



# BELLINGHAM PLANNING BOARD

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## December 11, 2003 Meeting Minutes

- **Present at the meeting:**

Richard V. Dill (RVD), Chair  
Edward W. Guzowski, (EWG), Vice Chair  
Brian J. Sutherland (BJS), Secretary  
Arthur P. MacNeil (APM)  
Glenn C. Wocjik (GCW), Alternate

Not Present: Roland R. Laprade

**Other officials:** Stacey J. Wetstein, (SJW) Town Planner  
Beth E. Partington (BEP), Coordinator  
Amy Cook, (AC), Commission on Disabilities  
Don DiMartino, (DD), Director of the DPW  
Lee Rolls, (LR), Police Safety Officer

RVD Called the meeting to order at 7pm.

BJS: Motion to accept 11/13/03 minutes.

APM: Second. Vote: 4-0, approved.

APM: Motion to pay the bills.

BJS: Second. Vote: 4-0, approved.

RVD discussed which seats were open this coming year. RRL and RVD terms expire in April of 2004.

### **Edward Estates Bond Reduction:**

RVD read into record, the letter from Roger Gagnon requesting a bond release. Then he read into record a letter from Don DiMartino with an enclosed form J suggesting a security of \$42, 665 for completion of the road.

BJS stated he had spoken to some of the homeowners in the area who stated they were pleased with the current changes.

SJW stated Mr. Gagnon dropped off letters from the residents stating the work had been done.

EWG: Motion to reduce the bond of Edwards Estates to \$42,665.

APM: Second. Vote: 4-0, approved.

SJW: Discussed the budget. She shifted certain amounts around according to what she predicted the needs to be and reduced the budget by \$1,400.

RVD suggested leasing.

BJS stated the only problem with leasing is that you pay on a per-copy basis and that can often get exorbitant.

RVD suggested researching the prices. He stated he had no problem with the office purchasing a copier, but wanted to make sure we researched the styles and prices and got the best deal.

SJW discussed keeping the postage the same to make sure the Board has enough money to make changes to the Zoning By-laws for Town Meeting in the fall of 2005.

The Board decided the reduced budget was acceptable.

BJS discussed Brook Estates. He was contacted by a resident regarding a land sale. He contacted Phil Herr to see what the residents needed to do. Phil stated they would need to come before the Board and make an amendment to the special permit. The developer was considering coming in with a 40B.

RVD discussed the new Procedural Rules and stated they looked very clean and organized.

SJW stated she would like to advertise for the first meeting in January and if the Board had any changes, if they could get them to her by then.

- **Pine Acres Preliminary Subdivision:**

RVD stated on the conventional, there are 27 lots, but in the cluster there are 29. He asked if that was permissible.

SJW stated no.

Mr. Ficco, attorney for the project, stated it may or may not be and explained that he came up with the extra lots because in section the Zoning by-laws section 4351 speaks of dwelling units, not lots. In the conventional plan we had two lots that were both residential and agricultural. So we took the 80,00s.f. and made it a duplex lot. One lot stands on its own as a Form A lot and doesn't figure into the subdivision.

GCW asked if the frontage on those lots was agricultural or residential.

R. Cornetta stated both. One of the additional lots is complete on its own it can stand as a Form AR. Cornetta presented the cluster subdivision to the Board. He stated the plan shows the project being sewerred, he stated the plan was contingent upon the Town bringing the sewer in to lot 27.

DD stated the three blue circles are our water supply wells; they are our key suppliers and are working all the time supplying 40-60% of our water supply.

Zone 1 is 400', Zone 2 is our recharge area, anything that comes into there will eventually come into the wells. That in itself, raises some regulations that are in place. If we didn't know what we know, we spent \$800K in 4 years to conduct a comprehensive water study. The reason this area was picked for sewer, were there were 33 neighborhoods that could pose a risk to contaminating water supply sources. Our study, expensive and detailed indicated these neighborhoods would be on sewer to prevent nitrates contamination. Our water supply is our only public works aspect that we have good control of. If I do anything as a Director of DPW, it will be to protect our public drinking water.

The Phase II plan would have extended the sewer had it been elected to be constructed. It's complicated construction that I feel strongly that every effort be made to do. As far as I see, putting septic systems in this location would scare the daylights out of me. I would hate to be in the position 5 or 6 years from now to say that we have nitrate pollution, shut the well down. There is no treatment for treatment of nitrates but to shut the well down. The cost estimated to extend the sewer is \$450K. It's a piece of sewer to not only service this subdivision but Rakeville as well.

BJS stated this is the same reason you suggested the area he lived in Wethersfield, be sewerred due to the threat of nitrate contamination to the local Town well.

DD stated if the well in Wethersfield were lost, it is not one of our greatest servers; it would not have the impact that these wells would have. A major reason we came up with sewers was to protect our drinking supply.

BJS stated that JPI was putting in a sewage treatment plant. Would that be an option here?

DD stated that it would be an option here, but very costly to put in the correct type that would remove nitrates. If our study had not stated that Rakeville needed sewer, I would not want to suggest sewer. Typically, I would suggest septic system.

RVD asked if that soil was capable of being perked and tested. It's still dependant on the Board of Health approval.

DD stated they should have no problem getting the soil tested and approved for septic. He suggested the town step up and

EWG: You've been told tonight by our DPW director that this is a dangerous project. I for one, do not want to be dealing with pollution 15 years down the road. I feel we should deny the project based on section 1100 and section 1530. Also the cluster shows two extra lots with an additional \$800K going to the developer. Why should he get all that extra money and the town's water supplies be ruined?

ATTY Ficco: Mr. Chairman, if that is one man's position,

APM: Two.

Attorney Ficco: Then we will come in with a conventional plan with 27 lots and you'll have to approve it according to your regulations.

RVD: So a person who has spent his entire life in Bellingham is going to turn around and say, "Screw you."

Mr. Dalpe: I donated land to this town several times. I swapped land for the entrance down there, saving the town a lot of money.

APM: That's a beautiful thing, but this is a crap shoot.

Mr. Dalpe: I paid good money for that land. I bought that land because it had good soil. I'll pay part of it, but not foot the whole bill. The town should put the sewer in.

EWG: Why should the town have to pay for it?

BJS: The Town doesn't have the money to pay for it. It's not that we want to say something arbitrarily. This is a project that could be potentially harmful to the Town's drinking water supply. We have exceptional water supply. This project could be detrimental to the continued water supply the town supplies. I'm not trying to spend your money. I'm also not looking to approve a project that could do damage to the town. This has the potential to make a lot of money. You have the potential to come back in with a conventional plan or not. It's your choice.

Mr. Dalpe: It's not fair to characterize this as taking steps to hurt the town.

BJS: Of course it is. This town spent years studying the water. To think it's not going to have an impact is ludicrous. If you put in a development that close, it's going to have some type of impact.

Mr. Dalpe: Is there a problem with those wells now?

BJS: No, and those wells are a half a mile away.

Mr. Dalpe: Then there are possible problems now with those wells.

BJS: Don't treat me like I'm obtuse.

RVD: Mr. Dalpe I'd like to look at a solution that is good for the town and the development of this property. There's got to be some sort of happy medium. I would like to look at this further and get some more information on it. I just got versed in Zone I and Zone II. You have the right to develop your land, but from our standpoint, we must also protect the town.

Mr. Ficco: Mr. Dalpe is not against helping out with this problem, he just doesn't want to foot the whole bill.

RVD: I don't know where the town fiscally sits in position to help with this.

Dalpe: Let's be fair. I'm not gonna take the whole punishment.

RVD: I'd like to talk to Denis, Marilyn, the ConCom. I'd like to review the studies that Don has. We've seen many emails, some have been contradictory.

Mr. Ficco stated time is of the essence for Mr. Dalpe.

DD stated that the next town meeting was in May, which would be the earliest there could be a town appropriation. DD stated that Wrentham Road is the only road subject to flooding. Putting in sewers would dig up the road and be able to solve that problem.

RVD asked how many people the sewer would affect.

DD stated 15.

RVD asked if it passed by their house if they had to tie in.

DD stated each resident is given a stub and if they tie in, depending on how it's written up for Town Meeting, there is a betterment fee.

RVD: I can't see people voting at Town meeting, voting this for 15 people. There is some benefit here to the developer.

Mr. Ficco: We're agreeable to extending this to extending this to January 8, 2004.

RVD: I would employ each Board member to inquire of all the Boards involved.

APM: Motion to continue the Preliminary Discussion to 1/8/03.

BJS: Second. Vote: 4-0, approved.

BJS: Motion to accept the extension for Pine Acres to 1/13/03.

APM: Second. Vote: 4-0, approved.

- **RK Plaza Signing:**

RVD felt Page 4 should indicate that we use Opticom.

RVD read into the record the letter from the residents of Carrier Street requesting Carrier St be made a dead end.

Dave Baker stated they would do a breakaway gate if the Town recommended them to. Harvey White of 20 Carrier Street stated that the residents feared many people using it as a cut through.

RVD stated he had been down there and found it difficult to find. He didn't think that many people would use it.

Mr. White stated that many people use it when traffic is backed up.

Ron Picard stated that residents were concerned about the hours of construction.

DBaker stated that according to the regulations, it's 7am to 9pm. On Sundays you need approval from the chief.

BJS: Motion to close the public hearing for RK.

SPM: Second. Vote: 4-0, approved.

BJS: Motion to endorse the Development Plan Approval for RK Plaza.

APM: Second. Vote: 4-0, approved.

- **1167 South Main Street, formerly the Elderly Daycare Center.**

Mr. Desper stated he wanted to know which direction to turn in the development of this parcel.

RVD stated he would like copies of the parcel and to research it.

Mr. Desper stated he could make it into a single family home and build a home

SJW stated the question for you would be whether it would be cost effective for you to put in a town accepted road.

BJS stated your intent is to have a place for your wife to work and a place to live. Given all the paving, would you consider a back-lot subdivision?

RVD stated a back-lot subdivision is a special permit and you have to justify it.

SJW stated you would still need to meet the frontage requirements.

GCW stated this isn't obtrusive to the community. If you're trying to build what you're doing, we still have to go by the by-laws. You're still short. We can't break it, we have to hold everyone up to the same standard.

BJS stated you're still short on the road on the business aspect of it.

APM stated you would need to talk to DD to discuss the road.

EWG stated there is a house is for sale down there.

APM: Motion to adjourn.

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

Minutes Accepted on: 1-22-2004  
(date)

(prepared by: Beth E. Partington)



Richard V. Dill



Brian J. Sutherland



Edward W. Guzowski

Arthur P. MacNeil

Roland R. Laprade