

Bellingham Planning Board
Town Hall Annex
Bellingham, Ma.

Regular Meeting - April 11, 1985

Members Present - Sergio P. Rotatori, Vice Chairman
John P. Murray
Glenn E. Gerrior
Emile W. Niedzwiadek

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

Roger Gagnon appeared before the Board to discuss property located at the Bellingham/Blackstone line in an area near Mann Street. He presented a drawing prepared by Stavinski Engineering showing the topography of the land. One proposed street off Mann Street is shown as Romano Street and another shown as Morrison Street. This is on a proposed plan for condominiums. Mr. Rotatori asked if the Conservation Commission was there to look at the property as there are some wetlands involved.

The Chairman of the Conservation Commission was present and said he told him he could not make an area there that would become a pocket and collect water. He said he was satisfied with the plan but that possible pocket should not be created.

Mr. Rotatori said he wants it written on the plan that the street cannot be continued. Mr. Rotatori pointed out that when that becomes a street the Town is responsible for it. He said he wants it said that Morrison Street is a private street. Rotatori pointed out that the houses have to have frontage on some street.

Mr. Niedzwiadek asked if they were to continue where would it go. It would go to another paper street.

Mr. Rotatori said if they want to go with Morrison Street they would have to widen it. They discussed the possibilities of where he would locate the houses.

Mr. Niedzwiadek asked Gagnon if he had any plan to have the streets accepted. No comment was made.

Mr. Rotatori suggested Gagnon complete the roadway and return to a future meeting. Mr. Gagnon thanked the Board and left at 8:15 P.M.

Robert Drake and Ken Racicot of Celtic Construction came before the Board to discuss their wish to raise the restriction on the rate of construction for their "Maple Brook" project. He said from a construction point of view things are good. He said they are sold out of 80 units in Phase I and have inquiries about the other phases and feels they can sell the other phase. Drake said they are looking for occupancy June 15 on the first 20 units. They should have the water main construction done. He said the water main is half way through the job and they are bringing it up Maple. He said they talked to the Conservation Commission and they were out to look at the site to make sure of the wetlands.

He said they took this to the Fire Dept. and Water Dept. and expressed desire to complete the project. He said they were concerned with what the water pressure would be.

Drake said they have well trained people working for them now and feels they have a well ciled machine and is afraid they will run out of things to do.

They are requesting the Board to reconsider the special permit and they want the restriction eliminated. He said with customers waiting he wants to build and provide this housing. Mr. Murray asked if they would be willing to negotiate out some of the three bedroom units. Drake said yes they would. They have two bedroom, 2 bathroom units at \$70,500 for outside units and \$69,500 for the inside units.

He said Celtic will become a permanent resident of Bellingham.

Mr. Rotatori pointed out that we are trying to control the growth rate.

Mr. Drake said they are requesting 100 units per year. Mr. Niedzwiadek suggests to wait and see how the Growth Bylaw goes at Town Meeting.

Mr. Rotatori said the article on Hazardous Waste was discussed with Mr. Herr and will be passed over for a Special Town Meeting. Mr. Herr would have another meeting with Mark Barowski.

Mr. Rotatori entertained a motion to pass over Article 10, Hazardous Waste. On a Niedzwiadek/Gerrior motion the Board voted 4-0 to pass over Article 10.

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Mr. Rosenfeld of Davna Corp. and Joe Marcadon, Engineer from Hopkinton appeared before the Board on land off Mendon Street. Mr. Rosenfeld said his plan is speculation regarding proposed construction of duplexes.

Mr. Gerrior said he was not in favor of duplexes. It was pointed out to Rosenfeld that Brook Street is not an accepted street in the town of Bellingham. It is listed as a street but is not an accepted street. His plan shows a proposed road to go into the subdivision off Brook Street. Total area involved is about 40 acres. There are lots with required frontage on Mendon Street and also he shows a proposed road A leading into the back lots connecting with proposed road B which he proposes to exit on Brook Street.

Mr. Rotatori suggested they contact the Conservation Commission to review their plan. Mr. Rotatori would also like to have Mr. Herr look at this. The Board considered the plan incomplete and not acceptable.

Mr. Rosenfeld said he will come back with another proposal. They thanked the Board and left at 9:00 P.M.

Mr. Brisson presented the plans for "Rolling Hills Estates", a subdivision off David Road, which is off Route 140, and also showing a roadway known as Rolling Hills Drive. A letter from the Conservation Commission was read by Mr. Rotatori. Mr. Rotatori said he visited the site and expressed concerns about a large slope and said a good portion of the hill has to be taken out. The drainage system which the Conservation Commission showed concern over has been redesigned.

Mrs. McGilvray who lives at the upper portion of David Road expressed her concern regarding the run off area.

Mr. Gerrior suggested that Mr. Brisson should be able to guarantee the engineering part of it.

Another resident who lives across the street from Mrs. McGilvry raised a question as to whether the Conservation Commission took into consideration the water problems. Instead of going on assumption she said she wants to find out from someone. She said she cannot sit in the backyard in the summer. The odor is unbearable, referring to 5 leach fields.

Mr. Rotatori suggested she see the Conservation Commission, and also to go to the Board of Health.

Mr. Brisson said this has nothing to do with the subdivision.

Mr. Rotatori said it is a bad area and a lot of proposals has its concerns. He feels there is no one in town to enforce the law.

Mr. Brisson said they are putting in a 27 inch pipe in the area which should clear out the water faster.

Mrs. McGilvry mentioned another pipe just beyond the brook. She said it is on the Varney property and inquired as to how much of the land that is wet is on the Varney property. It was suggested she not consider it because Varney would not sell.

Mr. Rotatori suggested that Brisson request an extension in order that some of these questions can be answered.

Mr. Brisson did not want to request an extension.

Mr. Murray asked Mr. Brisson if he talked with Phil Herr. Brisson said yes and the only thing he mentioned was the cut of the hill, there is no alternative.

On a Murray/Gerrior motion the Board voted 3-1 to sign the plan.

At 10:00 P.M. Mr. Rotatori opened the continued hearing on the Water Resource article. Mr. Rotatori called Mr. Lord before the Board and asked if he had anything to add to the revision on the Water Resource article. Lord said his question was on the interpretation.

Regarding the Growth Rate Control article, Mr. Lord asked the Board if Mr. Herr is confusing the issue as regards to Section 2720 now that he has limited it, Section 2710 Basic Limitation.

Mr. Murray said he feels it clarifies it. Mr. Lord refers to 2720 as being back in the numbers game and said he feels it restricts the Board and also the developer. He suggests that the Board take out this section and maybe add it later.

Mr. Niedzwiadek said he does not see anything wrong with it and feels it clears up the building rate.

Mr. Murray said he feels there is a need for expensive houses here. Lord agreed and said the higher priced home is a better tax base for the town.

Mr. Rotatori said the Board is not interested in stopping growth, but to control it, and there is interest in protecting our resources. He said the town cannot handle the fast growth and we have to limit it; this is to protect the town and not to protect the developers.

Mr. Rotatori pointed out that if a developer can build 300 houses that could be fine, but it would not be fine if the town could not handle it.

Mr. Lord said he is worried about setting up a criteria that may be a false one. He said if we are establishing a criteria it should be one that is reasonable all of the time. He said building is largely dependent on the economy and pointed out there is going to be natural fluctuation.

Mr. Lord said he would like to see a starting date put in 2710, such as after this is passed. The law would go into effect as of the date the law is passed (at Town Meeting) and start with a clean slate. Lord suggested the building could be brought up from 150 to 200 units. Also, he suggested that the starting date to be January 1, 1985 so that those who have started building would not be penalized and everyone would be on notice as to the starting date.

On a Gerrior/Murray motion the Board voted unanimously to add the starting date of January 1, 1985 to Section 2710 .

On a Murray/Gerrior motion the Board voted unanimously to close the public hearing.

On a Murray/Gerrior motion the Board voted unanimously to recommend the article as amended on the revised article of March 28, 1985.

At 11:00 P.M. Gerry Brisson presented plans for a proposed 228 unit 2 bedroom subdivision to be located on 144 acres off Paine Street in the area of the golf course. The property is owned by Julius Doliner.

Mr. Doliner said he could bring in an aerial view of the area. He said the selling price would be \$100,000.00 and up.

Mr. Rotatori expressed his concern about the septic system. Brisson said they had plans to go with Woonsocket. He presented the special permit application and requested a public hearing date. Mr. Doliner paid the fee of \$1368.00. On a Murray/Gerrior motion the Board voted unanimously to hold the public hearing on the special permit on May 23, 1985 at 8:30 P.M.

The Board briefly discussed its membership noting that they do not have an applicant, as yet, to fill the seat of the 5th member.

Mr. Leo Dalpe presented his check for \$400.00 for the "Reservoir Estates" definitive plan fee.

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

Adjournment at 11.45 P.M.

Respectfully submitted,

Acting Clerk