



BELLINGHAM PLANNING BOARD

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March 8th, 2001 Meeting Minutes

Called meeting to order at 7:06p.m.

Present at the meeting:

Richard Dill (RD)
Valerie DeAngelis (VD)
Edward Guzowski (EG)
Steve Choinere (SC)
William Wozniak (WW)
Glenn Wocjik (GW).

Other officials: Philip Herr (PH), Thomas Guerin (TG), Donald DiMartino

- General Business

Susan O'Malley, 64 Littletree Lane, needs another approval block, has plans that need re-endorsing because it was never filed.

Mr. Endre Hollosi 81-P, Signature not required

RD: This doesn't meet the standards for the 81-P, plans, approval not required.

PH: I thought this wasn't going further

WW: Motion to let Benchmard Engineering Corporation confer with Town Counsel.

EG: 2nd. Vote, 5-0, approved.

VD: Motion to withdraw 81-P, dated 2/16 without prejudice. EG: 2nd, vote, 5, approved.

- IDC Power Plant, Depot Street, Development Plan review

Joe Antonellis, local counsel for IDC LLP

Ted Barton, Dennis Fisher, Ron cook of Sargent and Lundy Engineering, primary focus is in designing of power plants, Theo Kinderman, landscaping specialist, Dave Keest, noise expert, not hear tonight.

Steve Pritchard, IDC: The Project:

Access road off Depot Street, heavily buffered line, another 65 acres on another side acting as a buffer, very compact, at end, 14 acres will be built on, a total of 30 –35 acres to be used.

A single multi level building, housing the plant, a switch gear or substation, running adjacent to the Boston Edison transmission easement.

Some parking for the fairly limited crew of operations, when it is in full time operations.

An area designated for a portable de-mineralizer to recycle water, very basic overview, Drawings in package show a detailed description of the site.

WW: What is a common stack?

S.Pritchard: Each individual flow for each gas turbine, the zoning board requires us to build 225, we went to the Zoning Board for a number of height approvals. A condition of state approval.

VD: The existing large stack is 190 feet.

Carole Duhaime of Paul Lane: What are you planning if Phase 3 sewer doesn't come in?

Mr. Pritchard: We're not relying on Phase 3 sewer, we'll truck out the waste, Our agreement with the town is 20,000 gallons per day of water. There is an on-site septic system.

CD: How many truckloads a day will be taking out waste water?

SP: It will be truck loads a week, not daily.

WW: Is that hazardous waste?

EG: I have a number of concerns regarding aqueous ammonia.

Ted Barten: We will be using an aqueous ammonia solution, 19% ammonia, 81% H₂O, diluted solution akin to cleaning solution, stored within a tank, further enclosed within a dike, then within a building. Model max concentration about 40mil. In perspective: odor threshold is 200 ppm, parts per million.

EG: What happens in the event of a fire? Is the building sprinklered?

T. Barten: No, there's nothing to burn.

EG: There could be a fire and there is nothing to put it out.

T. Barten: There's nothing to burn.

EG: In this Hazardous Material Safety manual, in the handling of aqueous ammonia procedure, it states that it is extremely flammable and dangerous if leaked out.

T. Barten: We will be providing training, in handling of trucks and in handling the material. If there were a leak, say a coupling fails, potential for any problems is very small. Our employees are trained.

EG: All 28 of them?

S. Pritchard: Let me address this, all of our employees are trained in handling these materials and we're also going to provide training for the fire and police department.

The tank trucks used to haul aqueous ammonia are heavily built insulated tankers surrounded by a steel cage. The tankers are designed to withstand standard accident where the car is damaged and the tank is not.

Ammonia and toxic end point: on average meteorological conditions, the idea is to schedule the delivery during low peak hours.

Dennis Fischer, Sergeant and Lundy, Ron Cook. We'd like to address Mr. Sexton's letter:

There was discussion on the 30 points of Mr. Sexton's letter. Mr. Fischer and Mr. Cook said that most of the points brought up would be shown in more detail on the final plans submitted.

J. Antonellis: Prior to our submittal, it is our opinion we went way beyond what was approved for A & P. There is some question as to how to proceed with drainage calculations.

WW: Are we talking about just the site plan or the entire facility?

J. Antonellis: If there are deficiencies, they can be ironed out in the final design.

WW: I'm just bothered we don't have a full set of plans.

JA: With all due respect to the Board, we've taken many steps to provide this Board with an extensive plan.

There was more discussion regarding the 30 points of Mr. Sexton's letter.

JA: The entire property will be fenced with 24 hour security.

RVD: What are the final plans?

PH: I think they would like the Board's response to the configuration and approve the go ahead for the final plan. We're not being asked to sign off on this set of materials. It does raise some questions as to the process.

SP: We thought we were going above and beyond what ANP had approved.

Brian Sutherland, Yvonne Road: What is the stack height going to be?

SP: We had originally had 190', the Zoning Board requires us to have 225' which is more than adequate. We have to go back for Siting Board approval. These plans do not reflect the requirements for the Zoning Board.

VD: There is so much not settled yet until the final plans, shouldn't this be put off until May, after the new board is elected? I think this process builds on what was approved under the ZBA. I wasn't on the board when ANP was approved. When are you going before the Siting Board?

SP: I don't know.

Mr. Sexton: It's a valved connection. Ammonia containment area with piped connections. Oil run-offs have their own separate sewer system that won't run into any storm water trying to keep all drainage separate.

Maurice Durand: With 10' walls, there's zero ammonia. The appeal is going to take some time so they've gone to the Siting Board to ignore the ZBA decision. 19% ammonia is very strong. If 20% were being used a whole new set of regulations is required. Store bought supplies are 4-9%, no where near 19%.

SP: In negotiation of a payment in lieu of taxes, gives certainty over a period of time. Issue is one of time. We can't guaranty it will be done by 7/1. 8 million is the grant to the town with waste water agreement. We talked about it, the agreement codifies it.

JA: There's been discussion regarding 10' walls. It is under appeal. The town's consultant said use 10' walls or its equivalent methods.

WW: I think you need to get the set of plans completed and come back. This board needs to see the final plans.

SC: Motion to continue IDC to March 22, 2001 at 7:35p.m.

WW: Second. Motion passes, 5-0.

- EMC, Maple Street, Development Plan review

Valerie DeAngelis abstains and leaves the meeting.
David Streeter, Director of Real Estate for EMC

Robert Wideneck of Beals and Thomas. Majority of what we've been doing is ZBA on April 5th. MIPA process states environmental impact on area.

We've received comments, made modifications to plans. There are questions as to how the board wants to resolve any questions that can't be resolved. We've found out about another proposal Form Centerless Grinding. We've modified the entrance 10' on the northerly side. We've raised certain elevations because of excess soil removal. Our architects have looked at the wastewater treatment plant, have reduced the height from 32'-20'.

Two wells on the property. We sent out a mailer within 2500' to test the wells in the area. There is still a question how to deal with High street.

In regard to the traffic problem on High Street, it was proposed we build a bridge to go over High Street. For the structure it would require, we can't cut the grades down. Along High Street to keep with in the right of way, you'd end up having a very big disturbance. Costs over \$1million associated with an over-structure retaining walls. We feel EMC employees will adhere to traffic regulations imposed by the company. If this solution doesn't work, campus security can take care of it. We've discussed the possibility of providing a satellite parking area and we feel people won't utilize it and it would create as much traffic as without it. Several aspects of satellite parking need to be considered. Shuttle busses would increase. There would be a reduction on Maple Street. Bottom line, it doesn't make sense.

D. Streeter: With satellite parking, people still go the trip in the hope that a spot would be open that someone missed.

R. Wiedknecht discussed the waste-water treatment plant and soil absorption system. He addressed a letter from the Board of Health dated January 8, 2001. DEP have hydro-geologists looking at the 10,000 gallons per day system right now. DEP has guidelines. In this situation we are in disagreement and feel the Board of Health does not have jurisdiction over this facility.

Amery Engineers: Patrick Brennan. We're concerned about run-off on the site for a 100 year storm. By letter of law, if you meet peak periods of run off, you meet the law.

Dan Feeney: Don was concerned about the 6" pipes and requested 2". We propose 3".

Don DiMartino: Almost everyone originally asks for a 6" pipe.

EWG: What is your back up plan if you need more water?

EWG: What is your back up plan if you need more water?

R. Weidknecht: At no point will we ever take more than 54,000 gallons per day.

Don Martinez, 334 Maple Street: On the High Street issue, what about making it one way certain times of the day?

EWG: High Street residents asked for sidewalks; in addition the width of the road is narrow.

Don DiMartino: To do that, would require major land takings, and I don't think High Street residents want that.

RVD: Send letter requesting correspondence from Safety Officer.

WW: Motion to continue EMC.

EWG: Second. Vote: 4-0, passes.

P.Herr: We need the Board's feedback on what to do with the mitigation money for EMC. It is my suggestion you vote to ask a draft made of a decision regarding the Scenic Road, the Development Plan and the Special Permit. At the meeting today, with myself, Don DiMartino, Steve Choiniere, Ed Guzowski, and members from Beals and Thomas and EMC, it was discussed, 1 ½ million to DPW, ½ million to Public Safety, 61A funding from MA Highway, these issues were discussed.

SC: Motion to have Phil to draft motion for approval with following conditions, 915,000 to Mass Highway, 1 ½ million to DPW, ½ million to Public Safety, 61A regulations, Signs monitoring traffic on High Street.

D. Streeter: We're not required to give the money upfront, but Mr. DiMartino requested it now, so that the whole road is done once and we are in agreement to that.

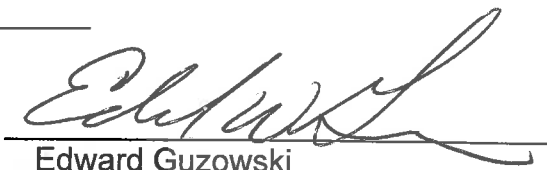
EWG: Second. Vote: 4-0, passes.

WW: Motion to adjourn at 10:55.

EWG: Second. Vote: 4-0, passes.

Minutes Accepted on: 8-9-2001
(date)


Richard Dill


Edward Guzowski


Steven D. Choiniere SA.