

Bellingham Planning Board
Town Hall Annex
Bellingham, Mass.

Regular Meeting - September 27, 1984
Members Present - Carl Rosenlund, Chairman
Sergio P. Rotatori, Vice Chairman
John P. Murray
Glenn E. Gerrior

The meeting was called to order by Chairman Rosenlund at 7:45 P.M.

Frank Morse, Morse Realty Corp., and Al Florentz Engineering Company presented the revised map plan of Valleyview Estates. He also presented the Form F Covenant dated September 20, 1984. Mr. Morse did not have the bond.

Members reviewed the plan and the Covenant. Mr. Rosenlund said to Mr. Morse he wants him to understand that a Covenant covers him to get the road in; no lots can be sold without a bond.

Mr. Morse acknowledged.

The plan was approved and Mr. Rosenlund said he will accept a motion to sign the plan since the Board has the Covenant, and it is understood by the applicant that he cannot build until a bond is presented. No building permit will be issued until there is a bond. Building Inspector Maurice Gregoire was present and agreed. Morse inquired of the Board when he brings in the bond can it be acted upon at that same time. Rosenlund said yes, if there are no surprises; if everything is done and Morse comes in with a bank book that covers what he wants to do. Also that the Highway Dept. is in agreement. Morse said they would go to the Highway Dept.

Mr. Rotatori made a motion to sign the plan subject to the conditions indicated. Seconded by Mr. Murray. The Board voted 4-0 to sign the plan. Morse thanked the Board and said he would be in touch.

Mr. Rosenlund opened the Public Hearing for Cheryl Pearson and requested an extension to 8:30 P.M. Pearson agreed. On a Murray/Gerrior motion the Board voted 4-0 to hold the hearing at 8:30 P.M.

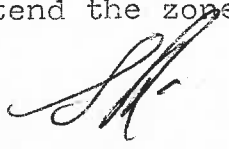
Mr. Reger, Millis Engineering Associates, representing Onallam Realty Trust of Millis presented the Board their application for Special Permit to construct condominiums on approximately 13 acres off Hartford Ave. Mr. Reger would like to set up a public hearing. Mr. Rosenlund suggested Reger get a copy of the plans to consultant Phil Herr. Reger said he would.

On a Rotatori/Gerrior motion the Board voted 4-0 to hold a Public Hearing for Onallam Realty Trust on November 8, 1984 at 8:00 P.M.

8:30 P.M. PUBLIC HEARING CHERYL PEARSON REQUEST TO RE-ZONE.

Cheryl and Richard Pearson appeared before the Board on their request for a zoning change on property located off South Main Street at the intersection of Blackstone Street involving three acres of land in a residential district.

Mrs. Pearson presented map plans for the Board's review. Mr. Murray asked that they explain for the record what their plans are. Mr. Pearson said they have a beauty shop in the Plaza and wish to relocate and build a shop here. They wish to change the zoning to B-2 which would extend the zone to the Getty gas station property which is B-2.



There was no opposition to the Pearson request for zoning change. Members reviewed the plans and found no problems with it. With no further comments, Mr. Rosenlund requested a motion to close the Public Hearing. On a Rotatori/Gerrior motion the Board voted 4-0 to close the public hearing.

Mr. Murray made a motion that the Board recommend this request for a zoning change as proposed. Seconded by Mr. Rotatori. The Board voted 4-0 to recommend the zoning change request.

Mr. Rosenlund noted they have over 100 signatures on the petition and they qualify to go on the next special town meeting. Mr. Rosenlund explained to the Pearsons that the Town Meeting has to vote this change. They have the recommendation of the Board.

Guy Dupont representing William Hood, owner of proposed Industrial Park called "Park 140", appeared before the Board regarding the letter of credit to secure work performance which was discussed with consultant Phil Herr and Town Counsel Ambler. Dupont said he has the option of a letter of credit or a bond. Dupont said he consulted with Town Counsel. Dupont said he has a bond for \$100,000.00 which he presented to the Board. This is the Form E-2 Performance Bond Surety Company signed by William Hood and Commercial Union Insurance Company, Power of Attorney bearing signature of Gerald Gaudette, Jr. Also attached is copy of un-executed letter of credit dated September 13, 1984 and marked "A".

Mr. Rosenlund said he recalled their problem was a date on the letter of credit for work completion. Mr. Rotatori said there was also some wording to change and he gave them back the original letter of credit and we were to get a new one.

Mr. Rosenlund asked Mr. Rotatori if he feels the bond is agreeable with him. Mr. Rotatori said Mr. Ambler told him they were going to change the letter of credit. They have now gone with a bond.

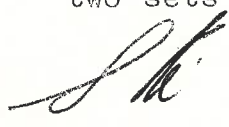
The Board accepted the bond and it was noted that the Board had signed the Form G Certificate of Release for Lots 1, 2, and 3.

Dupont thanked the Board and left at 9:10 P.M.

Tom McDonough appeared before the Board to discuss proposed lot division. He presented the Board with a plot plan of the area which is zoned residential. After a review of the plan referral was made to Zoning Bylaw Article V Definition of Lot Area and it was suggested that Mr. McDonough go to the Conservation Commission and the Board of Health for their opinions and then have plans drawn up and return to the Board with the Form A.

Gerald Brisson appeared before the Board with a Form A and Form C. The Form A Approval Not Required is for applicant Silver Lake Realty, owner Leo Dalpe, for plans dated Sept. 19, 1984 showing change in lot 3 line. On a Murray/Rotatori motion the Board voted 4-0 to sign the plan.

The Form C Application for Approval of Definitive Plan presented by Brisson is for Silver Lake Realty, owner Leo Dalpe, for a proposed subdivision named "Hilltop Estates" containing 19 lots off South Main Street. Members reviewed the plans. Mr. Rosenlund asked Brisson if he talked to consultant Herr on this. Brisson said yes. In a discussion of the drainage area he pointed out that there would be two sets of catch basins onto So. Main St. and the rest drains onto



their own property. Land involved is approximately 30 acres. Mr. Brisson said they would distribute copies of the Definitive Plan to the Highway Supt., Fire Chief, Conservation Commission, Board of Health and Water Commission. Secretary to send letter to these Boards requesting their comments prior to date of public hearing. Mr. Brisson presented a check from Silver Lake Realty for \$1,425.00 fee for 19 lots @ 75.00 per lot. Cost of public hearing advertising to be paid at night of hearing. On a Rotatori/Murray motion the Board voted 4-0 to hold a Public Hearing for Silver Lake Realty on October 25, 1984 at 8:30 P.M. Brisson thanked the Board and left at 10:00 P.M.

A letter from the Board of Selectmen dated Sept. 13, 1984 regarding a petition by American Realty Dev. Corp. for a zoning change of approximately 25 acres north of Hartford Ave. was reviewed. This petition was submitted through Industrial Dev. Commission as a courtesy and signed by Bruce Lord. It was noted that no address was given for the petitioner or other necessary information. Mr. Rosenlund said a tentative public hearing date can be set up, and requested the secretary to write to I.D.C. with the information and requesting that someone from the American Realty Corp. or I.D.C. to appear before the Board at the next meeting, October 11, 1984. On a Rotatori/Murray motion the Board voted 4-0 to hold a Public Hearing on November 8, 1984 at 8:30 P.M. for American Realty Dev. Corp. If no one appears at the next meeting the Board will cancel the hearing.

Members reviewed the mail and bills to pay. On a Rotatori/Gerrior motion the Board voted 4-0 to pay bills of: The Call \$63.84 for Pearson re-zoning hearing; The Milford Daily News \$54.00 for Pearson re-zoning hearing; \$120.00 Secretary's salary for month of September, 1984.

On a Murray/Gerrior motion the Board voted 4-0 to adjourn. Adjournment at 10:45 P.M.

Respectfully submitted,



Sergio P. Rotatori, Clerk