



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

John P. Murray, Chairman
Glenn E. Gerrior, Vice Chairman
Edward T. Moore
Emile W. Niedzwiadek
Anne Farris

MINUTES OF REGULAR MEETING

MARCH 13, 1986

The meeting was called to order at 7:50 p.m. All members were present. The Chairman welcomed newly elected member, Anne Farris to the Board. He stated that the next order of business was customarily "re-organization." However, the Chairman entertained a motion to postpone re-organization until after the annual Town Meeting. Edward Moore made that a formal motion; E.N. seconded the motion; motion carried by unanimous vote of 5.

E.N. moved to appoint Billiegene Lavallee secretary to the Planning Board for the year 1986; E.M. seconded the motion; motion carried by unanimous vote of 5.

Form A - 81-P Plans

Applicant: Joseph and Eunice Chliszczyk, 100 Maple St., Bellingham.
Engineer/Surveyor: GLM Engineering Consultants, Inc.
838 Washington St., Holliston, MA 01746

Location: Situated in the northeast corner intersection of Pine St. and Maple St., containing two (2) lots of 1.83 acres and 11.06 acres shown on Assessors Map 20, Lot 45.

Chairman stated that the plan had more than adequate frontage. E.N. moved to sign the plan; E.M. seconded the motion; motion carried by unanimous vote of 5. \$10.00 cash fee was received.

81-P Plan

Applicant: Robert Saleski (presented by Sylvie Michelutti)
128 Holliston St., Medway, MA 02053
Surveyor/Engineer: Millis Engineering Assoc., Inc., 1275 Main St.,
Millis, MA. 02054

Location: Land by the Medway Town Line on Hartford Ave., and Beech St. and West St. Town of Medway has already signed the plan. (old pony ring) Three lots are shown. E.M. moved to sign the plan; G.G. seconded the motion; motion carried by unanimous vote of 5. \$10.00 cash fee received.

DEFINITIVE PLAN SUBMISSION - Beechwood Estates (19 lots)

Applicant: Onallam Realty Trust/Sally Dmytryck, 1275 Main St.,
Millis, MA 02054.

Engineer/Surveyor: Millis Engineering Assoc., 1275 Main St.,
Millis, MA 02054

Location: 60 acres on the southerly side of Farm St. with a 45' wide access to Farm St. approximately 100' east of Granite St.



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Beechwood Estates (con't)

59th day for this submission is May 10, 1986.

Filing fee \$1425.00 -- \$100.00 Advertising Costs -- Certified Mail Postage Fee \$25.00, all collected.

John V. Fernandes, Esq. represented Onallam along with Sylvie Michelutti. Atty. Fernandes has walked the property with the Conservation Commission along with the applicants. Onallam has engaged an expert regarding wetlands, Dr. Gary Sanford. All of the previous comments and suggestions made by Consultant Herr regarding this parcel formerly submitted as Stall Brook Estates have been incorporated in the design as "Beechwood." Chairman stressed that the Wetland's Expert refer to Section 364 of the Subdivision Rules and Regulations when preparing his report.

PRELIMINARY PLAN SUBMISSION - Form B - Industrial Subdivision "Twin Brook Industrial Park" (31 lots)

Applicant: Onallam Realty Trust, 1275 Main St., Millis, MA

Surveyor/Engineer: Millis Engineering Assoc., 1275 Main St., Millis, MA 02054

Location: 25.92 acre parcel located on Farm St. and 6.77 acres located on Hartford Avenue.

Fee Received: \$25.00 per lot -- \$775.00.

A.B.S. Realty Trust - Clerk read the notice of public hearing.

E.N. moved to postpone the A.B.S. hearing until 9:00 p.m.;

E.M. seconded the motion; motion carried by unanimous vote of 5.

SITE PLAN REVIEW - Lot 10A, William Way.

1.85 acre parcel, Located in the Industrial Park on Rte 140.

Applicant: James Van Beek

Engineer/Surveyor: Millis Engineering Assoc. Inc., 1275 Main St., Millis, MA 02054. Michael Scolavino accompanied Van Beek.

Chairman relayed message from Consultant Herr that the site plan was in order. 20 Parking spaces were shown for a fee of \$3.00/space. \$60.00 fee was paid by check. E.M. moved to notify the building inspector that the Site Plan was in order; A.F. seconded the motion; motion carried by unanimous vote of 5.

SPECIAL PERMIT APPLICATION - Condominiums (136 Units)

Applicant: Davna Corporation (Huna Rosenfeld) 14 Ross Avenue, Millis, MA 02054. "Bellwood Condominiums"

Location: Sophie Gelenian (former chicken farm) located on Rte 140, Cape Road to Brook St and also includes a parcel of land abutting Saddleback Hill Road consisting of 10.305 acres as shown on plan of land dated 02/12/86 by Guerriere & Halnon, Inc. for Marlex Realty Trust.



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Bellwood Condominiums con't (64th day is May 15, 1986)

Engineer/Surveyor: Millis Engineering Associates, 1275 Main St.,
Millis, MA 02054 -- Providing Design Engineering Services

Traffic Engineering: E. Raymond Crossman, P.E., 255 Main St.,
Pawtucket, R.I. 02860. Traffic Study was submitted.

Conceptual Landscape Plan: Gates, Leighton & Associates, Inc.
1540 Pawtucket Ave., East Providence, R.I. 02916.

Floor Plan & Elevations: O'Hearne Associates, 141 Main St.,
Woonsocket, R.I. Plan was submitted.

Contour Maps showing the Duplex Layout prepared and submitted
by: Moore Survey and Mapping, Shrewsbury, MA. (title block
partially removed on the plans submitted)

Submission Fees:	136 units at \$3.00/space. . .	\$816.00
	Advertising Costs.	100.00
	45 Abutters @ 1.67/letter. . .	75.15
		<u>\$991.15</u>

public hearing set for Bellwood Condominiums
Thursday, April 24, 1986 at 9:30 p.m.

Public Hearing set for Beechwood Estates Thursday, April 24,
1986 at 8:30 p.m.

Chairman Murray informed Mr. Rosenfeld that if the Town Meeting
passed the revised version of Townhouse Regulations, his condomini-
um proposal would have to go before the Town Meeting for approval.

Chairman had instructed the secretary to write a letter requestin
that Town Meeting be postponed until May 21, 1986 in order to
accomodate all of the zoning amendment public hearings. The
Board members reviewed the correspondence and E.N. moved to sign
the letter requesting the postponement; E.M. seconded the motion;
motion carried by unanimous vote of 5. All members signed the
letter and instructed the clerk to deliver to the Board of Select-
men no later than Friday 3/14/86, a.m.

Colonial Fence Site Plan Discussed

All of the members with the exception of Mrs. Farris who was not
a member at that time, recalled a promise made by Colonial to
occupy the entire premises themselves. There is a potential
for (4) offices on the second floor of that structure. The
Building Inspector had been instructed not to issue any occupancy
permits for additional offices until Colonial returns to the Plan-
ning Board for full site plan review to determine additional park-
ing requirements.



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E.N. moved to postpone the ABS Realty Public hearing another five (5) minutes. G.G. seconded the motion. Motion carried by unanimous vote of 5.

81-P Plan -

Applicant: Tim Jones 236 Washusett St. Franklin, MA 02038
Location: Two (2) lots on Maple St. (Lot 17 and 18)
The Board would not accept this submission because the division of this property appeared to create an undersized lot which is a direct derogation of the intent of our by-law. No action was taken. Chairman retained a copy of the plan for Consultant Herr's review. If there is no problem with the plan after review, the Chairman will have secretary contact Mr. Jones at 528-1475.

PUBLIC HEARING REOPENED at 9:20 p.m!

Bruce Lord Esq. was present for the proponents. Clerk read the Notice of Public Hearing for the benefit of those present.
Petitioners: Bruce and Susan Wright (ABS Realty Trust)
Location: Property on the corner of Chestnut and So. Main Sts. which is family owned and the garage was a business use prior to zoning. The property to be rezoned (from suburban to B-2)
All property surrounding this parcel is residential homes.

Atty. Lord explained that the family wanted to bring both parcels that they own into conformity with one another - a business use.

Business 2 is in conformity with the zoning across the street.

The applicants were hoping to attract a medical center.

E.N. stated that he thought it would be considered spot zoning.

Atty Lord stated that by town meeting, his clients hoped to have a firm commitment for tenants.

One member asked the petitioner if he had notified his abutters. The Wrights stated that they had notified most of them.

George Pennington Jr. was present and emphatically stated he had not been notified. Pennington was against it in that one gas station on the corner was surrounded by homes.

G.G. noted that if there was a problem with the lot, they shouldn't have purchased it. E.M. suggested that Lord's clients apply for a variance; due to their irregular shape of the lot and the fact that it lacked 2 feet of frontage necessary for a backlot subdivision. He felt they may have a shot with the Board of Appeals; Moore further noted that the Wright's bought the hardship. Chairman Murray checked the Use Regulations table and reported that once rezoned, anything could locate there, i.e., a tractor-terminal, body shop, etc. A. F. echoed that anything goes once rezoned. Chairman Murray stated that this Board would support a variance for a medical center.



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E.N. stated that he could not see rezoning it. Area at the corner existed as business prior to zoning. This would be considered spot zoning. A.F. concurred with E.N.

Brad Wright who was in attendance with Bruce paid the Board \$100.00 in cash for the advertising fees.

Atty. Lord informed the Board that the Wrights could not give assurance that a medical building would be located there.

Wright stated that he checked out other possibilities. He would have knocked down the existing home and subdivided the parcel into homes. He looked into back lot subdivision and found that he lacked two (2) feet of frontage which was required.

E.N. stated that the Board could not look into the future; they could only act on the rezoning.

E.M. moved to close the public hearing; E.N. seconded the motion. E.N. moved not to recommend the rezoning of this parcel at 700 South Main St. as it appears to be a derogation from the intent of our by-law and spot zoning (possibly) E.M. seconded the motion. Motion carried by unanimous vote of 5.

Public Hearing ended at 10:00 p.m.

Atty. Lord remained at the meeting to offer explanations regarding the various other zoning articles to be heard in the coming weeks.

Hill Property: Rezoning the small portion of their land designated at Agricultural to Industrial which conforms with the "Master Plan."
Valley View Road: Industrial Zone comes to rear of the residential homes. The zoning amendment proposes to move that Industrial Zone back to 400 ft. instead of 200 ft., which currently exists. The Industrial Zone would then be 400 feet away from any street. Chairman Murray verified that this would further insulate the residential from industrial. Rezoning Parcel #3 and #4 which is presently Industrial would ideally develop an access road between Hartford Avenue to Farm St. Since the access road cannot be developed, the only access to Farm St is both ends. If those Industrial lines are put back to what they were, i.e., Agricultural, it will bring these areas back into line with what is there. The area is very wet; only low-grade Industrial can be located there. Chairman suggested that our Zoning Maps be adapted to serve as Water Resource Maps and be made available to townspeople and developers.



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MaGlockner's - Rezoning their parcel from Industrial to Residential.

Winniker Property: Rezoning from Industrial to Suburban - the parcel is located just above Roase Avenue and up to Box Pond (the old arch bridge and Lehigh Valley concrete).

Chestnut Street - Scott Hill Blvd. Rezoning from suburban to business 2. Atty. Lord stated that this would be reduced on Town Meeting floor to encompass the Remillard parcel (formerly Hayden Competition). At the time of the public hearing there will be two possibilities: 1) the Remillard parcel alone and 2) from Remillard's parcel to Cronin's. It would not be a "spot zoning" issue to reduce the rezoning request to encompass just Remillard.

Collamati Property: N.H.D. - Pulaski Blvd. The undeveloped rear lot behind N.H.D. is not B-1 as the rest of the parcel. They proposed to extend the B-1 Zone to incorporate all of their lot. The building is literally cut in half with the zones. A change would bring the building into conformance.

Self-Service Gas Station: Proposed by Jim Roberts of the Sunoco Station. Also petitioned by citizens.

Minutes Approval of February 27, 1986 -- E.M. moved to amend page 13 by interesting the words in paragraph 10, first line "RE: Blakely Condo Plan, . . ." and Page 11, paragraph 5 - Moore: change couth (spelling error) to could. E.N. seconded the motion to amend the minutes as stated. Motion carried by unanimous vote of 5.

All of the members were brought up to date on the Downey Appeal proceedings. As of this date, nothing has been filed with the Court concerning Elm Estates.

Four members signed the reimbursement voucher for the secretary for the following: 3 postage receipts and the purchase of 5 duracell batteries for the tape recorder to tape the hearings. Amount \$14.55, purchased from Lil General across from Town Hall.



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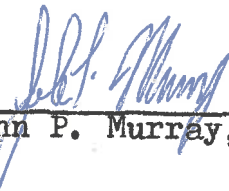
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Old Business: M.A.P.C. report dated 10/15/86 which Martha Russo never prepared or forwarded to Phil Herr. Board suggested that the secretary forward same to Phil Herr for his response.

Meeting adjourned at 11:25 p.m.



John P. Murray, Chairman




Glenn E. Gerrior, Vice Chairman



Edward T. Moore



Emile W. Niedzwiedz



Anne Farris