



BELLINGHAM PLANNING BOARD

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May 10, 2001 Meeting Minutes

Present at the meeting:

Richard Dill, Chairman (RD)
Steven Choiniere (SC)
Edward Guzowski, Secretary (EG)
Glen Wocjik, alternate member (GW)

Newly Elected: Roland Laprade (RL), Brian Sutherland (BS),
Other Officials present:
Paige Duncan, Planner (PD)
Tom Guerin, Fire Safety Officer (TG)
James Haughey, Safety Officer (JH)
Ted Bailey, Town Engineer (TB)

RD opened meeting at 7:05. Under General Business, the Board reorganized as follows:

RD nominated Roland Laprade for Chairman, EG 2nd, vote 5, approved.
RL nominated Richard Dill for Vice Chairman, SC 2nd, vote 5, approved.
EG nominated Brian Sutherland as Secretary, RD 2nd, vote 5, approved.

BS asked about the state of the minutes. They are behind. Last year, Jill Karakian left several meetings undone, as did Diane Dearborn, and they are currently behind as well. *After the meeting, BS suggested they be done by the Tuesday before the next meeting as well as one previous meeting in order to get them caught up. Ed and Rick volunteered to read over any extra minutes to help get them caught up and on the web and in the files.

There was discussion about the abundance of information received in the packets, that the Board would like them at least by Tuesday. They will be prepared and ready for pick-up by 3:00pm on Tuesdays.

- Matthew Clark, TMC, 1 William Way, Pipe Size Revision:

MC: The line was installed based on an engineers calcs.

RD: We wanted to see what DiMartino said.

Tom Guerin: DiMartino has nothing to do with this. Fire Safety is regulated by us.

DPW has recommended 8" mains. The Master Plan calls for 10-12" mains, Don said he would like to see at least 8" mains.

Roland Laprade: (RL): Where does that leave the Planning Board?

TG: You'll always see the fire department come in recommending an 8" main. The Planning Board should go by what fire protection suggests. Something as small as what he has is acceptable if it works. We did not have the calcs when we made the recommendation.

SC: I just feel we do a lot of work to approve these plans. I just feel they should come to us before they make the changes not after.

RL: I agree. We should meet with DPW & Fire to come up with a system so people don't fall through the cracks like this again.

TC: He did the test twice.

BS: What position does it put the Planning Board in? As far as we have approved plans and something different has been built?

RD: We usually have the applicants set an as-built plan on the plans and file.

SC: Motion to deny.

RD: Motion to accept the 6" main and require an as built plan. EG: Second.
Vote: 4, 1 nay, SC.

Ted Bailey: Field revisions are documented by the engineers to have the Planning Board vote on as built field revisions would be opening up a can of worms. The earnest gets put on the engineers. If you burden yourself with field changes, it's just going to be a lot more work on the Board's part.

RD: Should we amend our by-law to give Tommy authority to make field decisions or mandate an 8" or 10" main?

RL: That's an issue we can bring up later. The issue now is whether Matt Clark should be here and granted an occupancy permit.

SC: This wasn't brought to the right person. It was brought to the DPW, not the Fire and someone there said, "No problem."

RL: The issue is does he need to be in front of us or not.

RD: I don't think so, Mr. Chairman, I think it's a red line administrative decision.

RD: Send a letter to Stuart to give temporary occupancy until the June 28th meeting when he'll come back at that time.

RD: Withdraw my motion. EG: Withdraw Second.

- High Ridge Estates:

Erik Anderberg representing High Ridge Estates. We're bringing the definitive Subdivision plan incorporating the Special Permit.

Mike Carter of GCG Associates, we're the engineers on the project.

It's a 90 lot subdivision, we've eliminated some of the open space and given people larger lots. Extending Sewer down Center St, with pump station water system extending from Part to Rail Road tying into Lake Street. Once clearings and cuttings have been done, site distances meet the requirements. Lake Street is 23', We're proposing 30.

Steve Pavlovitch of GCG – 213 acre lot, so the drainage is pretty extensive, 4 detention ponds, 2 diversion channels. These 4 ponds were designed to handle the 100 year storm and match the post development to the pre-development.

MC: We've received comment letters from BDO, DPW and Fire, in respect to BDO, we will address. I'm a municipal water engineer, so I will address the DPW comments.

1. Sewer pump station location hasn't been settled so it hasn't been designed yet.
2. Water booster pump station
3. New water main on Lake Street, we're looping it over to Jemma.

MC: I don't believe it's going to be a phase.

SC: On the BDO letter, you have no problem addressing these?

MC: No.

SC: The Boy Scout area, is that indicated?

MC: We haven't set the parking area yet. We're thinking near the cross road, 7-10 spaces.

SC: 10 would be sufficient. It's basically a drop off and pick up type thing, a water study.

MC: part of the town's master plan to improve the water is to run an 8" main up Center Street to Lake Street. Basically Park is a dead end. We're creating a loop.

SC: What size is Center Street?

MC: At Center/Park it's a 10", we're connecting a 12", it will improve the flow of Lake and Jemma

SC: Who's going to be doing the pumping station?

Tim Jones: We don't have to turn over the station, we can retain control of it.

SC: The diversion channel maintenance of detention basins. Will that be part of the homeowner's association?

TJ: There is no homeowner's association. A detention/retention maintenance fund will be set up.

EG: On drainage, what is the status of drainage on Lake St. improvements?

MC: We need to go to the Conservation Commission to get permission to drain into Peter's River to protect the river.

MC: It's a small drainage swail. 2' , right now, all water flows off the hill into the road. Catch basins can only collect so much water, so we created diversion channels to divert the water where it would eventually go.

SC: Also drainage for Arcand's and Claire's way, is that part of your system? So you'll take care of that drainage early in construction?

TJ: Absolutely.

MC: The town hasn't done anything as far as the land takings to get this done.

Mrs. Arcand, Lake Street: Will you begin repairing the drainage on our driveway before construction?

TJ: Yes.

Howard Burr: What are you going to do with the water once it hits Lake Street?

RL: The process of land taking is what's holding that up.

MC: Part of the land taking will prevent the water from running into the road.

RL: Who owns the land?

MC: Mr. Burr

Elizabeth Sullivan, 315 Lake St., will we be getting sewer, right now, in the Spring, it's soaked, water across the road, smells horrible, everyone's septic is full now.

MC: Right now there is now sewer on Lake Street.

ES: Will that change if the Pumping station is down by Peter's River?

MC: Yes, it would be available to Lake Street.

ES: So there was never any intention to give us sewer?

MC: It depends on where Con Com decides we can put the pumping station.

Carolyn DeCasse, 340 Lake St.: We're still going to be flooded.

TG: How many catch basins do you have?

MC: I don't have the #, they're every 300' on the 7,000' road

TG: Where's it going?

MC: It's going to the wetlands.

Nick Winter, 523 Lake St. How much are you adding to what already flows into the wetlands?

MC: We're not adding any. Under the Mass. Storm Water regs., you can't add any.

BS: The road is going through the drainage swail, will there be any measures taken to prevent erosion?

MS: Yes, good point, we can put in a culvert.

EG: I'd like Paige to take a look into the land takings. Mr. Jones has held up his end of the work, the Town should do they're work.

MC: 2,250 vehicles travel Lake St, 336 travel Rail Road Ave, This subdivision is going to add 980 trips per day, we're doing a traffic study. Level of service will be an A" level, no wait, during AM & PM peak hours after the build out.

Candy Winter: I've literally been hit getting out of my driveway, I can't believe this subdivision won't affect the traffic.

RL: Have the traffic study checked.

PD: Our consultant will.

TJ: Meet with Don.

Mr. Haughey, I'm the new Safety Officer and I've been down that road in the morning and there's a backup now, I believe this will impact the back up even more.

TJ: I'm not doing a traffic study for the whole town.

RL: The intersections at the ends of Lake Street are in the scope of this project.

RD: Motion to continue public hearing for High Ridge Estates to June 28th at 8:00pm,
SC: 2nd, vote: Approved.

- Walter Basnight, Pierce Estates, Bellingham Realty Corporation

There was discussion regarding Pierce Estates and whether or not the Board preferred they go with a Special Permit as a Cluster Subdivision or the Conventional method. They're proposing a development in a natural setting with no fences, no tree cutting, houses fixed in a natural setting on each lot.

GW: You're probably going to build 69-83 lots and when will you know?

WB: When we decide upon the Special Permit.

GW: Fox Run was never accepted until recently, and your plan has a road exiting on Fox Run Road, what did you plan on doing if the road wasn't accepted?

WB: We insisted they get the road approved, otherwise it was useless.

The only way you can make the formula work is with a Special Permit, so you have to decide what's in the Town's best interest.

BS: These will have sewer?

WB: Absolutely, we don't have to bring sewer very far. Right now, the town is pumping fresh water in and has been for 6 years, so it brings it up a ways. I'd like to hear from the traffic officer.

RD: Do you want to sit on the board? In this situation the only purpose is a smaller road, when you're saying you're giving us open space, you're giving us wetlands.

WB: In this conventional case, we're selling the land, we're selling the pond. You're absolutely right, it's silly to build all this road and put nothing on it.

We could make some offsite payment we want to work with you and see you'd rather have us do.

RD: This one is going to be a tough sell.

SC: The only benefit I see is eliminating the cul-de-sacs. How many lots on the cluster, 83?

WB: We used the town's formula with your consultant, Mr. Herr and came up with 83. The conventional way is 69.

SC: Don't they have to go by the conventional?

RL: You talked about open space. The Town doesn't want that open space. All the other open spaces we've gotten were usable land, this is just taking wetlands off the tax roll. If you want to designate it as open space forever, that's fine.

WB: Conservation wanted the land.

RL: 99.9% of the rest of the people don't.

WB: A nicer plan would be to add a 2 mile jogging path. It's called wetlands, not to me. It's an open field.

RL: I'm just saying the Town's not necessarily going to take ownership of the open space.

BS: The conventional plan to me is more desirable.

RD: What's the difference as far as open space.

WB: People can wander around on it; they can't clear it, take down trees.

RD: Clusters are good, when you're getting nice open space and there's an advantage.

TG: Can I ask the prices of these houses?

WB: \$400,00.

TG: I'm hearing, keep your open space.

RL: I'm saying you'd have both, the by-law doesn't say, the town would have to take ownership. You will have to pay taxes on the open space.

James Haughey, safety officer, 13-14 years ago, the road was up further. The site distance is 495', but I think it's safer where you had it coming out between the two houses.

WB: Well, upon the suggestion of the residents and the audience at the previous meeting we moved the road further up.

SC: Well, there are going to be lights at the shopping center, it might be safer more near the lights.

WB: Do you have a preference whether you want us to go cluster or conventional?

RL: You can't tell what we want? Well, why don't we as a Board discuss this at the next meeting, we'll work with Paige and Paige will get back to you to let you know what we feel would be a good way for you to go.

- Leonard French, I have an 81-P on Maple Street.

RD: Motion to approve an 81-P on Maple Street. The land can't be recorded unless the owner's name is on the plan.

SC: Shouldn't his name be on it? Anyone could come in with plans and we could sign it and divide it.

RD: It can't be recorded unless the owner's name is on it. Whether we sign it or not, it can't be recorded.

EG: 2nd, vote: approved: 4, SC: Nay.

- Zoning:

PD: We need to pull together zoning changes quickly to get them prepared for the Town Meeting in October, the deadline is mid July.

RL: Is everyone agreeable to a special one-time meeting to discuss zoning changes?

BS: What is the time frame on this?

PD: Even two hours would be great to work everything out.

RL: Okay, so we'll meet on June 14th, Thursday, from 7-9pm in the Annex.

RD: I spoke with Dennis on the minutes and he said just touch upon high level. Valerie changed it because we re-used the tapes.

BS: You're not being paid to be a stenographer.

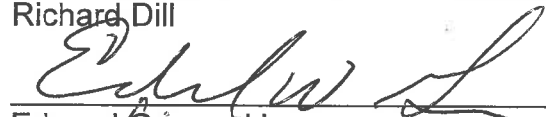
RD: Make a motion to adjourn at 10:55pm

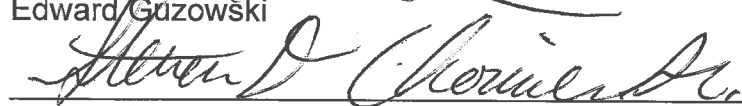
BS: 2nd, vote: 5-0 approved.

Minutes Accepted on: 6/28/01
(date)


Roland Laprade


Richard Dill


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