

BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

RICHARD V. DILL, CHAIRMAN
PAUL CHUPA
VALERIE J. DeANGELIS
ANNE M. MORSE
WILLIAM M. WOZNIAK
STEVEN CHOINIERE (Alt.)

MINUTES OF REGULAR MEETING

February 24, 2000

Meeting commenced at 7:00 pm. All members were present. Minutes recorded by Planning Coordinator Jill Karakeian. Planning Board Consultant Philip B. Herr was also present.

GENERAL BUSINESS

The Board signed invoices.

JK asked the Board about Empire Circle and release of security for completion. The DPW requires \$800.00 from that project for the work completed by the DPW and he sent a letter to Hyper Realty Trust. Hyper Realty Trust is looking to get the road approved at the May Town Meeting. I spoke to Grace Devitt and she looked this account up and what everyone thought we were holding was \$5,000.00, but the bank stated that it is not \$5,000.00 it is \$4,100.00 +/- . The bank stated that the account is made out to the Town of Bellingham and Hyper Realty Trust, but the account only requires one signature. I spoke to Jim Reger about this and he said that he will go get a check for \$800.00 payable to the Town of Bellingham DPW and forward it to Don DiMartino. Don says that he will recommend this at Town Meeting as long as he gets the \$800.00 prior.

VD states that the money that is being held should stay in the account until Town Meeting acceptance. That is how we treat all Street Acceptances.

RD isn't the normal procedure to hold monies until after Town Meeting acceptance?

JK says that she will send a letter to Hyper Realty Trust letting them know that they can go and take \$800.00 out of the account to forward to the DPW and the balance of the money needs to stay in the account until Town Meeting approval.

RD mentioned to Phil that Brad Allen, the developer for Blackstone Fields was at our last meeting and mentioned the delay of getting correspondence back from Phil's office. He said that

the prints had been there since the last meeting they were in which was in November. I just wanted to set expectations for people in your office. How much time do you need to review.

P. Herr says that they make it appoint to getting comments to the Board by the time of the meeting.

RD says that there was also a discussion of people speaking to Phil directly and it was mentioned that it needed a Board vote? Specifically, on the Lorusso case for Bellingham Shopping Center. The engineer for that project stated that he tried to contact you directly and your office said that they needed a vote from the Board to initiate such conversation.

P. Herr says that he doesn't believe that is true and we, not that I know, have ever turned anyone away. There is another issue and to weather the Board thinks it is appropriate for us to respond directly to the applicant?

RD asked if the plans get submitted, do you start the review process at that time? I just don't feel that you should have to baby sit other engineers. There should be a checklist that they go by.

JK says that there is a checklist that I give them when they come and ask for an application.

P. Herr mentioned that some years ago, my office sent a copy of the checklist to the engineers that did most of the work in the Town of Bellingham. One of the issues are, that I don't think that all of the applicants take the Planning Board submittal requirements as serious as other boards. Maybe you would want to delete some of the requirements that the Board doesn't always require.

BEECHWOOD BACKLOT SPECIAL PERMIT – MARTINELLI – PUBLIC HEARING **– Continued**

VD motions to continue the Special Permit Public Hearing for Beechwood Backlot Special Permit to 9:30 pm. WW seconds. Vote of 5 (RD, PC, VD, WW and SC).

MAPLEBROOK COMMONS – SPECIAL PERMIT & DEVELOPMENT PLAN **REVIEW – PUBLIC HEARING – Continued**

Andre of Fafard presents to the Board an update on the project. This is a 130 unit condominium project. There has already been 120 units built by a different developer and we are proposing to finish the project with the remaining units. The general configuration of the units and the road, I would say is more or less the same. One difference is the wetland delineation between the old one and the new one. Some of the driveways need to be altered some what. The Special Permit Amendment is to change the style of the buildings. Our last meeting in November, a letter was written to MEPA from the Planning Board asking for their opinion. Last night we closed with Conservation Commission and they will be issuing an Order of Conditions. The existing unit owners, we have not had any conversations since the last meeting. Naturally, I would like the Board to approve the amendment to the Special Permit and the Development Plan Review subject to a couple of issues. We got a clear letter from Amory Engineering.

RD says that Don DiMartino mentions in his letter and we constantly here that the State expresses their liking to septic over sewer.

VD asked Andre what they plan on doing.

Andre says sewer.

VD asked if we resolved the question whether or not there is capacity?

Andre says that we presently have capacity for 20 units and we are looking to have the 81 units transferred over from another project that Fafard owns in another part of Town that has capacity.

P. Herr asks if it is permissible? Asked if we have heard from the State in regards to our letter?

JK says that she is still waiting to hear.

Andre says that whatever the State says we need to do, we will have to do it. In regards to engineering, whether we take the sewer off site or build a treatment plant on site, the plans won't change.

P. Herr explains that there isn't a treatment plant shown on the plans presently.

Andre explains that it is not shown because we are not planning a treatment plant at this time.

P. Herr explains that he doesn't see how the Planning Board could approve something that is not shown on the plans.

Andre explains that the main issue is the 81 units. We will not be able to act and drop the 81 units from the Silver Lake project unless we get an approval. If there is an approval, even subject to MEPA and DEP, we can move forward with that and do the project change.

P. Herr asked that if the state says that you can't hook up to town sewer, do you think you would build a treatment plant on site?

Andre says yes.

P. Herr asked what units would the plant service?

Andre says his units. By the Special Permit, I believe we have a limit of building 100 units within a 2 year period.

RD I feel that we need to hear back from the State before we move toward a decision.

WW motions to continue the Maplebrook Commons Special Permit & Development Plan Review to March 23, 2000 @ 8:30 pm and grant an extension for action to April 14, 2000. AM seconds. Vote of 5 (RD, PC, AM, WW and SC). VD abstains

HARTFORD VILLAGE – DEVELOPMENT PLAN REVIEW – PUBLIC HEARING

WW motions to waive the reading of the public hearing notice in the newspaper. VD seconds. Vote of 5 (RD, PC, VD, AM and WW).

Paul Hutnick of Andrews Survey & Engineering and Joe Antonellis, Atty. for Brad Wright as well as Brad Wright are before the Board to present the Development Plan Review for Hartford Village.

P. Hutnick explains the landscape plans and has comments from Walter Amory. I have sat down with Mr. Amory and we went through the whole project and we pretty much have an understanding on what needs to be done from the drainage aspect. We have added a definitive landscape and we have a scheme to what would and what would not be planted around the site. Last night we went to Conservation Commission and they were no real problems and we have scheduled a site walk. The Septic has been submitted to the Board Health and is waiting to here. We have a landscaped path that goes around the whole project. There are white pines around the path that are staggered diagonal so when you look into the project it will shield the project. I haven't redone the plans to accommodate Amory's comments only because I was waiting to see what happens at tonight's meeting and there wasn't enough time to prepare updated plans. The comments from Amory start as follows: 1. Detention basin construction details relating to outlet control, emergency spillway, dike and sediment forebay should be augmented/modified. – We will add the details, a sediment forebay to the detention basin and satisfy Item #1. 2. Soil testing (test pits and percolation tests) should be performed at the location of the proposed detention basin to determine soil types and seasonal high groundwater level. – That has been done and the basin will need some minor modifications. 3. Reconfiguration of the detention basin to improve aesthetics should be considered. As presently shown, the easterly dike of the basin will have a 10-ft. height. – It is very difficult to say that I can do that. Because of the fact that there could be an elevation problem if I start moving the basin. 4. Facilities for groundwater recharge should be provided. Depending on the results of soil testing, the detention basin may provide suitable means of groundwater recharge. Otherwise, use of infiltration trenches to recharge groundwater with roof-run off may be required. – We did percolation and soil testing and we thought we would do something with trenches. 5. Two-and one hundred-year storm hydrographic for pre-and post-development discharge at the easterly design point (AP1) should be submitted. – That is something I can do. 6. To provide space for pipes entering DMH2, the diameter of this manhole should be increased to 6 feet. – This is specifying another manhole and that can easily be done. 7. The 18-in. ADS (plastic) pipe outfall should be protected with a reinforced concrete headwall at the detention basin. – That is just adding a detail and I will do that. 8. A cross-section detail should be shown for Village Lane. – Which would be a typical section of the road showing berm on both sides and thickness of gravel, pavement and what not. In addition he says: While our review has related primarily to drainage and stormwater management, we also note the potential for nitrate released from the proposed sewage disposal system to impact domestic wells located adjacent to Hixon Street. Municipal water service should be provided for dwellings currently served by onsite wells along Hixon Street. – The two homes that are spoken of, we can provide them with Town water from our site, if that is wanted. Title 5 says that the system needs to be 100' from private wells and these are approximately 250' away.

P. Herr says that his office doesn't have new architectural drawings. Are the old ones that I have still the same?

B. Wright says they haven't changed.

P. Herr says that he couldn't read accurately from those drawings what the building height is for each of the buildings that are along Hixon Street.

B. Wright says that they will get elevations and show the height of the buildings along Hixon Street.

P. Herr says that one of the concerns are the angled dwelling units have angled driveways. Are you going to be able to turn into the driveway where it is at an angle? Are the driveways at the regulatory size? It looks to be very tight. I think it could be improved and it could be improved even better if there were five fewer units.

P. Hutnick says that the actual driveways are 26' wide.

P. Herr says that the drawing indicates that there are two parking spaces per unit. The town requires 2 ½ per unit.

P. Hutnick explains that has been the submittal since the beginning.

VD says that she thought we had talked about additional parking up on the top part of the site.

P. Herr had agreed.

P. Hutnick explains that the land that the Board is talking about does go with this parcel of land and if that is what the Board wants then that is something we can look into.

VD says that this project looks so crowded. Mentioned Don DiMartino's letter and that he talks about the possibility of Phase III sewers being extended to Hixon Street and he suggests that the septic collection system that goes down to the septic tank and pump chamber be constructed in accordance with the Town of Bellingham Sewer Connection specification. Is that something that you would be willing to do?

P. Hutnick says that he will look into that and that is something we would want to do.

VD says that he also suggests that you meet with the DPW staff to locate all the water main gate valves.

P. Hutnick says that he would set up a meeting with him to go over these items.

VD mentions that the fact that the driveways are not long enough should be addressed.

P. Hutnick says that he will check all of them for standard size.

P. Herr doesn't think the Board should accept this plan with the parking not being satisfied.

VD explains that we are not happy with the way it looks right now, we think there should be 2 ½ spaces per unit. As well as the length of the driveways for the units on the right when you come into the site.

WW motions to continue Hartford Village Development Plan Review to March 23, 2000 @ 9:00 pm. VD seconds. Vote of 5 (RD, PC, VD, AM and WW).

EMC – Informal Discussion

RD informs EMC that the Board has some correspondence from Town Counsel and we also have a member of the Board who's husband works for EMC and another member of the Board's daughter is going to be working for EMC and Board members who own EMC stock. We just wanted to disclose that the members that own stock do not own more than 1%.

Dave Streeter, Director of Real Estate for EMC, John Thomas and Robert Wydneck of Beals and Thomas is before the Board to informally explain their intentions of the 147 acres which is known as the Hill farm on High Street and Maple Street. EMC is headquartered in Hopkinton Mass. We are the worlds largest provider in the prime storage systems and associated software and services. There probably isn't much you can do in your daily life that isn't a piece of data recorded on our equipment. We are twenty years old last year and founded by Richard Eagan and Roger Marino, the C has lost the history. The end of our twentieth year we were just under a 7 billion-dollar company. 700 million dollars of that revenue is software, we are one of the largest and fastest growing software company in the world. 80% of our engineering effort is devoted to the development of software. In terms of size, we are about 3.2 million square feet in Massachusetts, in 20 buildings located up and down Route 495 from Westboro/Southboro down to Franklin. Worldwide we've got just over 17,000 employees and 6,700 of those are in Massachusetts.

Robert Wydneck of Beals & Thomas goes over the overall master plan, buildings and onsite facilities. The site is located on Maple Street and High Street bisects the site. It is 147 acres, 89 on the North side of High Street and the remainder on the South side. The site is zoned Industrial and abutting Industrial to the east. There is some Agricultural and Suburban residents on the opposite side of Maple Street and off of Stonehedge Road. We are currently going through the process of understanding what the site has as well as the soils conditions on the site. There is some concern with the Charles River Watershed. We have had some meetings with the Conservation Commission and we have confirmed all the wetland boundaries. We wanted to also talk to them about the gravel area as well.

J. Thomas of Beals & Thomas explains that what you are going to see is a development of about 1.2 million square feet.

RD asked what the square footage of the Franklin site was?

J. Thomas says it is 702,000 square feet, two stories.

D. Streeter explains that we are looking at High Street dividing the site. That we would have a north campus and a south campus. The north campus would be focused for engineering, software type of development. We have shown 3, 160,000 square foot buildings on the north. We have a building along the area of 495 which would service some of the accessories. Such as, daycare, healthcare, recreational component, a wastewater treatment plant. The southern portion of the property we are looking at a larger building, similar to the size of the Franklin facility for potential manufacturing use. However, this building is half the height, it is longer and lower than the Franklin building. Our site circulation shows two means of egress and access from north and south campus areas using High Street. We are not developing a plan that touches High Street other than the crossings so that users on site do not have to come out onto Maple Street to go from site to site. We have shown a pedestrian network throughout the site. A lot of EMC employees like to get out of the buildings and get a breath of fresh air during the day.

J. Thomas explains we are planning on filing the ENF sometime the end of March first of April. Our hope is that we get through the MEPA process within 10 to 12 months.

street opening bond for Brookside, we can only use that for South Main Street), the drainlayers bond is dedicated to the easement work. The balance for road work funds is \$53,000.00. According to Town unit costs is was \$85,060.23. Units removed by Homeowners Association votes, town services and reassignments of proceeds = we removed \$47,113.98, revising the balance of cost to complete \$37,946.25. We show that we have an available roadwork fund of \$48,500.00 which leaves an excess fund of \$10,500.00 +/- . It appears at this point and time, through what we have done, we have enough money to finish the project based on town unit costs and town unit quantities. With the remaining \$10,500.00, I spoke to Don DiMartino, and one of the main concerns with completion of the project is a leveling course over the existing asphalt. It is impossible to estimate how much that is going to cost. We do have a figure in here for leveling that is \$6,510.00 and we don't know if that is enough. We still believe that there will be a surplus at the end based on the format that we have laid out so far. We would also like to point out that if we had the money we would put the fence. Nobody has a problem with the fence and that might be something we can look at later.

Don DiMartino also wanted to point out that the homeowners eliminated the whole top portion that included trench repair. It may end up costing less to level the road, we don't know that until we do the work.

M. Civitarese explains that the road has been there for two years now, so any differential settlement that may have gone on from this point back, more or less will have already happened. I believe that we can go with a leveling course throughout the whole development and still possibly having money left over to hopefully get that fence up.

Dave Collins (Edgehill Lane) explains that out of the 32 homes that we invited to participate in this questionnaire, we got 24. It was a mixture of old and new homes combined. There are 18 new homes, out of the new homes 15 participated.

Jodi Civitarese (23 Edgehill Lane) explains that she feels that what the old neighborhood put up with this past two years, they deserve to at least get a topcoat on their road.

RD asked Don what our next step is?

D. DiMartino explains that he wrote a letter to Lee Ambler after the last meeting, mostly to ask him about the fence. His reply was that he does not recommend that this Board amend the subdivision plans. He does recommend that you establish a list of priorities and work to be done. He also has suggested to use the money to complete the work that is on the list that is established. At which point, one of the residents, or possibly Lee, should partition to have the roadway accepted. Then the proper steps would be taken and it would need to come to this Board for discussion and recommendation. At that point, it should be written either into the Town Meeting Article or the Planning Board's decision, it is obvious that the road is not going to be completed any further to subdivision standards. He feels that if you amend the plans, then you are setting a precedence. My feeling is that we can save a little money if we just level and don't patch the trench area. The first step would be leveling, raise the castings, overlay, installing the curbing, driveway aprons, some miscellaneous items. I'm guessing that will be around \$32,000.00. The next item I would recommend some form of fence construction. The most important, for the long term, for the residents is the bounds being set. Maybe we could put in a lessor grade of fence to save some money to put towards the bounds being set. As far as getting the Deed recorded, Lee is looking to draft a deed right now and I think he can be pretty flexible with the charge for recording.

RD asked if we could get to the final paving step and then have you come back in so we can see at what dollar amount we are at?

Don DiMartino says that is fine with him. We will proceed with the work if that is what the Board wants us to do.

AM motions to the close the public hearing for Brookside Estates Subdivision Modification. VD seconds. Vote of 5 (RD, PC, VD, AM and WW).

AM motions to direct the Don DiMartino, Director of the DPW to move forward with the roadway and shoulder construction and take it to existing conditions at Brookside Estates as discussed tonight. VD seconds. Vote of 5 (RD, PC, VD, AM and WW).

AM leaves the meeting.

MARTINELLI – BACK-LOT SPECIAL PERMIT - BEECHWOOD ROAD

E.K. Kahlsa of Land Planning is representing Richard Martinelli on behalf of Bill Halsing. I am pretty much up to speed on where we are, but I would like to ask the Board a couple of questions. My understanding is that Bill has submitted for review, a Form A plan, the land on Beechwood Road?

JK says that has not been submitted yet.

P. Herr says that Board had suggested looking into the Form A aspect of this project. E.K. says yes and he brought it with him tonight. Having reviewed the backlot subdivision plan, I had concern that it seemed that that plan was in accordance with the bylaw and would also do that same as an 81-P plan and was wondering if that plan would be acceptable to the Board?

VD says that one of the big issues were that the road is not an accepted road, it is not finished and it is a dirt pathway.

PC asked how far the hot top goes to?

E.K. says that the hot top goes to the intersection around to the left and stops in the middle of the circle and ends. It is then dirt back to the intersection.

VD says that this whole thing is backwards. You have an existing lot that you are turning into a backlot. That is not the intent of the bylaw.

E.K. explains that the 81-P provides frontage for the lot where the existing home is.

P. Herr asked if the Town had security, is there a covenant?

JK says that there is no security held by the town.

VD explains that she did a letter back in 1995 of the whole chronology of the project. At the time of my research, Lot 2, 3, 4 and 16 were never released.

P. Herr says that the question is, have these lots being presented been released from the covenant?

VD says that lots 5, 6 and 7 became lot 7A and they were released. It could be that our file is not complete. Couldn't they go to the Registry of Deeds and look what has been recorded as far as lot releases and release of covenants?

P. Herr says absolutely.

VD says that if it has been released, then we can move forward. If it hasn't been released, then the road needs to be completed, or we need a bond.

E.K. suggests continuing until the next meeting giving them time to research the release of the lots and covenants registered at the Registry of Deeds.

R. Martinelli agrees to finish the road to a certain width and to a certain point.

P. Herr feels that this is a premature conversation.

WW motions to continue the Back Lot Special Permit Public Hearing for Beechwood Road to March 9, 2000 @ 9:00 pm. VD seconds. Vote of 5 (RD, PC, VD, WW and SC) AM left the meeting.

BELLINGHAM SHOPPING CENTER – SPECIAL PERMIT & DEVELOPMENT PLAN REVIEW - continued

Jerry Lorusso of Lorusso construction, Bill Sax, Attorney, Chris Erickson, HTSD and Bruce Babcock of Wilson Associates is in front of the Board to present Bellingham Shopping Center.

B. Sax explains that their goal tonight is to go through the review letters and show the Board how we are addressing the comments. Yesterday, the Conservation Commission all but closed the public hearing. There was one issue left dealing with the location of the detention pond relative to the water table and that will be addressed tonight also.

Bruce Babcock reads the letter from the Fire Department dated 2/14/00. I have recently reviewed the two plans for the Bellingham Shopping Center on South Main Street. I am pleased to say that the Site Plan dated 2/27/00 shows the concerns that this department had with regards to the water main, additional hydrants, adequate spacing and emergency accesses. The second plan dated 1/27/00 indicates the traffic out on South Main Street and emergency access and also needs to note on the plan that the lights will be equipped with Opticon and is required on all lights in the Town of Bellingham. We will put a general note on the plan and that should resolve the final issue with the Fire Department. Mr. DiMartino's has some concerns. His 2/10/00 letter regarding drainage. Right now there is minimum drainage out on Route 126. We intend to bring the drainage from the intersection into the stormwater detention system in the subdivision. With regards to the water on the system, some of the lines need to be located so we may note them on the plans. Some of the pipes are located under the existing building. He asked that the size and location of the existing main on South Main Street be shown on the plans. We will do that. All the remaining issues from Mr. DiMartino relate to traffic, so I would like to turn this over to Chris Erickson of HTSD to address those.

VD questioned at the bottom of Don's letter where it mentions that the plans are missing several details.

B. Babcock says that he will speak to Don to make sure they put what he wants on the plans.

C. Erickson of HTSD explains the details that Mr. DiMartino is asking for are final design details. That will all be taken care of in the final construction phase with regards to the intersection. The schematic that we are showing here is the intersections along South Main Street. We are showing, Center Street, Scott Hill Blvd., Penny Lane, Chestnut Street and Pulaski Blvd. With the exception of Pulaski Blvd., we looked at level of service at un-signalized intersections and how they are effected under the build and no-build situation within a 5-year spanned. The existing conditions from the minor road, at peek hours, is extremely difficult. There will be some improvements.

SC concerned regarding the impact on Center Street, making it a whole grade worse and wanted to know what the criteria to warrant a traffic light?

C. Erickson explains that there are several criteria's to warrant a traffic light. The Center Street intersection barely meets the peek hour warrant, which is one hour of the day with traffic signal. It is typically something we would not recommend for just one hour. SC asked why Elm Street or Mann Street isn't included in the study?

C. Erickson didn't know why they weren't included and would check on those.

B. Babcock explains these are the intersections pointed out by Mr. DiMartino.

VD explains that the thing about North Street and Elm Street is that they are commuter roads.

P. Herr asked if the Town had conversation with regards to this project with Bruce Campbell and Associates?

VD says that the Board received a copy of a letter that was sent to Bruce Campbell and Associates from Don DiMartino mentioning the project.

WW says that we also received a letter dated 2/11/00 from Don DiMartino to Denis Fraine regarding the scope of the work and the estimated cost.

B. Babcock explains that we are ready to enter into a contract with Bruce Campbell and Associates so they may review the intersection and signalization as well as traffic. Because this is going to take some time, we are asking that the Board approves the project contingent upon meeting DPW standards with regards to the intersection and Mass. Highway rules and regulations. There are two parts to their contract. One is to review the traffic study at various intersections. The other is the signalization design at the site.

P. Herr feels that this traffic information is the most critical part of this entire decision.

B. Sax wanted to mention that this is a modification to a Special Permit that was previously approved in 1986.

VD explains that she feels the Board should look at this as a new plan. A lot of time has gone by, a lot of changes have taken place in Town and on Route 126. Traffic is a big, big part of this project. There are a number of items on Horsley and Whitten's letter (Town's independent engineer) speaks of significant issues and I just don't think the Board can approve this tonight contingent. Phil Herr also has a number of issues.

B. Babcock recognizes there are other issues and would like to continue with the traffic and move on. He mentions the fact of the proposed sidewalks on the left side of South Main Street. We have some wetlands, slopping and some of the local abutters that aren't interested in having sidewalks on their side of the street. We are willing to meet with the DPW to see what their plans are.

Resident at 806 South Main Street expresses their concerns about the sidewalks in front of their home and they are not in favor of it.

VD mentions the 2/23/00 letter from the Safety Officer. He talks about signs or preferably signals in each direction travel prior to the intersection of the plaza.

B. Babcock says that they had proposed to put signs. We will discuss it with the Safety Officer.

VD says that it is not up to the Planning Board where the DPW decides to put the sidewalks. I'm just guessing that he eventually wants sidewalks all the way down South Main Street.

B. Babcock reviews Horsley & Whitten's letter. We met with Conservation Commission last night and we had just received the letter. We went through each of the items with Conservation, approximately one third of the items were to be dealt with the Conservation Commission. Another third of the items are minor information that needs to be submitted to the Consultant. Another third of the items are issues that can be resolved with Conservation Commission and with Horsley & Whitten. We will submit updated plans to Horsley & Whitten and contact them to make sure everything they are looking for is on the plans. There is an issue with the current detention pond that spills over at a 25-year storm. The Conservation is not sure which way they are going to go with that situation.

VD wants to know where the water goes, when it spills over?

B. Babcock explains that it goes back into the stream that is behind the project.

P. Herr feels that the Board should hear from Conservation on this project.

JK says she will speak to Conservation and ask for some correspondence.

B. Babcock goes over comments from Phil Herr dated 2/22/00.

G. Lorusso explains that the existing building is considered Phase I (73,000 sf) and when we move forward with the other buildings shown on the plans we will submit architectural plans for the new buildings considered Phase II.

P. Herr asked if when they come back to start Phase II, will you seek another Special Permit?

G. Lorusso says no.

P. Herr says then in order to approve this Special Permit the Board doesn't have the authority to waive the requirements of the drawings of the buildings that are shown on the plans included in this Special Permit. I think you need something that graphically displays to the Board what they are approving. They have dealt with this at other locations using a footprint shown on the drawings in which the building must be built in.

B. Babcock asked if it is as all possible for the Board to approve Phase I and Phase II not be approved until we provide the information needed? Phase I is the existing building. Phase II includes the front building as well as the rest of the back building.

P. Herr questioned the fence along the property that abuts Charlie's Tire's property?

B. Babcock says that there is a fence there.

Glen Gurriere (abutter) explains that he wants the fence, but not concerned about it until Phase II is started.

P. Herr says that the trees aren't all identified on the property as well as the landscaping.

B. Babcock says that he will update the plans.

VD questions the detention pond, it holds water and feels that it should have a fence.

B. Babcock says that if the Board feels strongly that the detention pond should have a fence, then we will put a chainlink fence around the detention pond.

P. Herr brings up the concern about Parcel B shown on the plans.

B. Babcock explains that Parcel B is an 81-X and should it be developed it will come back in front of this Board.

VD says that we have concerns about access to that parcel B from the center so you don't create more traffic on Route 126.

B. Babcock says that he doesn't see Parcel B ever being built on.

P. Herr says that I just heard that they aren't seeking a Special Permit to incorporate Parcel B.

B. Babcock explains that we intend on, after we get approval, to incorporate Parcel B with the plaza to be accessed through the plaza. Does the Board want us to go and make all the necessary changes on the plans, or does the Board simply want us to acknowledge that all these changes will be done prior to them getting signed.

RD says that we would like to see up to date plans.

P. Herr says that there is an outstanding issue whether the Board is going to enjoy the benefit of the view of the traffic, which apparently will not. I will do the best that I can to try and make clear some of the studies that are still needed which will be bearing on the time limit.

B. Sax explains that the traffic study has already been reviewed. We now have to design the intersection and that has to be reviewed, which will all take some time.

B. Babcock says that we have no problem paying for the review, we have no problem paying for the design and we have no problem paying for the light.

VD asked, can we protect ourselves in the Special Permit Approval enough to say that if we are not satisfied for any reason it would be disapproved at that point.

P. Herr says yes.

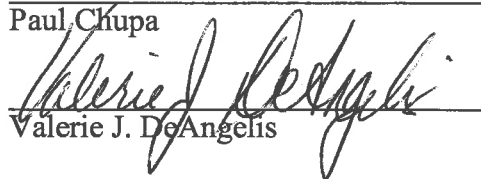
WW motions to continue the Special Permit and Development Plan Review for Bellingham Shopping Center to March 9, 2000 @ 9:30 pm and grant an extension for action on the Special Permit and Development Plan Review to March 24, 2000. VD seconds. Vote of 4 (RD, PC, VD and WW). AM left the meeting.

WW moves to adjourn at 12:45 pm. VD seconds. Vote of 4 (RD, PC, VD and WW). AM left the meeting.



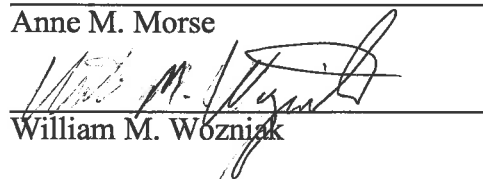
Richard V. Dill, Chairman

Paul Chupa



Valerie J. DeAngelis

Anne M. Morse



William M. Wozniak