

Bellingham Planning Board
North Community Building
Bellingham, Massachusetts

Special Joint Meeting Of May 24, 1973

Members Present: Sergio Rotatori, Chairman
James E. Hart, ViceChairman, Clerk
Wilfred P. Arcand
Joseph G. Cortes

Bellingham Planning Board sponsored a joint meeting of the neighboring Planning Boards. The towns of Franklin, Medway, Wrentham, Milford, Holliston and Hopkinton were invited. Paul F. Mitchell represented the Medway Planning Board, Mrs. Seena Heller from the Planning Board, Charles Abrahamson, Jr. Town Planner and John Bertorelli, Town Engineer representing Milford, William Galvin and Bill Manning represented the Wrentham Planning Board. Bellingham Consultant Philip Herr and Marilyn Young attended.

Chairman Rotatori welcomed those in attendance and opened the meeting. Herr stated a similar meeting had been held four years ago which proved useful.

Paul Mitchell of Medway stated his town was considering adopting Planned Unit Development and would like to review the pros and cons of such a move. Hart stated Bellingham has the zoning but to date it has not been used. Mrs. Heller stated Milford had three applications none of which went through. The first case the developer wanted to give the town a swamp, second case was land that was all ledge with a 15-20% slope and the third case the developer was willing to set aside land around a high tension line and a swamp. All three plans were rejected. Herr stated Blackstone, Milford and Bellingham all have planned unit development in their zoning bylaws, but no actual building. The town of Ashland has developed approx. 300 units. This was accomplished with a lot of cooperation with the Zoning Board of Appeals, Planning Board and the Developer. Their original plan was denied. In Ashland's case it was approved with a Special Permit. There are two way of accomplishing this, one with a Special Permit and the other just allowing it in certain areas. Natick did not have it under Special Permit and a developer came in with the right requirements but a bad plan and they had to allow it. They are now in the process of changing their laws. Mrs. Heller said Milford had attended a seminar at the Marriott recently and they recommended talking about it for a year between all the various boards with tight regulations on roads and recreation areas maintance.

Medway stated they have experienced considerable building in town. Wrentham stated they require 1 acre with 150' frontage and they had little building until the first of the year. Milford said they had experienced some building but had been swamped with apartment building in the last two years, with about 1,142 apartments. They are currently under a sewer ban

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from the state by a court order. In the subsidized units there are twice as many three bedroom apartments as two bedroom. A survey is currently being taken to see just how many children are in the apartments. Mrs. Heller stated the building was very bad for Milford as the town did not have enough time to provide the necessary municipal services. The schools just could not absorb them. Herr pointed out that Milford was very unique and this could not happen again. The Planning Board had proposed one acre lots from border to border. The Town Meeting voted this down, then all the developers came in with their subdivisions. John Bertorelli said the new apartments that came under the new zoning was making money for the town, with few children.

Herr stated the Town of Blackstone has been dead in building until last year when Campanelli came in and started developing.

Employment growth was discussed. Wrentham stated they have had very little growth in this area as their soils was not acceptable. Town consists of two big lakes and lots of brooks. In Medway near the Millis-Medway line they have just rezoned in all 56 acres, with two buildings being constructed. In Milford it has cost the town a great deal of money for sewerage. There is a company from Framingham moving into town but they are bringing their own people with them. Milford has 11.8-13.6% unemployed. Another company is mainly going to be a warehouse. Another company from Millis will be employing about 500 people in two years.

Wrentham pointed out they were recruiting members for the Planning Board on an active basis. They have presently a lawyer, and two engineers on the Board. They are trying to bring the best type of talent to the Board. John Bertorelli stated he was an engineer but was single and renting an apartment. He felt a married homeowner would be a better choice.

Wrentham stated they are currently having a Master Plan done with 70% DCA funding. Original master plan was done in 1961, and the subdivision rules and regulations are being rewritten. Plan will cost the town about \$6,500.

Public Facilities was discussed. Milford stated they were putting up a new sewerage treatment plant. Mrs. Heller pointed out that Milford had a very bad water table. Town Engineer stated that a solid waste company has bought land in Milford and is trying to get commitments from neighboring towns for their trash. When this happens they will put up a plant. They are currently looking for financing. Town has about 1½ years left in their land site on the Charles.

Medway stated they did not have enough land and the State was talking about closing down the dump site in another month. Wrentham stated they were in about the same situation. They have town garbage pickup. The Town was given two months on their dump site by the State about a year ago. The state owns about 1500 acres and they are talking about putting in a regional incinerator.

*S.R.
J.H.*

Water supply was discussed. Bellingham stated they had no problem with water and a good supply. Wrentham said they had no problem with water all around them. They have a water shed protection zoning rather than flood plain zoning. They are trying to protect the outlying towns. Medway reported they have more than enough water and was in a good position on that.

Milford stated they had a private water company. Water was a problem with them especially on the Milford-Hopkinton border. Paul Mitchell asked if any of the town officials were having problems in being sued. Medway has had several legal battles over personal property being attached on various board members. Herr stated he had never heard of such a thing until recently, and there seems to be several cases coming up where this is being done. Wrentham stated they had been threatened but never actually sued. Mitchell stated they were considering getting a release from attachment through a town bond. Bill Galvin stated a town official could put his personal property in a family trust.

Wrentham Planning Board meets every Wednesday in the Town Hall. Medway Planning Board meets the first and third Thursdays. Milford Planning Board meets the first and third Tuesdays.

Mrs. Heller thanked the Bellingham Planning Board for the invitation and suggested it be put on an annual basis with perhaps the Conservation Commissions included.

On an Arcand-Hart motion a parcel of land for the Town of Bellingham for the well site was unanimously approved, Approval Not Required. Land contains approx. 11.539 acres, containing Parcel #1, 2, 3 and 4.

Bill in the amount of \$20.08 for expenses of the meeting was unanimously approved.

APPROVED AS READ:

Legis. Ratification
James E. Hart

Respectfully submitted:

James E. Hart, Clerk