiring frequent hydrant flushing and water waste. Any action the Board can take to insure that this road is never a public street would be appreciated. However, if the subdivision is constructed as shown on the plans and kept private, he warns of the concern regarding run-off, proper maintenance of the detention/retention basin, and protection of the second or third property owner who may buy the home with the assumption that the street is a public way. It appears to him the best avenue would be a zoning waiver to allow the construction of one house on the rear with below zoned frontage. His Department will abide by any decision of the Board and he will not grant any releases or reduction from what is shown on the signed subdivision plan (i.e. The developer must either get Board approval for changes to the plan, or construct the work according to the plan.) He does not suggest the Board grant any special reductions without careful consideration of the possible precedent that may be set.

A. Florentz presents a list of waivers including Section 424 width of the road from 22' to 10' driveway, Section 423 dead end cul de sac, Section 427 waiver for berm installation, Section 423, 421, 422, 424 for drainage pipes and sizes, Section 434 detention basin not needed due to the reduction in impervious area and waiver for sidewalk on one side. The driveway exists now.

AM asks him to address the lot on Harpin Street. It looks like it is fronting Pinecrest. She doesn't like the appearance that it looks like it is fronting Pinecrest Court.

Roger Gagnon, developer, notes that it is being called 95 Harpin Street.

A. Florentz added notes to the bottom of the plan stating that there will be drywell roof drains for lots 1 and 2.

R. Gagnon points out they are not in yet but they are on the plan.

A. Florentz states all driveways and access will be from Harpin Street and maintained by lots 1 and 2 owners. The Town of Bellingham will have no responsibility for the private way. Maybe it should be worded differently. They will probably get their lawyer to get in touch with Town Counsel to word it correctly to take the road out of the Town's responsibility.

AM asks if we are creating a shared driveway?

EM notes the Bylaw allows for shared driveways but not for private ways.

WW asks if we start calling it a private way, where does the back house gets its frontage?

MINUTES OF PLANNING BOARD MEETING

DECEMBER 19, 1996

EM does not think the lot line would change. The deed will stay the same.

A. Florentz doesn't know what happens. Is it deeded to the Town?

P. Herr responds negatively. The Town doesn't want it.

WW asks why it can't be a backlot?

EM explains it can't because they didn't have the 50' of frontage and didn't get the variance from the ZBA so they had to do a Definitive Subdivision.

WW believes they are trying to circumvent the law. He has been following this all along. With all the waivers, there will be no frontage. He lost on the frontage with the ZBA so came here and now he's back here again.

R. Gagnon indicates that he withdrew the last revision without prejudice.

P. Herr states there are 3 separate questions: 1. Whether what is physically on the ground works? It is a function question. 2. Is the procedure okay? (which is a legalities question). 3. Are we setting a precedent? They should be discussed separately. He thinks it is a subdivision because it does have frontage. Everyone agrees the driveway will be shared by the two houses. How can we avoid the precedent and work out the legalities? If the question is what should be constructed, we should deal with that first.

A. Florentz explains the roof drains go to the drywell. They are talking about a 10' driveway with a swale to the south side of the lot which catches and sends the water to the pond in the back.

Carol Reckertt, abutter, is on lot 4 on the side of this parcel. She is concerned about the many meetings held over this same thing. It started off with the Planning Board and then went to the ZBA with 2 houses, a road and a retention pond. Now it is back here and they are saying they don't have to do any of that.

PC notes they are looking at the water flow. If they put in a retention, they will have to cut trees down.

C. Reckertt states they have already cut the trees down. There is all muck back there. Her husband fell to his knees. She has 4 kids and is concerned. Will it be fenced in or stoned in? Her main concern is drainage. She wants to make sure they can't back fill.

R. Gagnon explains it was built with a double wall, one on their property line swaled to the first set of rocks to the second. It all goes to where the proposed detention was supposed to be and is mucky now. The proposed retention area can never be touched. It will be put on the plan as a

MINUTES OF PLANNING BOARD MEETING

DECEMBER 19, 1996

drainage easement.

C. Reckertt is concerned when R. Gagnon is gone and the property is sold.

R. Gagnon explains that all the walls go with the first house before they convey the property. Right now it pitches to the back.

C. Reckertt is not worried about drowning because there is not a pond there. Will he put in crushed stone? She wants to make a safe bottom so someone can't fall through.

R. Gagnon can do that. He wants to make sure the rocks are never moved too.

Ron Paullis, Ocean Realty Trust, is concerned about the area being deeded so no one will go in and cut the brush and the trees.

R. Gagnon will not cut the trees but will leave it the way it is. It is shown on the plan as a retention area.

AM doesn't think there is a legal way to keep someone from cutting the trees.

P. Herr indicates they could put that on as a condition of approval of the subdivision plan if they have a reasonable public purpose for doing it. It could be a condition of selling the lot to the next people. If it is in the public interest to keep the natural growth there, they can put a restriction on it.

EM could see restricting the trees around the boundaries.

R. Paullis wants it to the lot line. He wants them to draw on the plan the area not to be disturbed. He wants the retention pond area to be left undisturbed.

Bob Galipeau, abutter who lives next to the Reckertt's in between the wetland, states this is all downhill to the swamp area.

Mrs. Galipeau advises it is the same now as it is in the spring. The developer cut the trees and the grass and they are getting the runoff.

R. Gagnon states that is not coming from him.

R. Paullis points out that someone blocked the pipe across the street. There is a natural brook and the pipe is too small. The culvert under the road which is town owned is blocked.

B. Galipeau notes it was dredged by mosquito control last year. Now they are having more water

MINUTES OF PLANNING BOARD MEETING

DECEMBER 19, 1996

than they ever had.

Mrs. Galipeau believes the building is directing more their way. She doesn't want half her yard taken up because of the water.

R. Paullis has a neighbor whose backyard is completely underwater.

B. Galipeau asks if they could preserve the trees. Because of the park lites, he gets reflection and would like to have the trees kept there.

EM thinks they should continue the hearing. He agrees with the DPW in concept. The driveway is better for the neighborhood and the town. He would like to see this referred to Town Counsel and ask him to draft a decision which the Board can review and look at. The concept sounds great to protect the homeowners and the town. He wants to make sure they are not setting a precedent. They have proven that it can be built. What happens and who owns the shared driveways must be considered to protect both people. The trees are not to be cut and the swale must be stoned. He wants all that spelled out in the decision and also why this is being allowed since it is a benefit to the Town to waive these certain construction requirements.

WW asks if the driveway is now paved?.

R. Gagnon did put down a tar base coat of 10'.

WW notes that D. DiMartino stated in his letter that if they had a gravel driveway, the detention could be eliminated.

EM wants to ask Town Counsel if this can be drafted, if it can work without the retention drainage and the cul de sac. The Town wouldn't have to maintain it and it would be a benefit to the neighbors.

A. Florentz explains that the drainage is caused by the impervious surface and the road.

AM believes that the applicant's attorney should be preparing the covenants and the deeds. She doesn't think that Town Counsel should be drawing up the document. The applicant's attorney should do it and then Town Counsel can review and approve it on the Town's behalf.

Restrictions to include trees are not to be cut, stone in swale on lot 1, swale to be deeded as an easement, shared driveway and decision to state why the Board is not setting a precedent since this is an unusual situation.

EM states it should be worked out between the applicant's attorney and Town Counsel before the next meeting on January 9, 1997.

MINUTES OF PLANNING BOARD MEETING

DECEMBER 19, 1996

R. Gagnon requests a copy of the minutes to give to his attorney.

WW asks how they can get a shared driveway on this street.

EM responds it is on a paper street which is an approved street that is not constructed. The decision should be written in a way which is not setting a precedent and should have ample language which describes the uniqueness of this case referencing the DPW letter. If he hears from Town Counsel that this can be worked out, he is willing to sign it. This is much better for everyone involved.

Henry Rickier, 950 Pulaski Blvd., refers to his sister who is selling her lot off Pulaski Blvd. She wanted to build two houses on two acres but was rejected. She went to the ZBA and was rejected because she was shy 25'. He doesn't know why this can build 3 lots.

R. Gagnon points out that this is different zoning. His sister needed more acreage.

EM notes that this applicant has a subdivision which met all the Rules and Regulations.

WW thinks it would have been so easy for the ZBA to give a variance but now this applicant is coming back to us so we can circumvent and get around them.

EM points out that the Board of Selectmen are appealing the ZBA decision on the tower.

EM moves to continue to January 9, 1997 at 7:30 p.m. WW seconds. Vote of 4 (AM, WW, EM and PC). RL absent.

B. Galipeau asks how they can get the blocked pipe unblocked?

AM suggests he call the DPW.

PC notes that Ron Paullis works for the DPW. They should call and ask for D. DiMartino.

Mrs. Galipeau has a stormdrain in front of her house. A kid could fall through it but she can't get it fixed. The DPW threw a metal cover over the drain and threw grass over it. She is concerned about safety. Her backyard is flooded.

Clerk points out that a fee was never collected for the Pinecrest Definitive Subdivision and fees were not collected for the second revision submittal or this one either.

EM moves to collect a fee for the first complete submittal and to waive the second which was withdrawn and charge \$100 (since the road is not there) for this one.

MINUTES OF PLANNING BOARD MEETING

DECEMBER 19, 1996

Clerk notes that the fee for the first submittal was \$225 for a \$325 total.

AM tells Mr. Gagnon the fee should be submitted before the next meeting. PC seconds. Vote of 4. (AM, WW, EM and PC). RL absent.

SPRING MEADOW DEFINITIVE SUBDIVISION CONTINUED PUBLIC HEARING

Greg Rondeau, applicant, presents an update. His engineer and Mr. Sexton, Amory Engineer, have been going back and forth over the detention system. They have come up with 3 or 4 scenarios to transfer the drainage from the wetlands to the street. They are not sure about the swale. There is concern about the sediment discharging or not discharging too much. It is the sediment from the road. They do not want to disturb too much wetlands and are trying to find a happy medium.

EM asks about the timeframe.

G. Rondeau talked with P. Herr, Mr. Sexton and his engineer. They are just finalizing their plans. They are trying to find the happy medium they are looking for relative to the detention system swale.

P. Herr points out that if this is continued to the next meeting, he needs to see the drawings a few days before because he won't be at the next meeting.

G. Rondeau wanted to set up a meeting with P. Herr and D. DiMartino. He thinks that everything is squared up. They will draw it up for Sexton and send it to him for review.

Clerk notes the extension will expire on January 9, 1997.

EM suggests he request a 60 day extension.

G. Rondeau agrees and presents an extension request to March 13, 1997.

EM moves to grant the extension to March 13, 1997. WW seconds. Vote of 4 (AM, WW, EM and PC). RL absent.

EM moves to continue to January 9, 1997 at 8:00 p.m. WW seconds. Vote of 4.

DISCUSSION WITH DENIS ETZKORN RE: 8 LOTS PEARL STREET

Denis Etzkorn explains the property would be coming in off Beech Street. There are 11 acres in the back. He will have 1.5 acre lots. He had his engineer draw up a sketch using the Town's rules. He will only have 8 lots because of the way the lots are shaped and how they enter the

MINUTES OF PLANNING BOARD MEETING

DECEMBER 19, 1996

parcel.

EM asks about developing an adjoining parcel.

D. Etzkorn responds negatively because he doesn't own the property. He has tried. Daisy owns the piece and will not sell. Kenny Lane owns another piece and will not sell. He points out the Charles River and the parcel which comes in to a cul de sac.

P. Herr notes this is not a preliminary. It is a sketch. The Town requires 90% of the lot area to be without land subject to the Wetlands Protection Act.

D. Etzkorn will have 1.5 acre lots but they only need 1 acre. There is a distinctive bank running along the Charles.

P. Herr refers to the new Rivers Act which states that 200' is subject to protection under the Wetlands Protection Act. The language was adopted to protect all land within 200'. There are interim regulations right now but he expects final regulations within 6 months. Taking 200' off is serious.

EM asks if that deals with all rivers or just the Charles?

P. Herr responds it deals with all rivers. The question is what is a river but in this case there is no question. The developer needs to be attentive to that. Bringing this in now does not grandfather it. The statute is in place and temporary guidelines have been issued to the Conservation Commission. The State Legislature has acted but the DEP hasn't issued formal regulations. It makes riverfront property subject to contingencies.

AM asks how the access will work?

WW believes it comes in off Beech Street and crosses the Town line.

AM asks if they are accessing in Franklin?

D. Etzkorn responds affirmatively. All issues have been resolved. There is not an issue with sewer since they will credit back.

P. Herr notes that the last time he talked with D. DiMartino all the capacity had been used up.

AM notes that he could put in septic.

D. Etzkorn thinks that could probably work if he has to. He hasn't decided about the water since he doesn't know where the water is. Can the water be looped down into Franklin and up?

MINUTES OF PLANNING BOARD MEETING

DECEMBER 19, 1996

Franklin provided water for fire protection for the other subdivision for DELA Construction. Can he run a line through Franklin for Bellingham water? Do they ask Franklin's permission to lay a line through Franklin? He doesn't know where the water is on Pearl Street.

PC indicates the water goes to the Town line.

P. Herr asks about the school bus for the kids.

D. Etzkorn responds the bus already passes through and loops around through Franklin. One town is Mass. Electric and one is Boston Edison.

PC asks who plow it?

D. Etzkorn believes that Franklin may as a courtesy since they are going down and need to turn around.

EM asks if it looks like it fits the lot shape factor?

P. Herr can't tell. He notes that there is a Planning Board member who is absent tonight who is adamantly opposed to dead-end roads.

EM thinks he could loop the road.

D. Etzkorn can't since he doesn't own the lots.

P. Herr states the Planning Board made a mistake before approving (the other subdivision this developer came in for - Pine Grove) without a connection to the property line. The Regulations give the Planning Board the authority to do that. The Town is in the Master Plan process, part of which has been the question of whether the Town should allow dead-end streets. Every circumstance is feasible that they should connect to the property line.

D. Etzkorn believes it is better to have a stub since they won't want a dead-end stop.

P. Herr notes they could have connected to the other subdivision.

D. Etzkorn points out it is in different ownership and he can't purchase it. All the other lots are constructed. They are owned by Orchard East who is going to build them.

P. Herr believes this would be a better development for everybody.

EM suggests they may be able to trade. He asks Mr. Etzkorn to bring the Pine Grove approved plan when he comes back.

**CHARLES RIVER CENTER CONTINUED PUBLIC HEARINGS FOR
MAJOR COMMERCIAL COMPLEX, WATER RESOURCE DISTRICT AND
DEVELOPMENT PLAN REVIEW**

Clerk reads letter from Richard Marks, Esquire, on behalf of applicant, faxed December 17, 1996, wherein he requests a continuance of the public hearing until the first meeting in January on January 9. He is requesting the continuance in order that the Town's traffic engineer has an adequate opportunity to review their analysis and to provide the town with comments.

P. Herr explains that Rizzo Associates has been retained as an independent consultant on the Town's behalf. He had a conversation with D. Fraine who advised that Rizzo will be done with their work by January 6. He doesn't see how the Board can go forward on the 9th when the report won't even be available until the 6th since the applicant will probably need to prepare a response to the consultant's report.

EM moves to continue to the second meeting in January on the 23rd.

P. Herr discusses the water quality issue. Amory has a long list of revisions. Nothing which has been suggested by him suggests it won't work. He had a conversation with Tom Sexton from Amory. He got the impression that he thinks all will be worked out and will probably be straight. D. Fraine indicated that he could have T. Sexton available for the second meeting. The report will be available on the 6th and made available to the applicant. MEPA directed the applicant to redo some of the traffic analysis. He doesn't know if Rizzo is reviewing the revisions. Rizzo will produce a report which Vanesse will want to respond to. He doesn't see how that can happen by the 9th. By the 23rd Rizzo, Vanesse, D. DiMartino, he and D. Fraine can all get together so the Board can act sensibly.

Leah Kraus from the audience, lives at Pilgrim Village and has a problem with the traffic. It takes 15 minutes to get out of her street. In order to come here, she has to go through Maple Street.

AM & EM explain that the town hired a traffic engineer to review the traffic situation on behalf of the town.

PC advises that we know there is a problem and hopefully our consultant can come back with a good study.

EM moves to continue to January 23, 1997 at 8:00 p.m. WW seconds. Vote of 4 (AM, WW, EM and PC). RL absent.

HIXON FARM ESTATES BOND POSTING

Yvon Nadeau presents a Form J, Guaranty Price Estimate for road completion.

MINUTES OF PLANNING BOARD MEETING

DECEMBER 19, 1996

Clerk reads letter from DPW Director Donald DiMartino, dated December 17, 1996 wherein he states the DPW received the Form J, Guaranty Price Estimate, for the Hixon Farms Subdivision on Monday, December 16, 1996. It deals only with Road B. The developer has constructed the section of this subdivision that is shown as Road B, Hixon Street. No work has been done on Road A, Beaver Pond Road. If the developer were to stop all work at this time, he estimates the cost to complete Road B to town standards would be \$30,000. To accept Road B, he requires that the water pipe be looped out to Hixon Street at the entrance to proposed Road A. The additional cost of the water main and appurtenances would be about \$37,500. He recommends a minimum guaranty for Road B of \$67,500. He estimates that the cost to complete all aspects of the subdivision (both Roads A and B) would be approximately \$193,700. He has reviewed the submittal and noted his suggested changes in the right hand margin. These suggestions deal only with Road B and the water main looping. He leaves to the Board the exact total to set for a guaranty on this work. At a minimum, no building permits should be issued for any lots fronting on Road A until the base pavement has been installed on that road.

AM reviews the Guaranty Price Estimate forwarded with DPW Director DiMartino's letter which confirms the \$67,500 suggested in his letter. AM asks why there is such a disparity between the two forms?

Y. Nadeau states that his says \$29,000.

AM compares the two forms. A lot of things which the developer is saying are done were not done because of the loop. There is also an inflation difference.

EM is agreeable to acting on Mr. DiMartino's recommendation.

Y. Nadeau asks if he can request a reduction.

AM responds that he can if Mr. DiMartino approves it.

Clerk provides a copy of the Form E-1, Performance Bond Secured By Deposit Form for Mr. Nadeau to complete. Mr. Nadeau will contact D. DiMartino and call Clerk to get on the agenda when he wants to come in.

DISCUSSION WITH MIDDLESEX NEWS REPORTER

Discussion with Mike McClain, Middlesex News about the proposed Charles River Center. AM explains what they are applying for - Major Commercial Complex Special Permit, Water Resource District Special Permit and Development Plan Review. He asks if it is a done deal. AM responds there are not many issues. In response to his question as to what is the big issue, AM responds it is traffic. EM further notes it is the question of impervious coverage. PC indicates it still has to go back to the Conservation Commission. They are working with the Conservation Commission

MINUTES OF PLANNING BOARD MEETING

DECEMBER 19, 1996

and the Planning Board at the same time. P. Herr states it is safe to say that if this is approved, there will be major construction on the roads. AM advises it will not work as it exists. EM believes the question is how far the town can get the proponent to go with off site improvements. P. Herr agrees there are two issues: impervious surface and the traffic issue.

DISCUSSION RE: PLANNING BOARD FEES

P. Herr advises that in order to revise fees the Board must draft a revision to the Subdivision Regulations and hold a public hearing.

Board members review the suggested revisions prepared by P. Herr. After discussion members decide to increase Approval Not Required Plans to \$20.00 from the current \$10.00. Preliminary subdivision plans to be increased to \$20.00 + \$.30 per linear foot of street centerline instead of the \$10.00 + \$.20 per linear foot of street centerline charged now. Members agree with suggested change of Definitive Subdivision plans to \$200.00 + \$5.00 per party to be notified + \$.50 per linear foot of street centerline + advertising cost - fees paid for preliminary plan + \$1.00 per linear foot of street centerline review deposit instead of the current \$100.00 + \$.50 per linear foot of street centerline + advertising cost - fees paid for preliminary plan + \$1.00 per linear foot of street centerline review deposit + reasonable cost of consultant review.

After lengthy discussion, Board members agree with increasing Development Plan Review fee to \$100.00 + \$3.00 per new or altered parking space + advertising cost + reasonable cost of consultant review instead of current \$50.00 + \$3.00 per new or altered parking space in excess of 10 + advertising cost + reasonable cost of consultant review. Site Plan Review fee to be \$50.00 + \$3.00 per parking space.

Discussion follows relative to special permit fees and whether or not they should include parking or average daily trip generated as suggested by P. Herr. P. Herr explains they would be charging separately each concern. Development Plan Review deals with traffic flow. Major Commercial Complex looks at traffic. Water Resource District is not related to traffic. The Board is not spending time reviewing it but is hiring an outside consultant to look at it. It does make sense to use parking as a fee basis for DPR. Members agree to charge Advertising cost + \$100.00 + \$5.00 per party to be notified + \$.40 per average daily trip generated for Major Commercial Complex. Board members agree with P. Herr's proposed fee changes for Cluster development or backlot, multifamily and environmental controls.

Relative to Zoning Bylaw changes where people propose zoning changes, P. Herr suggests the Board charge a \$75.00 handling charge. Presently, there is no fee charged.

P. Herr will make all changes and convert to the proper language and bring back to the Board. He advises that the Board has to be careful they don't make fees heavy which inhibits people from petitioning their local government for making changes.

MINUTES OF PLANNING BOARD MEETING

DECEMBER 19, 1996

EM indicates we are all taxpayers and don't want to discourage people from coming here.

P. Herr notes that in recent years proponents have been large property owners who are not residents.

THE WOODLANDS FRANKLIN ZBA DECISION TO DENY

Clerk provided a copy of the Woodlands Franklin ZBA decision for all members.

P. Herr advises that it is a very good decision. If the applicant does go to the state, they will not approve it. There are citizens on the Master Plan who are considering rezoning all the land along Mine Brook. If that happened, it would solve this, but it still needs a subdivision. They can't appeal. The Franklin ZBA loaded on 12 reasons why they didn't want this. It would effect Garelick's property too.

PINE MEADOW ROAD INCOMPLETENESS

AM discusses letter received from Brittany Road resident Jeffery Faneuff stating that the road has not been completed by the developer yet.

Clerk to send a copy of that letter to Town Counsel together with previous letter from Developer Fred DaPrato and Town Counsel relative to the incompleteness of road work issue which was supposed to be completed one year ago.

AM and EM are concerned because the developer is in bankruptcy proceedings. Letter to Town Counsel should ask what our next step should be in light of the bankruptcy.

P. Herr suggests they find out if the road bond bank account is listed in the bankruptcy. Board to ask Town Counsel how to proceed.

GENERAL BUSINESS

Discussion RE: Northeast Acres detention basin which is not built.

Discussion RE: Towers.

WW refers to pet store which will be opening up in Crossroads. He believes they need a variance from the ZBA because they act as a hospital too. It says special permit in the Bylaw.

Board members review Annual Report and Inventory. Inventory to be revised to include another 4 drawer vertical file cabinet used in Town Hall cellar and horizontal 4 drawer cabinet purchased with Planning Board funds for the Town Engineer but is now used by the Board because we no

MINUTES OF PLANNING BOARD MEETING

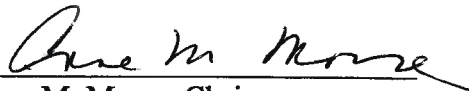
DECEMBER 19, 1996

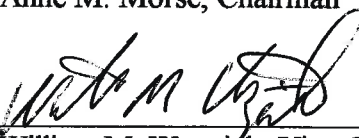
longer have a Town Engineer. Also to be included Town Engineer plan flat filing cabinet which was purchased by the Planning Board.

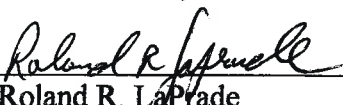
Members sign invoice for \$9,856.29 for P. Herr & Associates for Master Plan services rendered from July 1996 to October 31, 1996.


Members review memo received from P. Herr relative to a request for his consultant compensation to \$12,000 from the current \$10,000 which has been unchanged since 1989. Clerk to revise budget to reflect requested increase.

Meeting adjourned at 10:07 p.m.


Anne M. Morse, Chairman


William M. Wozniak, Vice Chairman


Roland R. LaPrade


Edward T. Moore


Paul Chupa