

Bellingham Planning Board
Town Hall Annex
Bellingham, Mass.

Regular Meeting - June 27, 1985

Members Present - John P. Murray
Glenn E. Gerrior
Emile W. Niedzwiadek
Matthew F. Pytko
Edward T. Moore

The meeting was called to order by acting chairman Murray at 8:05 P.M.

The Board held a brief re-organizational meeting. On a 4-0 vote the Board elected John Murray as Chairman. On a 4-0 vote the Board elected Glenn Gerrior as Vice Chairman/Clerk.

At 8:30 John Halnon of Guerriere & Halnon Surveyors & Engineering and Martin Goldstein representing Fafard Co. of Ashland appeared before the Board to discuss building condos they **propose on** approximately 141 acres. Mr. Halnon displayed a large drawing which he used during his presentation and which showed the property divided into a two lot subdivision.

The land involved is bounded by South Main Street (Rte. 126), Center Street, Cross Street, and fronts on a short portion of Silver Lake Road.

Halnon presented the application for preliminary plan for a subdivision which, he said, is to be followed by a definitive plan. The fee for the two lot subdivision of \$50.00 was paid.

Halnon said they are proposing 436 units, 4 units per building, and that each townhouse would have garage under and two floors above that. He said they are proposing to develop new streets and also that they would have a report on the wetlands done. He said, basically, they want to retain as much of the vegetation that now exists.

Halnon said, basically, the plan involves 109 buildings containing four two-bedroom units per building, and three streets. He pointed out the roadways they propose; one access off South Main Street to a cul de sac at Cross Street and one small dead end street to come off of that. He said the main street would be a 60 ft. wide road.

Water Commissioner Gagne was present and asked Halnon where they expected to get the water. Halnon said he contacted Water Supt. Trudel on that. Trudel who was present, said he was only contacted regarding the mains.

Halnon said they are before the Board now on a preliminary plan to discuss the street that divides the proposed two areas into two lots. Planning Board Consultant pointed out the footage must be met without including the wetlands.

Members of the Conservation Commission were present and said they would request environmental analysis.

In a discussion of the sewer proposal, Goldstein said the size of the pipe would be according to Wesson & Sampson. The line is proposed to go from a pumping station through property of Rosenfeld and through the back portion of the high school, then to Blackstone St. by the highway barn onto Rte 140 and easterly to I495. There would be additional station that

would pump to the main station. They would be working with the Town Sewerage Dept. He said they went before the Selectmen over a week ago and it seemed to be favorable to them. He said they plan to meet with the other boards and discuss this further.

Mr. Herr asked if the Fafard organization proposes to pay for it all the way to an interceptor. Goldstein said they hope to utilize public funds as well as private funds. He said the way it is proposed would not cost the town any money. Mr. Herr questioned whether this would hold up waiting for the State funds.

Mr. Herr suggested to the Board the first thing is to review the preliminary plan and see if it is a preliminary plan as far as size. He said no environmental information is required at the preliminary stage, but is required at the definitive stage. Following the review of the plan, additional plans were left for distribution to other Boards for review.

The public hearing scheduled for the Julius Doliner property called "Fairway Hills" located off Paine St. in So. Bellingham and in which the Celtic Construction Co. has an interest, was not held because of a discrepancy. The advertising was in the name of Doliner and the application for special permit was in name of Celtic Construction Co.

Mr. Doliner withdrew his application without prejudice. He stated that this property is sold to Celtic Construction and is not sold subject to getting any permit.

Celtic had withdrawn their application without prejudice. Town Counsel had advised that Doliner and Celtic could withdraw their applications. Secretary was requested to write to Mr. Racicot of Celtic that they send their request in writing. Celtic will be at the July 25th meeting.

10:00 P.M. Gil Trudeau appeared before the Board to discuss plans for his property off So. Main St. and Elm St. The property is suburban zoned and one parcel lacks the required 150 ft. frontage. Plans were prepared by Gerald Brisson, Land Surveyor. Discussion followed as to whether Gil is allowed to make division of back lot. Section 2580 Back Lot Division of the Zoning Bylaw was reviewed. It was determined Trudeau's property meets the requirements. Mr. Murray pointed out this type of plan would require a public hearing. Trudeau to file the application for special permit.

On a Niedzwiadek/Gerrion motion the Board voted 5-0 to hold a public hearing on July 25, 1985 at 10:00 P.M. on the special permit for back lot division requested by Gilbert Trudeau.

Gerald Brisson presented the plan for "Reservoir Estates"

This concerns an 8 lot subdivision owned by Leo Dalpe and Burt Rhodes of Silver Lake Realty. Property is located off Lake Street bounded by the Jenks Reservoir and a short portion of the Wilcox Cemetery. Brisson commented that there was quite a change in the area. He said the party who was going to sell has backed out and now the map plan is different from the preliminary plan. Because of the purchase and sale agreement and that party having backed out it changes the lot line. Question was raised as to whether a new public hearing should be held. Brisson said they requested a 30 day extension previously, and obviously they are going to request another 30 days. In discussing the roads, he said the road is being moved over. He said there is no problem with the 16 ft. being put in for the road as the lots are deep enough. Mr. Herr said if you put the road back you have a cul de sac longer than the permissible length.

Mr. Herr said he feels they should have another public hearing on this. He said it would be best because people would not be surprised by this. They are now going to be 16 ft. away from the cemetery line. Question was raised regarding amount of earth removal operation involved to require a permit. Herr said there is a stipulation in the Bylaw you can remove 2500 yards without being considered earth removal. He said this will entail more than 10 times that amount. Murray said he thinks it has already happened. Herr asked if this was right. Brisson said there was earth removed. It was determined they would need a earth removal permit.

Murray asked Herr the proper way to handle this. Herr said they did not have drawings so they would want to ask for another extension into the end of August. Brisson to request a continued public hearing to August 22, 1985 at 8 P.M. Members agreed.

Brisson brought up the plan of "Rolling Hills", owner Silver Lake Realty, a 12 lot subdivision on David Rd. off Mechanic Street. They requested waivers of underground wiring in favor of overhead wiring of utilities and sidewalk on one side of David Rd. Extension, instead of both. On a Gerrior/Niedzwiadek motion the Board voted 5-0 to grant the waivers as requested.

Building Inspector Gregoire presented a site plan review of Ken Brown's Colonial Fence located at North Main St. and Hartford Ave. It was pointed out that this is in a very dangerous area and the problem of parking is a major one. Members and Mr. Herr were not satisfied with this plan. Gregoire said the problem is he has already issued a building permit, about a month ago. He said he feels the building is okay but now the only thing he sees is parking problems, which he said he did not pay that much attention to in the beginning.

Mr. Murray made reference to the Ben Franklin Bank for which no site plan review was brought in and all the problems that exist there. Mr. Herr feels the drawing does not have enough detailed information. Gregoire said Brown did hear about the concerns and called him at 7:00 P.M. to say he should change his plans. He wants to come to the next meeting. Secretary was requested to send letter to Mr. Brown. Mr. Moore said to tell the Fire Chief to have Brown pull out the gas tanks underground.

Herr feels the permit should be withdrawn but Gregoire said he does not want to withdraw the permit until after the meeting with the Board. The next meeting is July 25, 1985.

A brief discussion followed regarding the Townhouse Revision article. Secretary was requested to send a copy to Town Counsel Ambler requesting any comments or suggestions. Mr. Murray entertained a motion to set a hearing date on the Townhouse Revisions article.

On a Niedzwiadek/Pytko motion the Board voted 5-0 to hold a public hearing on July 25, 1985 at 8:45 P.M. on the Townhouse Revisions.

Phil to send draft of hearing notice.

On a Gerrior/Niedzwiadek motion the Board voted 5-0 to adjourn.

Adjournment at 11:55 P.M.

Respectfully submitted,

Glenn E. Gerrior, Clerk