



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

MINUTES OF THE REGULAR MEETING
FEBRUARY 13, 1986

The meeting was called to order at 8:45 P.M. Mr. Moore was absent due to illness; Mr. Gerrior was vacationing, out of state.

81-P Approvals/Rejections

Ronald Cowen presented an 81-P for land court, along with \$10.00 cash filing fee. The Board members examined the plan and found there to be insufficient information contained on said plan. John D. Halnon, P.E.S. was in the audience and offered his professional opinion. The Board returned Mr. Cowen's money and suggested that his surveyor re-draw the plan with abutters information, etc. contained in Land Court rules and regulations. Mr. Cowen's address is 16 Rolling Ridge Rd., Franklin, MA. His plan contains four (4) lots on Second and Third Avenues. The plan was prepared by Mr. Rossetti.

81-P Plan

Applicant: Theodore H. Goguen, Jr. Trustee of Marlex Realty Trust
One Countryside Rd., Natick, MA 01760

Eng/Surveyor: Guerriere & Halnon Inc.

205 E. Central St., Franklin, MA 02038 (P.O. Box 467)

Location: Brook St. Map 49-Lot 33, Book 6548, Pg. 187. (One Lot) 10.3 acres.
\$10.00 cash fee received.

E.N. moved to sign the plan; M.P. seconded; motion carried by unanimous vote of three (3)...All members signed.

81-P Plan

Applicant: Forge Hill Development Corp
One Crossing Plaza, Cottage St., Franklin, MA 02038

Owners of Record: F.A. Molla and Burton Rhodes

Eng/Surveyor: Stavinski Engineering Associates, Inc.
78 So. Street Wrentham, MA 02093

Location: Bounded northerly by Jenks Reservoir, Westerly by Lake Street, and Easterly by land of Emile Gareau.

\$10.00 fee by Check #4459, Forge Hill Deve. Corp. received.

E.N. moved to sign the plan; M.P. seconded the motion; motion carried by unanimous vote of 3. All members signed.

DEFINITIVE PLAN SUBMISSION

"Oak Knoll Estates"/7 Lots located southerly section of Bellingham at Pickering Road extension.

Developer/Owner: Richard Galuza, 149 Lakeshore Drive, Blackstone, MA

Eng/Surveyor: John J. Reis, 15 Colbert St., West Roxbury, MA

G.R. Brisson, 99 Harpin St., Bellingham, MA



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DEFINITIVE PLAN SUBMISSION - OAK KNOLL ESTATES con't

Fees to be dropped off at Murray Motors c/o John Murray
7 lots @ \$50.00, \$100 advertising fees and \$30.06 postage
Public Hearing set for March 27, 1986 at 8:00 P.M.
Mr. Niedzwiadek to furnish plans to following departments:

1. Water
2. Fire D
3. Conservation Commission
4. Board of Health

Clerk was instructed to read the Special Permit Decision regarding "Meadow Wood Condominiums" - the Blakely Company - Morton Shafer Property.

Interested party, Judith Stavinski was present. The Decision as prepared omitted a condition voted on the meeting of January 23, 1986. E.N. moved to include the following statement in the final Special Permit Decision: "No construction vehicles will be permitted to use the Centre St. access, whatsoever." M.P. seconded the motion. Motion carried unanimously. The final decision will be revised to include all of the original conditions.

Clerk was instructed to read the Special Permit Decision regarding "ROL Realty - Bellingham Shopping Plaza". The Board noted that an original condition voted on at the January 23, 1986 meeting had been omitted, more specifically, "Road construction improvements be completed prior to the issuance of occupancy permits including the proper striping in the street." M.P. moved to include "Road construction. . . in the street." E.N. seconded motion, motion carried unanimously.

CONDOMINIUM PROPOSAL - DISCUSSION

Owners/Applicants: Silver Lake Realty/Burton Rhodes & Leo Dalpe
Location: Silver Lake Beach and Island

At concept stage 28 units are planned for the island and 10 units on the mainland (2-bedroom units) If sewer is constructed in the area; they would propose an additional 18 units to the mainland. Reed Keifer, (sp.) Architect from Cambridge, MA., and David Arnold, Arnold Engineering currently constitute the design/concept team. The group is interviewing two (2) civil engineering firms necessary to design the drainage, sewer and possibly bridge design. Cary Simmons of Gloucester, MA was named as project environmentalist.

Chairman Murry stated that "a Special Permit is non-transferrable". The applicants must build the project and not sell it off.



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CONDO CONCEPT - Silver Lake Realty Trust

Chairman Murray further suggested a traffic-impact study would be in order given the conditions of Cross St., Soils and Conservation Study would be required and advised the developers to meet with the abutters and lake residents to iron out the difficulties and concerns in an atmosphere of informal discussion. He further suggested that the Silver Lake design team take a good look at the Blakeley Company's filings and reminded them to deduct the wetlands from the area in determining the open space requirements.

DEFINITIVE PLAN SUBMISSION - Pheasant Hill Estates

Owner: Joseph Menfi; Trustee - ROL Realty Trust, One Airport Dr., Hopedale, MA 01747.

Engineer/Surveyor: Stavinski Engineering Associates, 78 South St., Wrentham, MA 02093

Location: 19 lots Approximately 28 acres located about 1200 feet west of South Main Street on the north side of Chestnut Street.


Fees Received: Filing Fee \$1425.00, Ck 1017, 2/13/86

\$100.00 cash advertising fee and \$76.82 in postage fees for certified mailings to abutters. Public Hearing to be held 3/27/86, 9:00 P.M.

Budget Discussion for Fiscal 1986-1987

The main objective of the Board was to present an accurate budget to the Finance Committee which reflected the increase in salaries and expenditures based on the accelerated growth and development of the Town of Bellingham,

It was moved, seconded and voted to adjourn at 11:00 P.M.



John P. Murray, Chairman



Emile W. Niedzwiedek

Matthew F. Pytko