

Bellingham Planning Board  
Town Hall Annex  
Bellingham, Ma.

Regular Meeting - May 9, 1985

Members Present - John P. Murray, Acting Chairman  
Glenn E. Gerrior  
Emile W. Niedzwiadek  
Matthew F. Pytko

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

Appearing before the Board was Joseph Menfi regarding "Hilltop Estates", the subdivision plan of 19 lots located off So. Main Street and previously owned by Silver Lake Realty, Leo Dalpe and Burt Rhodes.

Joseph Menfi and Richard Dec, trustees of Rol Realty Trust are the new owners of "Hilltop Estates" subdivision and Mr. Menfi came before the Board to present the Form E Performance Bond amounting to \$15,000.00 to complete the roadway known as Hilltop Drive. He said they secured this by depositing a Certificate of Deposit for \$15,000.00 with the Town Treasurer. The Performance Bond is dated May 7, 1985.

Also, attached to his letter dated May 7, 1985 is a copy of the Water Dept. report of inspection which was o.k. and dated 3/12/85; copy of contract from Iannitelli Paving Co. for \$14,800.00 to do roadway, dated 4/20/85 and is for one year; copy of letter from the Highway Dept. dated 4/24/85 giving their approval on inspection, and that the figure of \$14,800.00 for one year was reasonable.

At 8:30 Mr. Lindsay of Millis Engineering appeared before the Board to set up a date for the public hearing on the special permit application to build the proposed 84 townhouses to be called "Crystal Springs". This involves property between South Main St. and Mechanic Street with entrances onto both streets. Mr. Niedzwiadek and Mr. Pytko said they would like more information regarding this area. Mr. Lindsay said he just came to discuss the time for the hearing date, but said he is agreeable to have a working session before the public hearing.

Mr. Lindsay gave a 30 day extension regarding the Stall Brook Estates plan.

Ed Pion appeared before the Board to discuss whether a lot on Benelli Street is buildable. Property is located in So. Bellingham. He is on an isolated street, but the lot does not have the 50 ft. frontage, and therefore it is not a buildable lot. The Building Inspector suggested he could go before the ZBA to try to get a variance. The Board cannot act on this. Also it was noted that the Conservation Commission would have to look into the area which could be considered wetlands. The Board suggested they talk about this before going to any expense. Mr. Pion thanked the Board and left.

Al Florentz, Bibeault & Florentz Engineering of Woonsocket, R.I. presented the plan proposing a 5 lot subdivision of the Edw. Dill property off Chestnut Street for discussion. The area is zoned suburban. Florentz also presented plan & profile of cul de sac shown as Rockland Circle. Florentz said he would send a copy of this plan to Mr. Herr. The Building Inspector said the Conservation Commission should also get a copy. Florentz said they would request waiver of underground wiring; he wants to put in poles which he feels is better for the Town. Murray said there should be no problem with that. Florentz said they were also going to request

waiver on sidewalks. Mr. Gerrior said he would agree to one side, but not both. It was noted that Chestnut St. does not have a drain system. Mr. Murray said this has to be taken up with the consultant, Phil Herr. A letter from Mr. Daigle, Highway Supt. dated April 24, 1985 regarding the end of Chestnut St. which he said was inspected and found to be paved as specified. Florentz said they put perk tests in before but now the Board of Health has closed the perk testing. Mr. Murray pointed out that the weather has been very dry. Florentz asked about the fee for filing preliminary plan and was told \$25.00 per lot. He acknowledged that and requested to be on the agenda for the June 13, 1985 meeting.

Ron Bonollo presented his approval not required plan on property he owns off Chestnut St. located in So. Bellingham. He is dividing his land into 3 lots. Lot 3 which abutts the Blackstone line is not a buildable lot. Mr. Murray suggested that Bonollo could divide it into 2 lots now and when he acquired more land then make 3 lots. The building inspector Maurice Gregoire suggested he could divide into 2 lots for duplexes as he would have the required land. Mr. Bonollo said he prefers to leave them as 2 single family lots. Discussion followed on ways to divide the land. It was decided to approve the plan as submitted, with 3 lots and one (lot 3) marked nonbuildable. On a Gerrior/Niedzwiadek motion the Board voted 4-0 to sign the plan as presented because otherwise there would be two duplexes. Bonollo presented the 10.00 filing fee.

Ed Cameron presented an approval not required plan on property located off Blackstone Street. The area shows 80,000 sq. ft. but is not designated with a lot numbers. Mr. Murray suggested this should have a lot number. The land involved is in Agricultural zone and Mr. Cameron said there is no wetlands involved. On a Gerrior/Niedzwiadek motion the Board voted 4-0 to sign the plan. He presented the 10.00 filing fee.

Mr. Drake, Ken and Russell Racicot of Celtic Construction returned to the Board regarding their request to discuss changing their special permit from a 5 year build out to 3 years. At the last meeting, two Board members were to visit the site. Mr. Niedzwiadek looked at one of the units. He asked about the plan for the cellars. Ken Racicot said he wanted to put in an exercise room or a playroom. There was concern about what the occupant might do. Drake said that it is very difficult to prevent or say what can be done. Ken Racicot said in the Condo Bylaws it states that they cannot do any altering of any partition without notifying the trustees.

Mr. Niedzwiadek said he has not seen one in this town that is completed and after this is completed and he has seen it work, then he would have something to go by.

Mr. Gerrior said that he has seen in condos where people have snuck in a third bedroom, but the percentage is very low and he feels it would have no impact.

Mr. Niedzwiadek asked how they came up with the 5 years. Drake said they came to that in a discussion with Phil Herr as far as how long it takes to build--the construction and the services. He said he now sees they can put out 80 units per year without sacrificing quality. He said they are doing everything as they said they were going to do and not cutting down in any way. He said the project has gone fullblast and they are looking for occupancy by mid-June. He also pointed out where they have multi-family they can spend a little more on landscaping, and said the landscaping is the best selling point.

Mr. Drake also said he feels a 3 year build out will be a plus for Bellingham. As far as maintenance, Ken Racicot said they have a fee in the Condominium Association rules.

Mr. Niedzwiadek said he does not want to be inundated by other contractors who also will want to change this.

Mr. Pytko brought up the concern about the water situation in town. He said the Fire Chief said there is a problem with enough water, and the Water Dept. said "don't be surprised if we have to put up a water ban".

Mr. Pytko pointed out all these requests for subdivisions and the impact there will be on our town services. He pointed out that it was not just the Celtic project, but all the others being proposed or built.

Drake said the town is still considering the growth. He still feels that the 3 year build out would not be bad.

Mr. Murray pointed out that this is the Board's first dealing with multi-family and anything that is done with Celtic will in fact set a precedent. He pointed out the waivers granted in the past which set a precedent, and referred to the lawsuits brought on the Franklin Planning Board because of this.

Mr. Niedzwiadek and Mr. Pytko pointed out that the Board has to concern itself with growth now. There is a lot of sentiment in town on growth control. Mr. Niedzwiadek said he wants to discuss this with Mr. Herr further. He is not inclined to change right now. Mr. Drake said he feel that's fair.

Mr. Gerrior said it was a good thing for Mr. Niedzwiadek to talk with Mr. Herr but feels the next meeting they should give a decision.

Mr. Niedzwiadek asked about the turn over in condos. Ken Racicot said the average age is 25 to 36 years old. With the cost of refinancing and with the interest rate stabilizing people are staying 3 to 5 years as they would lose money. Mr. Drake said he was hoping to get more retired persons. He said the outside condos sell for \$70,000.00. Also, that they chose to drop back to the two-bedroom units.

They will return to the next meeting for further discussion.

Building Inspector Gregoire said he feels they are anxious to finish the road, which is expensive, and they want to sell.

Mr. Pytko asked how many permits he issued. Gregoire said he issued between 112 and 115 permits so far this year. Morse has 8 permits now and has problems with two of the lots with the Conservation Commission.

Members reviewed a letter from Charles Poitras dated April 30, 1985 submitting his name as replacement for Sergio Rotatori who resigned on April 23rd. A brief discussion followed regarding other prospective applicants.

On a Niedzwiadek/Pytko motion the Board voted 4-0 to adjourn.

Adjournment at 11:15 P.M.

Respectfully submitted

Acting Clerk