

Bellingham Planning Board  
Town Hall Annex  
Bellingham, Mass.

Regular Meeting - June 9, 1983  
Members Present - Carl Rosenlund, Chairman  
Sergio Rotatori, Vice Chairman  
Joan M. King  
John P. Murray

The meeting was called to order by Chairman Rosenlund at 7:40 P.M.

Members reviewed the mail. Mr. Rosenlund read the letter from the Zoning Board regarding an approval not required plan submitted to this Board in Jan. 1983 by Mr. Sabatinelli. The question was why the Board had its "Compliance With Zoning Not Established" stamp on the blueprint.

The Zoning Board's letter of June 7, 1983 also stated that a Mr. Max Kaufman of Dover, Ma. had requested a variance in reference to a proposed industrial building on Farm Street and 1-495 Assessor's Map 7, Parcel 11. Two small copies of a subdivision plan marked 13665Q and 13665L were enclosed with the letter. Members reviewed these plans and the original map plan submitted as well as the minutes pertaining to this. It was noted that the location of the access road was not made clear. That a discussion was held on the possibility of three locations. Mrs. King asked if the Zoning Board came to any decision. Mr. Rosenlund said the Zoning Board said that it is unclear and for them to proceed they want to make it clear. There is a question regarding old Fram Street. There is a parcel of land blocked off which is known as old Farm Street. Mrs. King pointed out that it is now a private drive to someone's home and she feels they cannot consider it old Farm Street. Mr. Rosenlund said it is considered a street. In reviewing the maps it was noted that the maps were made before the bridge was put in.

Mr. Rosenlund said that in order to get the option to build the building, Kaufman needs the variance for the access road. The bank wants the Zoning Board to establish the access road.

A letter from the Sewerage Commission was reviewed regarding wastewater management. The Commission held a meeting last night for the purpose of discussing findings to date of the Wastewater Facility Plan currently being prepared for the Town by Weston & Sampson Engineers, Inc. Mr. Rosenlund said he attended the meeting but there was no joint meeting. The entire meeting concerned Pilgrim Village and all the problems pertaining to it. Rosenlund said he suggested to the Chairman that if they want input from the Planning Board they should send a questionnaire to this Board asking specifically what questions they want addressed. He said there were about 80 resident from Pilgrim Village in attendance. They wanted the Commission to take action. Mr. Rosenlund said that Weston & Sampson stated that just following normal procedure nothing could come about until 1986 as they would have to request State funding, etc.

On a Rotatori/King motion the Board voted 3-0 to pay the bill of: Philip Herr \$900.00 for consultant fee covering period April 1, 1983 through June 30, 1983

At 7:55 P.M. Guy Dupont of Boston Ma. approached the Board with an approval not required plan. Members reviewed the plan prepared by Robert C. Cournoyer & Associates Consulting Engineers to subdivide a section of land off Mendon Rd. He plans to sell a 3 acre lot. Applicant is William H. Hood. Mr. Dupont filled out the Form A during the meeting but did not have the recorded book number and page number and would get that information prior to filing with the Town Clerk and also to get that information to the secretary. Members reviewed the plan again and agreed to sign it. On a Murray/Rotatori motion the Board voted 4-0 to sign the plan. Member Murray in attendance for this business.

Regarding the application of Lawrence Cade for cluster development, Mr. Rosenlund read the letter received from the Board of Health, dated June 7, 1983, signed by Emma L. Cousens, Chairwoman, which states that at this point in time, the Bellingham Board of Health sees no problem with the plans as proposed by Mr. Cade with regard to property located off John Alden Circle. Also states that the appropriate percolation tests have not been taken as of this date.

Another letter from the Conservation Commission, dated June 7, 1983, signed by George C. Holmes, Secretary, was received and read by Mr. Rosenlund. The opinion of the ConCom is that clusterzoning, rather than conventional, would be in the best interest of the Town of Bellingham because it would provide for central control of approximately 12 acres of wetlands and flood plain area. Also the Commission would be willing to accept title of this land for conservation purposes.

The ConCom also assumes that it is understood by all that before any work may proceed a Notice of Intent with final plans will have to be submitted to the Commission in accordance with the Wetlands Act.

Mr. Rosenlund said he asked consultant Phil Herr for any comments he might have after viewing the property and if he would have any stipulations and recommendations. To date the Board has not received any comments from Mr. Herr.

Mr. Rosenlund noted that the 4 members were sitting at the hearing. He asked if the Board is prepared to render a decision at this time. Mrs. King asked how much time is needed. Mr. Rosenlund said we have 90 days. He said if at all possible that the Board render a decision tonight but pointed out that if all members are not prepared he is not suggesting that they do so.

Mrs. King said she prefers to wait to hear from Mr. Herr regarding any stipulations or recommendations he may have. Mr. Rosenlund agreed the Board should hear from Mr. Herr. He also said he told Mr. Cade at the last meeting that if the Board was not prepared to make a decision he would not press for it.

Mr. Murray said he came prepared to render a decision but he was not aware that there was no reply as yet from Mr. Herr. Also that he was not aware of any restrictions. Mr. Murray said that he is in agreement with the Board's feeling regarding waiting to hear from Mr. Herr, but feels there would be no restrictions and said he does not think anything Mr. Herr would say would change his opinion. Murray said he feels the cluster is superior. He said he asked Mr. Cade what type of houses he was going to build and that Mr. Cade told him passive solar. Mr. Murray said he felt in favor of that also.

Mr. Rotatori said that he favors the cluster but would go along with the Board's feeling to wait to hear from Mr. Herr in the event he has any stipulations.

Mr. Rosenlund pointed out that he is not asking for a decision, but is asking if the Board is ready to make a decision. He said he would like to get a final report from Mr. Herr.

Mr. Cade said he was particularly concerned with getting the perc tests done as the Board of Health had extended the season 3 weeks due to the heavy rains and he would like to catch the end of the perc season.

Mr. Shea said they plan to go ahead with the perc tests.

Mr. Rotatori pointed out that the Conservation Commission is willing to take the land and asked Mr. Cade if he is going along with that. Mr. Cade said, "yes".

Mr. Rosenlund said if the Board if prepared to vote he entertains the motion that the Board render its decision on the application of Lawrence Cade for a special permit for proposed cluster development.

Mr. Murray made motion that the Board approve the plan for cluster development for land to be known as "Cade Estates" with certain stipulations!

Mr. Rosenlund said the motion is made to grant the request of Mr. Cade for cluster development with certain stipulations. Seconded by Joan King.

On a Murray/King motion the Board voted 4-0 to approve the plan.

Mr. Rosenlund pointed out to Mr. Cade that the Board has approved the plan but with certain stipulations. This he hopes would be completed at the next meeting.

Mr. Rosenlund pointed out the rules concerned with appeal rights.

Mr. Murray brought up the question that in the event one of the members is not present at the next meeting if it could be cleared.

Mr. Rosenlund said if there is a stipulation that has to be included in the final draft and all the members are not present there could be a problem.

Mr. Rosenlund said he does not see any problems and pointed out that one of the stipulations he sees is the land designated to be deeded to the Conservation Commission.

Mr. Cade assured the Board that was his original plan and it would not be reversed. He thanked the Board and left at 8:35 P.M.

Brian Landry of Box Pond representing the Box Pond Assn. approached the Board with an inquiry regarding house trailers. He said a Franklin resident bought property on Box Pond and the neighbors found out that he applied for and was granted a permit to put a trailer on the property while he was building his house. He asked who sets up the regulation on trailers and if they come before the Planning Board. He said as spokesman for the Assn. he before the Board as the group is wondering whether he can stay there for any period of time.

Mr. Rosenlund said a temporary trailer could be put on the property while the house is being built. A mobile home can be on the property for 30 days in any 12 month period. Mr. Murray noted that it could be renewed after the 30 days. Mr. Rosenlund said it has been done but that issue is with the Building Inspector as he would have to issue the permit.

It does not come before the Planning Board. Mr. Rosenlund told Landry they could challenge it after 30 days, but suggested he see Mr. Paulhaus, the Building Inspector, for further information. Landry thanked the Board and left at 9:05 P.M.

Mr. Rosenlund, addressing the members, noted that the Board has another meeting this month and inquired of the Board whether it wants to wait or vote now on its summer schedule. Members agreed to vote.

Mr. Rosenlund entertained the motion that the Board revert to its summer schedule of meetings on the 4th Thursday of July, and the 4th Thursday of August only, unless a meeting is called by the Chairman.

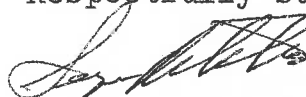
On a King/Rotatori motion the Board voted 4-0 to adopt the summer schedule.

The secretary was asked to send a press release to the newspaper and a letter for posting to the Town Clerk.

On a Rotatori/King motion the Board voted 4-0 to adjourn.

Adjournment at 9:35 P.M.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read 'Sergio P. Rotatori', written over a horizontal line.

Sergio P. Rotatori, Clerk