

BELLINGHAM PLANNING BOARD

TOWN HALL ANNEX

BELLINGHAM, MASSACHUSETTS

Regular Meeting of December 11, 1980

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

Chairman Murray opened the meeting at 7:30 P.M. Correspondence was reviewed.

The following bills were unanimously approved for payment on a Rosenlund/Brennan motion.

Milford Business Equipment, repair of typewriter.....\$34.51
Joan King, Salary for December.....\$76.66

A communication was received from Joyce Godbout, Council on Aging in response to the Planning Board's request for the Council's feelings in regard to a Mobile Home for the Elderly proposal. Mrs. Godbout's letter wanted to know who's idea this proposal was and stated that they didn't feel that mobile homes were especially conducive to the type of housing needed for elderly people. James Brennan said that he had submitted the proposal because he felt that housing was needed in the community for elderly people and that mobile homes were an economical means of providing that end. He presented an article from the Herald concerning such a development "Cranberry Village" and the article was reviewed. Carl Rosenlund suggested that if Mr. Brennan wanted to pursue this matter on his own, it might be a good idea. Mr. Brennan agreed that he would take this matter further as long as he felt that the Planning Board agreed that it had merit. Chairman John Murray thought that Mr. Brennan might go to the Council on Aging meeting of December 15 to explain the feelings of the Planning Board on the matter.

Paul Barry, Jr. of 130 Hartford Ave. appeared before the board at 8:05 P.M. regarding having property he owns rezoned from suburban to residential. He presented a Plot Plan (16 Hartford Ave - Lot #1) for the board to review. The purpose of his request was to increase his own lot size and get two house lots for in the future, Suburban zoning having a 150 ft. frontage requirement and residential zoning requiring only 125 ft. frontage. Chairman John Murray suggested that a variance from the Zoning Board might be the best way to go and consultant P. Herr agreed that a variance was the better way to go. James Brennan suggested that perhaps the entire area should be considered for residential zoning consideration, since in effect the area is entirely residential in use. P. Herr explained that the Suburban zoning was adequate for the area and that it would be inappropriate to rezone three lots to accommodate one individual. Carl Rosenlund stated that he could see no reason to consider rezoning as it would be spot zoning. Paul Barry asked the board what the process was to put an article on the next Town Meeting on his own.

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The process was explained to Mr. Barry and he stated that perhaps that was the way he would choose to go.

Vincent R. Thayer and Paul N. Robinson appeared before the board and presented a Definitive Plan of Brookside Estates, a subdivision consisting of 16 lots. A check was presented to The Town of Bellingham in the amount of \$210.00 covering the \$50.00 filing fee plus \$10.00 per lot. Gerald Brisson made a motion to set a Public Hearing for January 22, 1980 at 9:00 P.M. and Carl Rosenlund seconded the motion. All members were in favor.

Vern Brown and Joseph Johnson presented the board with a drawing showing a proposed layout for Fernwood Estates, showing no town roads but instead all private drives and a proposed 50 unit layout. Mr. Johnson explained that he preferred not building three bedroom units but rather duplex and one bedroom units which would in effect limit the purchase of these units either to young families with perhaps only one child or to older families with no children, thus eliminating problems such as the need for more classrooms, sewage problems, etc. He also explained that the drawing, as shown, could not generate enough income to include all the amenities that appear on the drawing and that if the 15,000 sq. ft. requirement for a single family dwelling could be reduced to 7,500 sq.ft. per bedroom requirement, they could then build approximately 80 units, thus generating more income to include the amenities. P. Herr questioned the concept regarding density, etc. John Murray questioned who would be responsible for maintaining the roads in such a complex and Mr. Brown explained that a condominium association would be responsible. P. Herr explained that the Town would have no liability should a condominium association go bankrupt and that such an association would have to work out it's own financial problems. Carl Rosenlund stated that he thought it was time for Bellingham to bend a little to bring income into the town, in line with other communities in the area. Ashland's condominiums were discussed and P. Herr said that they were a much higher density than the one proposed here. Mr. Brown questioned when the warrant would close for the Annual Town Meeting and P. Herr said that it would be about another month, allowing time to consider the proposal further. John Murray questioned whether if a Townhouse Bylaw were adopted, could it leave the town open to unscrupulous developers. P. Herr explained that each developer would have to get a Special Permit before they could proceed with a plan. Mr. Johnson suggested that if it would help the board come to a decision, he would bring in a proposed layout showing floor plans, elevations, etc. but the board said that would not be necessary at this time.

Mr. Nick Goulet of Country Club Estates appeared before the board regarding the release of a \$1,000 bond the Planning Board holds on property located on Benelli Street. Member Brisson said that he had checked on the property and saw no problem with releasing the bond. On a Brisson/Rosenlund motion, it was voted unanimously to release the bond.

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It was then noted that there were some problems with the Planning Board article which appears on the Warrant for the Special Town Meeting of December 15, 1980. It was decided to remove 2) a) (6) entirely, to delete e) RESIDENTIAL USES and to delete f) OTHER PRINCIPAL USES entirely and to recommend the article with these changes.

P. Herr asked if the board wanted to consider Residences in B-1 and B-2 districts and the board did not wish to take up this matter at this time. He also stated that he was expecting to receive some information shortly concerning whether Mobile Homes could be restricted to elderly people, and a list of such parks which he should have soon.

Carl Rosenlund wished to have the Board's appreciation for the services of James Brennan entered into the minutes, since this would be Mr. Brennan's last meeting as a member of the Board. On a Rosenlund/Murray motion, Mr. Brennan was thanked and wished well in his work with the Zoning Board and all members were in favor.

On a Rosenlund/Brennan motion, it was voted to adjourn the meeting at 12:10 P.M. and the vote was unanimous.

Respectfully submitted,



Gerald R. Brisson,
Clerk