

BELLINGHAM PLANNING BOARD
TOWN HALL ANNEX
BELLINGHAM, MASSACHUSETTS

Regular Meeting of January 8, 1981

Members Present: John P. Murray, Chairman
Gerald R. Brisson
Carl Rosenlund

Chairman Murray opened the meeting at 8:00 P.M.

Clifford Grover, 131 N. Main St., approached the Board concerning a parcel of land which he owns, generally adjacent to Oak Woods and fronting on High Street, to discuss the possibility of Town House development on this land. It was suggested that he return on January 22, 1981, at which time Phil Herr would be present and the amendment concerning Town House Development would be discussed.

Mr. Clifford also discussed that he had purchased a home, adjacent to his present property on North Main Street and wondered if it would be possible to rezone the property, making it possible for him to conduct a business of selling small trailers on the site. The property is presently zoned suburban. The Board suggested that he take this matter up with the Zoning Board to see if they might consider a variance.

On a Rosenlund/Brisson motion, it was unanimously voted to pay the following bills:

Trafalgar Stationery - Paper & Pads.....	\$17.96
Milford Daily News - Public Hearing (Brookside).....	18.25
Secretary Salary, January, 1981, Joan King.....	76.66

Vern Brown and Joseph Johnson appeared questioning whether the Board had done anything further or came to any conclusions concerning their request to place an article on the warrant for the Annual Town Meeting having to do with amending the Multi-Family Zoning requirements to add a section dealing with Town House Development. A discussion was held regarding changing the wording which presently calls for 15,000 sq. ft. per unit to read "7,000 sq. ft. per bedroom". Mr. Johnson stated that the Town of Ashland presently requires only 5,000 sq. ft. per bedroom and that the Town of Framingham requires approximately 6,500 sq. ft. per bedroom and that to his knowledge, most surrounding towns were leaning more toward the square footage requirement per bedroom, rather than per unit. The purpose of this, in his estimation is that it would encourage the building of more one and two bedroom condominiums, rather than three bedroom units. He also stated that the Board should be concerned with the possibility of the Town being able to collect more revenue from more units as opposed to having fewer units, with more bedrooms which would more than likely increase the school population and create added responsibilities for the Town. He felt that his proposal would create maximum revenue to the Town with the least

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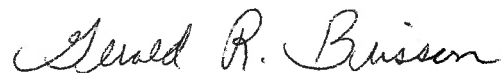
expense to the Town. Gerald Brisson asked how they felt about a requirement calling for 10,000 sq. ft. per bedroom but they both still preferred the 7,000 sq. ft. requirement. Vern Brown brought out the fact that a Special Permit would be required by every applicant anyway. Brisson stated that he would personally like to eliminate three bedroom units entirely. John Murray questioned how many units could be built with the 7,000 sq. ft. requirement and Mr. Johnson said it would be approximately 73. Mr. Johnson pointed out that if the 7,000 sq. ft. requirement were adopted, a three bedroom unit would require 21,000 sq. ft. He said that it was not economically feasible to build Town Houses with the 15,000 sq. ft. requirement per unit. It was decided to check with Phil Herr to clarify the amendment as it is presently written and to request that he bring a new draft of the amendment to the next meeting, January 22, 1981, showing the 7,000 sq. ft. requirement and clarifying other points so that the Board might vote on it and get the amendment on the warrant which closes January 23, 1981.

The Planning Board budget for 1981-1982 was given to Chairman Murray for discussion with the Finance Committee on January 19, 1981.

A letter received from Philip Herr & Associates expressing concern with regard to some aspects of the Brookside Estates Subdivision was discussed. Carl Rosenlund suggested forwarding a copy of the letter to Vincent R. Thayer so that he might be prepared to answer some of the questions at the Public Hearing on January 22, 1981.

On a Brisson/Rosenlund motion, the meeting was adjourned at 10:30 P. M.

Respectfully submitted,



Gerald R. Brisson
Clerk