

Bellingham Planning Board
Town Hall Annex
Bellingham, Mass.

Regular Meeting - March 22, 1984
Members Present - Sergio Rotatori, Vice Chairman
John P. Murray
Glenn E. Gerrior

The meeting was called to order by Vice Chairman Rotatori at 7:57 P.M.

At 8:00 P.M. Benny Ferigno and Stan Fabian of Powder Hill Estates in Sudbury appeared before the Board to discuss their proposed plan for the development of 38 two bedroom townhouses on property located off Mechanic St. (Rte 140) approximately across the street from the motel. The area consists of about 12½ acres and is presently owned by Wm. Lewinski, who was present at the meeting.

John Halnon of Guerriere & Halnon as representative presented the Board with two plot plans; one showing the 38 two bedroom townhouse plan vs. one showing a 13 single family subdivision. Halnon also prepared a wall-sized plot plan used for his presentation. He pointed out the zoning in the rear of the property is suburban and the front portion is zoned Business-1.

They are requesting the Board's consideration and review of their proposal to construct 38 two bedroom townhouses and would like to know whether the Board feels their plan could receive a favorable decision before going to the expense of preparing a detailed site plan.

Mr. Halnon pointed out that the townhouse plan would have approximately 600 ft. of private road and the single family plan approximately 1,000 ft. of public road.

The townhouse proposal is for 4 to 5 units per structure. Discussion followed concerning the criteria for townhouse development under Section 4424. Regarding municipal costs and revenue, Mr. Halnon pointed out town maintenance of public roadway vs. owner maintenance of roadways in townhouse plan. He said the single family homes would cost about \$95,000. on average and estimated one unit at about \$50,000. He said the Town would get more tax from townhouses than single family.

As to what is available in Bellingham housing it was noted that there are two duplexes opposite the church and also by the high school. Referring to townhouses he said Bellingham has a need for this type of housing. Also the elderly would benefit by being able to purchase this type of unit when they no longer need a large home, and have the upkeep done.

He said construction jobs would be created and ultimately some permanent jobs on maintenance of the facilities. The purchasing power of the inhabitants of a 38 unit condo vs. single family homes would be much greater.

The site is high and dry and Mr. Halnon pointed out that there are no wetlands. Later they would address onsite sewer disposal. As to traffic, he feels it would be no problem with 38 or so cars located off a major road. Regarding water, he said he spoke to Trudel who said there is adequate water pressure.

As to need for school facilities, he said there is a potential of three children per house vs. one to two children with the two bedroom condo. The area is basically a wooded site. Some clearing would be necessary for roadway and septic systems.

Mr. Rotatori asked Mr. Herr if he had any questions. Mr. Herr inquired if they are proposing townhouses in an area that is already developed for single family homes. He said the dominant thing is that it is for single family homes.

Discussion followed as to layout of structures around roadways for single family and for condo. Mr. Halnon's plot plan showed a visual concept of how the roadways could be done on both plans.

Mr. Herr asked if he developed the land as single family, would David Rd. have to be opened up. Mr. Halnon said they would have to open it up. Mr. Herr said if it's o.k. to have 38 units with a single way out, then you could have 13 single family dwellings with a single way out. He said the issue of two ways out has to do with how many units there are. He said 38 units on a dead end street would be unusual for this town. They ought to have two ways out and the issue is service, such as fire dept., etc. and not length of roadway. Mr. Herr asked what is on the east of the site. Mr. Halnon said he believes it is owned by DiPietro.

Mr. Fabian said he likes the circle concept and they would like to come up with something nice for the town.

Mr. Herr said a single family subdivision ending in a cul de sac might be a consideration. Mr. Herr pointed out that the only thing dealing with dead end streets is in Section 425 a of the Subdivision Control Laws. There is no length restrictions.

Mr. Rotatori asked if all the parking is in front of the building.

Mr. Ferigno said they had not as yet done that as they would first like to know if the Board might approve of their idea, and they could go ahead with the preliminary plans and at that time the parking would be laid out and perc tests would have to be done.

Mr. Rotatori and Mr. Murray both said they felt the presentation was very good; however, the Board could not approve it tonight.

Mr. Rotatori pointed out that since there is only a 3 member Board present they could not take a vote on it.

Mr. Rotatori suggested that Ferigno and Fabian return to the Board when there is a full membership so that they can review it. Mr. Rosenlund is away on vacation.

Mr. Murray pointed out that the Conservation Commission would have to be at the public hearing. The judgment which the Board would be making is whether condo is better than single homes.

Mr. Ferigno said he would take the chance on a public hearing if he feels he might get the Board's approval.

Mr. Murray pointed out that there is no way to know what can happen at a public hearing.

Mr. Halnon discussed what would be shown on the site plan review such as roads, parking, etc., which he would draw up if they feel the Board might approve the concept of their present plan.

Mr. Halnon will leave these plans with the Board for review at the next meeting.

Mr. Ferigno, Mr. Fabian and Mr. Halnon to return at 8 P.M. April 12th. They thanked the Board and left at 8:50 P.M.

Pam Pano of Centruy 21 Real Estate appeared before the Board on the release of covenant on Lot 2029 in Weathersfield. Mr. Rotatori requested she return to the next meeting as there were not enough members present

to sign the plan. She was placed on the agenda for April 12 at 7:45.

Ed Shea of Shea Engineering appeared before the Board on an approval not required plan on property located off Mechanic Street. He presented the plan for review which was surveyed for Evergreen Construction Co. owner Thomas Clark showing Lots 1 and 2 zoned Business 1. The frontage is 125 ft. and the lot area is 20,00 sq. ft.

Mr. Rotatori asked the building inspector, who was present, if he already gave the permit to put in the foundation. The Building Inspector said yes, the permit was issued to put in the foundation, which is on the corner of Blackstone St. & Mechanic St. The building inspector is Maurice Gregoire.

On a Murray/Gerrior motion the Board voted 3-0 to sign the plan. Mr. Shea presented the Form A and \$10.00 filing fee.

Howard Wilson appeared before the Board with the map plan of the area off So. Main St. which he is requesting to rezone. Mr. Herr asked what the status is regarding this, and whether this is on the warrant. The article is on the warrant and a public hearing has to be held.

The plan was reviewed. Mr. Herr informed Mr. Wilson that if the hearing notice is prepared tonight it could be advertised in the newspapers within the time frame required. Motion was made by Mr. Murray and seconded by Mr. Gerrior to set up a public hearing. The Board voted 3-0 to schedule a public hearing on April 12, 1984 at 8:30 P.M.

Mr. Herr prepared the wording for the notice. He said no notice is required to be sent to abutters on a zoning change.

Members reviewed bills to be paid. On a Murray/Gerrior motion the Board voted 3-0 to pay bills of: Crowley Office Supply, \$32.14 for supplies; Registry of Deeds, \$10.00 to register member Gerrior; Reimburse Martha Russo, \$5.93 for postage, postcards, typewriter ribbon; secretary's salary \$120.00 for month of March.

Discussion was held regarding Center Park Estates, currently owned by Westwood Development. Mr. Rotatori said that on a \$84,000. bond, the town collected \$15,000. The town had top dressed the road. There was supposed to be side walks on one side and berm on the other side.

It was noted that the foundations are now in bad shape.

Mr. Rotatori said the Conservation Commission is not in favor of putting any houses there unless something drastic is done. He said the ConCom was supposed to be at this meeting but no one showed up.

The secretary was requested to notify the Conservation Commission when the Center Park Estates people are on the agenda.

Mr. Herr presented the Board with an article on Earth Removal Refinements. He said this came up some time ago, and refers to the problem of permit terminate date and to clear up about when a permit is to expire and be renewed. This to be taken up at the next meeting.

Mr. Herr also brought in prepared letters regarding a meeting with the town departments on Economic Development Workshop to be held on March 29, 1984. This is a study program under the Master Plan Update grant. The secretary was requested to send these letters to the members of the following departments: Board of Selectmen, Board of Health, Conservation

Commission, Finance Committee, Highway Dept. Superintendent, Industrial Development Commission, Industrial Development Financing Authority, Sewer Commission, Water Dept. Superintendent, Zoning Board of Appeals.

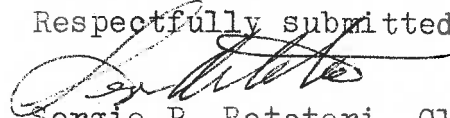
Mr. Herr said that Mr. Rosenlund came to his office Friday regarding the grant letter from EOCD. Regarding the letter from MAPC Mr. Herr said to hold that aside. Mr. Herr had no comment on the Environmental Notification Form on North Bellingham Sewers from Weston & Sampson.

Mr. Herr brought in the large map he prepared for the Town Meeting showing the areas to be rezoned as requested by Hood and Rhodes. Mr. Herr noted that Rhodes article on the warrant is different from what was agreed to at the meeting. He said he does not know why, but he said this could be clarified on the town meeting floor.

On a Murray/Gerrior motion the Board voted 3-0 to adjourn.

Adjournment at 10:05 P.M.

Respectfully submitted,



Sergio P. Rotatori, Clerk