

BELLINGHAM PLANNING BOARD
TOWN HALL ANNEX
BELLINGHAM, MASSACHUSETTS

Regular Meeting of October 9, 1980

Members Present: John P. Murray, Jr., Chairman
Gerald R. Brisson, Vice Chairman, Clerk
James F. Brennan, Jr.
Carl R. Rosenlund
Sergio P. Rotatori

Chairman Murray opened the meeting at 7:35 P.M. Correspondance was reviewed.

The following bills were unanimously approved for payment on a Brisson/Rotatori motion: Philip B. Herr & Assoc. services 7/1/80 thru 9/30/80 for \$900.00 and Jean Brewer Secretary for month of October, 1980, \$76.66.

Vincent Thayer of Brookside Estates spoke with the Board. He confirmed to the Board that lots 18, 28, 9 and 27 were already sold and are not a part of the subdivision. All were sold within the family.

Murray expressed concern that lots could be sold while there was a covenant on the land. Mortgages were not involved in the land transaction, therefore no mortgage money had to be approved. In a normal transaction there would have to be a title search and no bank would lend money for land with a covenant. Thayer told the Board he had no idea that he could not sell his land. He also told the Board he was not going to develop the land himself. There was 1290 feet of road involved with 16 lots. It was brought out that 800 feet of roadway will be saved with the new plan. They would be eliminating three lots from what was approved on the old subdivision.

Drainage was discussed and Thayer pointed out that a 24" pipe now goes thru the whole length of the old subdivision right up to Rte 140. He has never even see it half full since it was installed.

Curve in road was changed to a 75' center radius and meet the board's approval.

Thayer stated they were now looking for approval of their preliminary plan dated October 9, 1980. He is requesting a waiver of one sidewalk and also of the number of houses which would be built on a deadend street. Preliminary plan was filed with the Board on August 28th and Board has 60 days in which to act on the plan. Brisson stated he would go along with the idea of eliminating one walk and also the number of lots on a deadend street. No actual waivers could be granted until after input from the public hearing on the definitive plan. Brisson suggested that a profile also be prepared for the definitive plan. They would be looking very closely at the drainage plans. On a Brisson/Rotatori motion the preliminary plan of the revision of Brookside Estates dated October 9, 1980 was approved with members Rosenlund and Murray voting yes.

Gerald Brisson stepped down as Board member.

Brisson presented an Approval Not Required plan of Lots A and B Located on Scott Street. Brisson stated that Lot A with 1.567 acres and 264.19 frontage was being seperated from Lot B with 22.479 acres and 300 frontage. On a Rotatori-Rosenlund motion, the Board unanimously approved the above plan with Murray voting yes.

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Vern Brown of South Main Street meet to discuss the idea of town houses being allowed in town. He told the Board he was looking for direction on what has to happen to get the idea approved. Brisson stated that most likely a new zone would have to be created. However that is handled it would have to be approved at a town meeting. Brown told the Board that multi-family zoning is for apartment houses. He felt the time for town houses or for quadruplexes is now here. The cost of road building is fast climbing in cost as to prohibit building. The need for housing is still here. There is only a certain amount of money that can be used to buy a house. The more it costs for roads, the less money goes into quality for the house itself.

Rosenlund questioned if the Board was ready to sponsor this article or have Phil Herr look into it.

Brown stated that he felt this idea made good use of his land rather than duplexes. He could not build on his land until spring. If he could get some feeling from the Board on this idea, he would know what direction to take.

Murray stated he felt that the time for townhouses is fast approaching. He felt that this was something that the town should experiment with. Brisson stated he felt he would go along with the idea. It would involve the whole town, not just Brown's land.

Murray stated that the Board has to be careful that no one gets the impression that the Board is doing this just for one developer.

James Brennan came on the Board as member.

Brown told the Board he would be happy to work with the Board on this but did not feel that he had the experience to do the whole thing by himself.

Brennan suggested the zoning could be related to the multi-family zoning requirements. Another suggestion was that it could be drawn up along the lines for cluster developments.

Rosenlund suggested that Brown go to the other neighboring towns, such as Franklin and Ashland to see how they handled the concept. Brown agreed he would do this and will meet with the Board at the next meeting at 8:00 p.m. to discuss what he had found out.

Letter dated October 8, 1980 was received from Maurice L. Morin and Gerald A. Marchand, Sr. of Fore Court Tennis Club and Skateville, Inc. A request was made to withdraw their application for a Special Permit. On a Rosenlund/Rotatori motion the Board voted unanimously to allow the above applicants to withdraw their application for a Special Permit for parking, public hearing held on July 26, 1980, Murray and Brennan voting yes with Brisson abstaining from voting.

Meeting adjourned at 9:20 P.M. on a Rotatori-Brisson motion.

Respectfully submitted,

Gerald R. Brisson

Gerald R. Brisson, Clerk