

Bellingham Planning Board  
Town Hall Annex  
Bellingham, Mass.

Regular Meeting - October 11, 1984  
Members Present - Sergio P. Rotatori, V. Chairman  
Bertrand Boiteau  
John P. Murray  
Glenn E. Gerrior

The meeting was called to order by Vice Chairman Rotatori at 7:50 P.M.

Members reviewed the mail and bills to pay.

On a Murray/Boiteau motion the Board voted 3-0 to pay the bill of \$1,000.00 to Philip B. Herr & Associates for retainer for period of July 1, 1984 through September 30, 1984. Mr. Gerrior not present as yet.

The articles on Earth Removal and Boundaries were reviewed by the Board and signed, and will be on the warrant for the next Special Town Meeting November 14, 1984. Closing date for the warrant is October 19th.

In a review of the Decision on the Special Permit of Racicot Realty/Celtic Companies, as prepared by Mr. Herr, there were some questions raised by the Board and they did not sign the Decision. Mr. Rotatori noted that roadways as to entrance and exit was not defined in the special permit and wishes to discuss this further with Mr. Herr. Also there is a question of security, there is no covenant.

Mr. Murray feels there should be a hearing on a Definitive Plan on this after they (Racicot Realty) have been granted the Special Permit. He said there is no way to know what they are going to do. He said he would also like to see the revised plan.

The secretary was requested to send a letter to Mr. Herr regarding these questions they wish to discuss at the next meeting; questions about the road and the security mentioned on Page 2, item 7.

It was noted the Board has 90 days to take final action from the date of the hearing on August 23, 1984.

At 8:20 P.M. Shep Wilbar of American Realty Development Corp. appeared before the Board regarding the petition for zoning change. Mr. Wilbar was introduced to the Board by Bruce Lord who was acting as attorney for the Corporation. A plan was presented to the Board for review.

Mr. Wilbar came before the Board to discuss their request for zoning change and provide information not included with the petition, which was forwarded to the Selectmen by Bruce Lord of the Industrial Development Commission as a courtesy to American Realty.

Mr. Wilbar pointed out that the property involved is on the north side of Hartford Avenue and is known as the Wong property. He said the total parcel is 23 acres; about 6 acres is zoned Industrial and about 17 acres is zoned Residential.

Mr. Wilbar presented a second plot plan showing what he is proposing to do. This plan shows five buildings marked A, B, C, D, and E. He said they propose to set the buildings back from the property line as far as they can. He said the closest building would be 200 feet from the property line. He said the closest building to any housing is shown as Building A, which is 140 feet from the lot line.

He said they have taken great steps to provide as much landscape as possible so that the people on either side will not see very much. Also that they are planning to plant new trees.

Mr. Wilbar said they will build only two story buildings.

Mr. Rotatori asked Wilbar since he wants to zone Industrial does he know what is going into that area. Wilbar said they are going for light industry and research & development. He said the intention is for light manufacturing buildings which he said would look the same as office buildings. It would take 5 years to build.

Mr. Rotatori asked about access road. Wilbar said there would be only one entrance and one exit off Hartford Ave.

Mr. Murray asked if this has to be subdivided. Mr. Lord said when they come in to make the presentation at the hearing they can be prepared for that. Lord said they have talked to some of the neighbors and some are for it and some are against it. They hope to work out the problems.

Mr. Rotatori pointed out there has to be a buffer between the business and residential areas. Wilbar acknowledged and said they plan to do this.

At this point, Mr. Cibley, Board of Selectmen Chairman, inquired about the plot plan being discussed and as to whether too much information is being given at this time prior to the public hearing.

Mr. Wilbar said the material Lord forwarded was not clear and so he wants to explain from the plot plan what they are proposing.

Mr. Rotatori said that the Board had set up a tentative public hearing date after receipt of the petition for November 8, 1984, and had sent a letter to the I.D.C. requesting a representative appear before the Board. Following a brief discussion, Mr. Rotatori requested a motion on the public hearing.

On a Boiteau/Murray motion the Board voted 4-0 to hold the public hearing for American Realty Development Corp. on November 8, 1984 at 8:30 P.M.

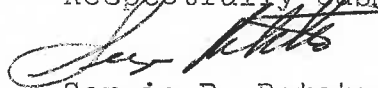
A copy of the plot plan dated 9/9/84 and revised 10/2/84-10/9/84 by Sullivan Design Group, Inc. and marked Bellingham Park - American Realty Development was left with the Board, also a copy of a map plan (reduced in size) dated October 25, 1983 drawn up by Guerriere & Halnon, Inc. shown as plan of land in Bellingham property of Corinna Wong, which property was divided into two lots.

The secretary was requested to send the maps to consultant Herr for a review.

On a Boiteau/Murray motion the Board voted 4-0 to adjourn.

Adjournment at 9 P.M.

Respectfully submitted,



Sergio P. Rotatori, Clerk