



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

MINUTES OF THE REGULARLY SCHEDULED
MEETING: JANUARY 9, 1986

The meeting was called to order at 7:55 p.m. Four were present; Glen Gerrior was vacationing. M. Pytko (M.P.) moved to appoint B.A. Lavallee temporary clerk effective December 19, 1985. E. Niedzwia-
dek (E.N.) seconded the motion. Motion carried by unanimous vote of 4.

81-P - SUBMISSION

Applicants/Owners: Morton & Beverly Schafer, 767 So. Main St.,
Bellingham, MA

Surveyor: Robert C. Cournoyer & Associates, 11 Main St., Slatersville,
R.I. Location: 107 Acres situated on the easterly side of South
Main St. Fee of \$10.00 paid in cash. The Board wanted to ascertain
that Parcel B hadn't been included in the acreage of Meadow Wood Condos.
E. Moore (E.M) moved to sign; E.N. seconded the motion; motion carried
by unanimous vote of 4 - all members signed.

CLIFF ESTATES DEFINITIVE PLAN - Signing of the Original Plan for
recording. Plan prepared by GLM Engineering Consultants and Dennis
Marguerite named as developer. E.M. moved to sign the original
plan final revision October 10, 1985 with the condition that no
building permits will be issued until the conditions of the covenant
have been met and a bond has been posted. E.N. seconded the motion;
motion carried by unanimous vote of 4.

Clerk to send a copy of the minutes of December 19, 1985 to
Bruce Lord, Esq. regarding the ROL Realty hearing.

DEFINITIVE PLAN SUBMISSION - Elm Estates - 22 Lots Between Elm & So. Main

Subdivider: Gilbert Trudeau, 85 Elm St., Bellingham, MA

Surveyor: Gerald R. Brisson, 99 Harpin St., Bellingham

Engineer? John J. Reis, 15 Colbert Street, West Roxbury, MA.
59 Days - March 8th.



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ELM ESTATES DEFINITIVE SUBMISSION Con't

Fee Paid: Ck #107, dated 1/9/86 amount of \$1025.00

The Board refunded the applicant \$75.00 because the preliminary showed 3 more lots than the definitive plan

E.N. moved to set the public hearing for Thursday, February 27, 1986 at 8:30 p.m. A few details offered by Brisson: drainage flows away from the existing houses and to the intermittent stream; propose to change culvert at the Bellingham/Blackstone town line and no grading changes are proposed.

Chairman Murray gave the Original Form F (Covenant) for Rolling Hills Estates to Mr. Brisson who performs survey work for Mr. Rhodes and Mr. Dalpe.

Chairman noted for the record that Elm Estates original submission was for 26 lots which would have incorporated Arcant Street which is presently dead end and opened same to through traffic. The minimum sq. footage per lot in Elm Estates is 40,000.

DISCUSSION; Blackstone St. in Bellingham (Old dirt road)

Paul Baillargeon, Esq. representing John Andrews & Robert Kimball Questioned steps necessary to bring that road up to standard so as to develop 81-P lots on nine 1/2 acres abutting same. The Board collectively suggested that Mr. Baillargeon contact Town Clerk for a certification that the section of Blackstone St. in question is truly an accepted street. They further advised that he contact the Board's consultant Phil Herr and perhaps Gerard Daigle and Willy Arcand from the Highway Dept. regarding the condition and status of the road, before returning to this Board

Mr. Kozimor is the owner of record; Mr. Andrews is in charge of site design and Mr. Kimball proposes to develop the parcel.



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HUNA ROSENFELD - DISCUSSION: Property at Rte 140 (the old chicken farm) and Brook St. 9:05 p.m. He would like to propose either one of the following for development of the aforementioned parcel:

1. 42 Lot Duplex development (for which the property is zoned)
2. Apply for a Special Permit to construct condominiums.

Millis Engineering, 275 Main St., Millis prepared the concept plans. Associates

Mr. Rosenfeld is a developer from Millis, MA. The Board scheduled Mr. Rosenfeld to submit his preliminary plan on February 27, 1986 at 9:30 p.m. The Board further requested that his plan show wetlands to aid in comparing the two types of developments and in doing so help determine which type of development would be better for the site.

DEFINITIVE PLAN SUBMISSION

SHORES AT SILVER LAKE : H.A. Fafard So., 290 Eliot St., Ashland, MA 01721

Mr. Jim McLoughlin, Director of Planning for the company presented the plans and offered additional details. Submission fee: \$225.00 for three lots. Check #003692, Ledgemere Land Corporation. Received were Letter of transmittal from Guerrier & Halnon, INC. explaining the package submitted including list of abutters, request for waivers (one sidewalk as opposed to two and cape cod berm in lieu of granite) Environmental Study. Advertising Fee of \$100 received (Ck.#310, James E. McLoughlin, P.E.) along with Ck.#309 in the amount of \$155.31 which represents postage fees for the public hearing mailing to the 93 abutters. 59 days from January 3, 1986 is March 1, 1986. Public Hearing set for February 27, 1986 at 10:00 p.m.

Preliminary Subdivision Plan of Meadow Wood submitted on December 19, 1985 decision due by 45th day which is February 1, 1986



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REVIEW CORRESPONDENCE FROM CONSULTANT, Phil Herr

Letter dated 1/6/86 from the Town Clerk's office referencing receipt of the two Packages from Fafard Companies and G & H Inc.

Letter dated 12/26/85 from Phil Herr referencing Meadow-Wood Preliminary Subdivision Plan - letter was read and consultant's concerns were discussed.

Letter dated 12/26/85 from Consultant P.H. regarding GRANDFATHERING MULTIFAMILY DEVELOPMENTS & CONCEPT PLANS & TOWNHOUSES

Letter dated 12/26/86 from Consultant P.H. regarding Lot 8 William Way Site Plan Review. P.H. cites no apparent code violations but state information missing regarding trees and signs and suggested that the Board approve subject to reviewing sign concepts and assurances of proper plantings prior to the issuance of occupancy permits. E.N. moved to approve the Site Plan of Peter Sergio, Lot 8, William Way subject to the following condition: that no occupancy permits be issued until the Board has been assured that the planting requirements have been fully complied with; and, that the Board review any and all sign drawings prior to their construction/installation to ascertain their compliance with zoning by-law, as recommended by the Planning Board Consultant in his letter dated 12/26/86.

Letter Dated 12/20/85 from Consultant P.H. regarding Special Permit decisions for Crystal Springs and Fairview Park Executive Estates. Each decision was thoroughly reviewed by the Board Members for accuracy and then signed by each member of the Board. Decisions to be recorded with the Town Clerk and a copy to be sent to the applicants.



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Board requested Clerk to send a letter to the Selectmen requesting a Special Town Meeting to be held as soon as possible for the consideration of an amendment to the zoning by-law requiring Town Meeting approval of Townhouses, Condominiums, or Major Commercial Complexes.

E.N. moved to approve the minutes as typed. E.M. seconded the motion. Motion carried by unanimous vote of 4. All members present signed.

It was moved by E.N. to grant Martha Russo a grace period of 4 wks. from tonight, to complete all of the files for the Planning Board which she now has at her home. E.M. seconded the motion. Motion carried by unanimous vote. After that time, the Planning Board members will collectively pick them up at Mrs. Russo's residence. Copy of this motion to be sent to Town Counsel; copy to be sent certified to Mrs. Russo.

Meeting adjourned at 10:45 p.m.


John P. Murray, Chairman

Glenn E. Gerrior


Emile W. Niedzwiedek


Edward T. Moore


Matthew F. Pytko