



BELLINGHAM PLANNING BOARD

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October 4, 2001 Meeting Minutes

- **Present at the meeting:**

Roland R. Laprade (RRL), Chair
Richard V. Dill (RVD), Vice Chair
Brian J. Sutherland (BJS)
Steve D. Choiniere, Sr. (SDC)
Edward W. Guzowski (EWG)
[Absent: Glenn C. Wocjik (GCW), Alternate]

Other officials: Paige Duncan (PED), Town Planner
Thomas Guerin (TG), Fire Safety Officer
Ted Bailey, (TB), Inspecting Engineer for Planning Board

- **Old Business:**

RVD: Motion to accept 4/26/01 meeting minutes.

EWG: Second. Vote: 3-0-2, passes. (Roland Laprade, Brian Sutherland abstain as they were not on the board at that time.)

BJS: Motion to accept 8/23/01 meeting minutes.

EWG: Second. Vote: 5-0, passes.

BJS stated the 8/9/01 minutes were not complete and asked that they be tabled.

BJS: Motion to accept 9/13/01 meeting minutes.

EWG: Second. Vote: 5-0, passes.

There was discussion regarding the synchronization of the lights along Rt. 126, that W/S Development Assoc., Weiner originally said they would modify them as needed. RVD asked if the equipment was put in by Weiner, or if it had been updated. RRL suggested looking into it to find out the last time it was synchronized and how often they will update it.

- 81-P, Center Street, Anne Morse representing Frank Morse and Morse Realty Trust, Richard Schwartz, 1 International Place, Boston, MA 02110

EWG: Recused himself as advised by Town Counsel. (He sits in audience)

Two 81-P's were presented. Morse Realty Trust is creating a separate lot. This lot is being conveyed to Bellingham Realty Trust under their 81-P.

RVD: Motion to sign 81-P on Center Street for Morse Realty Trust.

BJS: Second. Vote: 4-0, 1 abstention (EWG)

BJS Move to accept plans for 81-P for Bellingham Realty Corporation.

RVD: Second. Vote: 4-0, 1 abstention (EWG)

RVD: Motion to waive reading of article for Maple Street Development Plan for a Construction Garage.

BJS: Second. Vote: 5-0

RRL opened the public hearing for the Maple Street Construction Garage and postponed it until the general business was done.

- **Bond Reduction, Blackstone Fields, Bill Eagan:**

Bill Eagan of Fidelity Investments, representing Blackstone Fields Subdivision, requesting \$24,900 to be released from the existing bond.

SDC had concerns of trees; he prepared a list of 12 trees to be removed, 10 to be welled out, dug around to save.

Mr. Eagan accepted responsibility for not having all the tree work done. It was a misunderstanding on which trees were to be taken care of. He has a proposal from an landscaper who said the work could be done in 1 day. Unforeseen circumstances notwithstanding, Mr. Eagan pledged 2 days of work at the amount of \$1, 500.00.

SDC had concerns regarding stone walls that had been destroyed. TB stated the stone wall wasn't on the special permit, was over 200' long and some parts were in great shape, others needed some stones. SDC thought the stone wall would alleviate the drop. RRL stated that wasn't part of the plan, it was an existing road. SDC stated sidewalks were and that we have slope restrictions. There was much discussion regarding sidewalks and slope, no topographical map was ever done.

RRL: So the amount your requesting to reduce is \$24,900 minus the \$1,500, so the amount we agree on is \$23,400.

RVD: Are we releasing money for the access road to be complete?

TB: Some of it.

RVD: Motion to reduce bond amount for Blackstone Fields \$23,400, keeping \$1,500 for tree work to be done.

BJS: Second. Vote: 5-0

- **Construction Garage Development Plan, Maple Street, Lot 3A**

Robert Poxon with Guerriere and Halnon, 331 West Street, Milford, MA

Proposing a 6,000 square foot garage on Maple Street to be used as storage for tractors and metal in back. The property was part of a larger piece owned by Fafard. There is a 6" main, for sprinkler system. Screening is proposed on the side the kennel is on.

There was much discussion regarding the road and the sight distance. The possibility of turning the building to move the entrance and exit were discussed. EWG requested a right turn only onto Maple Street which the applicant did not want to agree to. PED stated that the PB can't restrict traffic; it's a through road. EWG requested a letter from Town Counsel.

(Roland Laprade opened the public hearing for Granite City Electric at 8:00p.m. and said it would continue shortly.)

RVD requested a letter from the Safety Officer regarding sight distance.

RRL: Motion to continue Development Plan on the Maple Street Garage to 8:15 on 10/18/01.

BJS: Second. Vote: 5-0.

BJS: We're not trying to hurt your business, just protect the residents and come up with something that works for everyone. Would you be willing to come back with the plan with changes we suggested regardless of what the Safety Officer recommended?

R. Poxon: Yes.

RVD: Motion to accept extension of Construction Garage on Maple Street to 10/26.

BJS: Second. Vote: 5-0.

- **Granite City Electric Development Plan, Pulaski Boulevard:**

Applicant is proposing pavement and 65 parking spaces. There was discussion regarding drainage. Overall, the applicant is improving the existing situation.

RVD: Motion to approve Development Plan for Granite City Electric.

BJS: Second. Vote: 5-0.

RVD: Please make sure all the trees on the plan are planted.

- **High Ridge Estates, Definitive Subdivision, Lake Street, Signing of the plans:**

RVD recused himself as an abutter. (He sits in audience)

Tim Jones gave a summary of the infrastructure developments. Changes were made per the request of the DPW and Con Comm. The town's engineering consultant,

Dufresne and Henry found the pumping station wasn't needed. There's no longer a need for long term maintenance. There are 11 houses now that will require 11 booster stations inside their house to keep water pressure.

The Town wasn't able to negotiate an easement for the sewer station, so its at the entrance; catch basins, drain lines have been added. Con. Comm. requested the grass strip over the crossing of the wetlands be reduced to eliminate the filling of wetlands.

BJS: There was supposed to be a meeting with Con. Comm, the DPW and the citizens of Lake Street. Did that take place?

Mike Carter, attorney: The original meeting was with BDO Engineering and the DPW. We've met with Con. Comm.; the abutters and citizens have been at those hearings and have been heard.

BJS: The concern was that the run-off would go across the street to the Burr's property.

T. Jones: This will be addressed at Con. Comm. The drainage will be on my side, not go through the pipe under the road. I have acted as a liason with the Burrs. We are putting raised aprons to keep the water form going across the street to the other property. We're just waiting for the approval from Con. Comm. The Burrs are in agreement with all of this.

SDC: These houses that need the booster pumps, who will install those?

T. Jones: The builder.

SDC: So they know of the low-pressure system?

TJ: Yes.

SDC: And the slopes on the sidewalks, what kind of slope?

M. Carter: 3 to 1.

SDC: We have a specific guide line: 42" for handrail, 42" retaining wall where there is more of a drop than 3'.

BJS: Where does that leave us if the Con. Comm. doesn't accept the changes?

RRL: That's a Conservation Commission issue, not a Planning Issue.

PED: If they change something, the Planning Board doesn't have to get back involved.

RRL: Do we have a motion to sign the plans?

T. Jones: We have one other issue. Don DiMartino said since I don't have to put the booster station in, he's requesting an additional off-site mitigation of \$500,000 and a

EWG: I'd like to know why Mr. DiMartino isn't here.

RVD: The director of DPW makes a wish list of what would be good for the town. It's up to the Planning Board to decide what exactly can be done. Tim Jones hasn't balked on anything this Board has asked for, now he wants to go on the recommendation of the town's engineering consultant and it seems like it's what should be done in this case.

T. Jones: I don't want to get caught like I did at Deer Run, they said they wanted the cul-de-sac paved and then at the very end, said rip it out and I'm down there ripping out pavement wasting time and money.

SDC: I asked for a model. I live on Center St.

TJ: Dufresne did the whole analysis.

M. Carter: We need to find what node your on.

SDC: If they're off by 5 PSI, I want something in writing from Town Counsel. I'd like to know they're bonded and insured to put in the \$692,000 booster station.

T. Jones: This Board, under direction of Don DiMartino, said, You make sure that it works." Now you're questioning Don, and that's my fault?

SDC: I'm questioning Dufresne and Henry.

T. Jones. Steve you're so far from my project; it's not going to affect you.

M. Carter: Dufresne and Henry is insured like any other company. The burden would fall on them if their recommendation is incorrect.

RRL: Let's get some control here. Paige can they sign the plans knowing the plans need to change on the handrail specs.?

PED: The state and local laws supercede the plans. They can be signed.

BJS: Motion to sign the plans for High Ridge Estates.

SDC: Second. Vote: 4-0. Approved.

SDC: You keep saying, you're giving the money to the schools. I thought it was given to the Planning Board to decide.

T. Jones: It was discussed with the Board and with Denis Fraine and the School committee. My \$250,000 can turn into 1 Million in state funding; at that time I pick up the 25%. It's been approved by the School Committee and Denis Fraine. I've also been more than willing along the way to accommodate whatever the Board deemed on this project.

EWG: As far as I'm concerned, you've gone above and beyond what is necessary.

RVD: Motion to accept an as-built form with addition "no changes to text shall be acceptable."

SDC: Second. Vote: 4-0. Approved.

• **Planner's Report, Paige Duncan:**

PED: The Zoning Map is in horrendous shape. To do this map production in May, we need to start now to bring the GIS map to Town meeting to be adopted.

RVD: Motion to ask PED to engage Phil Herr's services to adopt a new map.

EWG: Second. Vote: 5-0, approved.

JPI is coming in with a change of use; they'll probably get the waiver.

EWG asked if they need something from us. BJS requested more copies of the proposal.

BJS stated the Board of Selectmen wanted a list saying that other properties maintained their value. RRL asked the length of time they are to remain affordable.

SDC: On a different note, Hartford Village trees are backwards. Can we get them in here to get a construction schedule?

PED: I'll set it up.

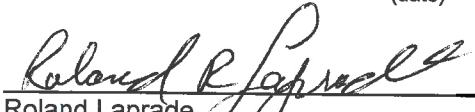
RVD stated he wanted to go into executive session to discuss something.

BJS: Move that we move into executive session.

EWG: Second. Vote: 5, approved.

The Board adjourned into executive session at 10:55p.m.

Minutes Accepted on: 11-8-2001
(date)




Roland Laprade



Richard Dill



Edward Guzowski



Brian J. Sutherland



Steven Choiniere, Sr.