

Bellingham Planning Board
Town Hall Annex
Bellingham, Ma.

Regular Meeting - April 25, 1985
Members Present - John P. Murray
Glenn E. Gerrior
Emile W. Niedzwiadek
Matthew F. Pytko (newly appointed)

The meeting was called to order by acting Chairman Murray at 7:55 P.M.

The Board welcomed Matthew F. Pytko who was appointed on April 22, 1985 at the Board of Selectmen's meeting. Mr. Pytko replaces Mr. Boiteau.

A plan of land in Bellingham for Robin Corporation was presented to the Board showing three lots with existing houses on property off North Main Street. The plan was drawn up by Andrews Surveying & Engineering of Uxbridge dated January 15, 1985.

A representative of the Robin Corp., Wrentham, requested the Board's approval of their plan to change the lot lines as the builder had put the houses too close to the lot line; hence the lines would have a jut in it. The Board reviewed the plan and it was noted that they were not on the agenda, and the Robin Corp. had not prepared the Form A required. This was done at the meeting; however, item 3 Book and Page number was not filled in. This information was to be filed by the Robin Corp. and filed with the Town Clerk along with a map.

On a Gerrior/Niedzwiadek motion the Board voted 3-0 to sign the plan. The filing fee of \$10.00 was paid to the secretary in cash and a receipt given. Mr. Pytko refrained from signing pending his registration.

Mr. Rotatori was not present at the meeting. He resigned from the Board on April 23, 1985.

Mr. Murray said the Board would review prospective candidates for a new member of the Board and take it up with the Board of Selectmen.

A brief discussion was held concerning the Board's past practice of allowing certain business to be conducted outside a regular meeting, such as the Board being pressured for signatures on paperwork by applicants which necessitates "tracking down" Board members. On a Gerrior/Niedzwiadek motion the Board voted unanimously that from now on all business is to be conducted at their regular meetings.

At 8:30 P.M. GLM Engineering of Holliston presented their revised plan of April 15, 1985 showing the proposed road to be opposite Fifth Avenue which was previously suggested. Property involved is the 11 lots proposed for single family houses located off High Street. Also discussed was the 60 ft. right of way which is to be relocated. Mr. Herr pointed out that 90% of the lot area requirement has to be satisfied, referring to Lot 7, and said they have to be careful of the area where the wetlands is. It was suggested that the lot line of Lot 7 be changed. Also that the Conservation Commission look at it, as well as the other Boards. The preliminary plan was reviewed and discussed. On a Niedzwiadek/Gerrior motion the Board voted 3-0 to approve the preliminary plan of the proposed 11 lots as revised with the suggested changes.

At 8:30 P.M. Bruce Allen appeared before the Board to discuss a proposed plan regarding his property on the corner of Hartford and West Street at the Mendon/Bellingham line. Members and Mr. Herr reviewed his plan and the map and it was determined that the area is zoned residential. Mr. Herr pointed out to Allen that they were in the wrong zone. Allen asked if he would have a chance at rezoning. Mr. Murray noted the matter of spot zoning there and also that there might not be enough parking spaces. Following a brief discussion it was agreed that this would not be a good thing. Mr. Allen thanked the Board and left at 8:45 P.M.

Members reviewed the mail and bills to be paid. On a Gerrior/Niedzwiadek motion the Board voted 4-0 to pay bills of: \$50.96 to the Call for public hearing ad on Lloyd E. Rhodes (paid to the Board by Rhodes); \$22.00 to U.S. Postal Service for roll of stamps; \$10.00 to Registry of Deeds to register new member Matthew F. Pytko; \$120.00 for secretary's salary, for the month of April.

Members and Mr. Herr briefly discussed the Growth Rate Article which did not pass at the April 14, 1985 Town Meeting. It lost by a narrow margin on the 2/3 vote. Mr. Herr noted that the Board could act on it again.

In other business, the secretary was requested to write EOCD requesting 6 copies of the booklet entitled The Zoning Act 3-85, Mass. General Laws, Chapter 40A. Community Planning & Subdivision Legislation, Chap. 41, Section 81A, 81J - 3-85.

Regarding current construction under Special Permit: At 9:30 P.M. Robert Drake, engineer, representing Celtic Construction Co. developers of the Maplebrook condos, returned to the Board for further discussion on their request to loosen restrictions on the number of units they are allowed to build as set forth in the special permit. Also present was Russell Racicot, one of the principals of Celtic Construction. Drake said that construction was going quite well and they progressed further than expected partly due to good luck with the weather conditions. From a large plan he pointed out areas of construction, showing the phases. He said all of phase 1 is sold out and they have a waiting list for phase 2 and phase 3. Drake said there are plans to repave Maple Street (which is needed since water pipes were laid). He said the money is there and they have authorization from the bank to be able to repave the road. Mr. Murray asked why they are doing this. Drake said it is their front door and wherever they tear up the road they are going to repave the entire road. Mr. Niedzwiadek asked if he talked to Mr. Daigle, Highway Supt. Drake said yes and that they are trying to do it right and want to cooperate.

Drake said he feels they have "a pretty efficient machine" working and stresses that they don't want to have to slow down because of building limit. As a condition set forth in the special permit decision, not more than 100 units are allowed in any 24 month period. They are requesting a lifting of this restriction, as well as changing the five year build out to three years. Drake said in looking at their project schedule they could do 80 units this year. He said they anticipate a mid-June occupancy. As of today they have permits for 64 units, and Mr. Herr pointed out that the schedule called for phase 1 to not contain more than 62 units and it was to be a 5 year build out.

Mr. Niedzwiadek pointed out some past experience with construction companies where the market was good and they want to push up construction, and the problems arise later.

Mr. Murray said he does not want any action here to set a precedent, and would like to see how this project goes.

Mr. Niedzwiadek also pointed out regarding the road that the Town has to know exactly what they are going to do; a bond might have to be posted. Drake agreed they would have to go into an agreement with the town before they go into it. He wants to get the water tied in before paving the road. Mr. Niedzwiadek inquired about the recreation center. Drake said the recreational center details have not been worked out as yet. Niedzwiadek asked when that would come in, what phase. Drake said about phase 3.

Mr. Pytko pointed out that as a new member he is not familiar with the project and would like to be able to view the area and make further studies before he would be able to express his opinions fully. All members expressed some reservations about Celtic's request to loosen restrictions.

Mr. Niedzwiadek said he would still like to talk to Mr. Trudel, Water Dept., and Mr. Daigle, Highway Dept. about this project.

Mr. Murray commented that he feels Mr. Trudel seems a little more relaxed about the water problem. He said they also had some discussion about the system of taking iron out of the water.

Mr. Gerrior said he feels Mr. Trudel would have contacted the Board regarding any worries he might have had.

Mr. Drake said he thinks he handled the Water Dept.'s concerns very well and also the Highway Dept.

Mr. Niedzwiadek said he is concerned about the water, and the road, and right now he has some reservations and would like to discuss this further.

Mr. Murray said he would like to see some kind of written plan for this build out with some kind of security saying what Celtic intends to do regarding the road. Drake was in agreement with this.

Mr. Drake said he just wants to get some feel from the Board about this idea, and suggested the Board consider only Maplebrook condos when making their decision. However, Mr. Herr pointed out that we could not isolate it and there is the consideration regarding other builders. "Like it or not, there is a question of equity over all of them," he said.

Mr. Niedzwiadek said some people have inquired about how is this going to work and what is going to happen. He said we are not talking about the credibility of the project, but it is the impact on the water, sewer, schools, and other things to consider.

Mr. Drake said that so far they have no 3 bedroom units in the project.

Members Pytko and Niedzwiadek will be shown around the project and this matter will be discussed further at the next meeting.

Mr. Herr said the only way to allow departure from the schedule is by revising the special permit, which will require a public hearing, and which will give an opportunity to hear from other people.

Drake said they would be willing to go along with the Board's decision on the matter. They will return at the next meeting at 9:30 for discussions. They thanked the Board and left at 10:00 P.M.