



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

EDWARD T. MOORE, CHAIRMAN
GLENN E. GERRIOR, VICE-CHAIRMAN
EMILE W. NIEDZWIADK
ANNE M. FARRIS
JOHN P. MURRAY

MINUTES OF REGULAR MEETING May 22, 1986

Philip B. Herr was present.

Meeting opened at 7:50 p.m. All members present. JPM moved to sign the definitive plan entitled "Pheasant Hill Estates" ROL Realty. E.N. seconded the motion; motion carried by unanimous vote of 5.

8:00 P.M. Chairman Moore read the Notice of Vote, as prepared by James REger, Millis Engineering Associates, 1275 Main St., Millis, Ma. 02054 on behalf of Margaret Gibbon to waive the two (2) year waiting period before re-applying for a variance to construct a single family home on an industrially zoned lot. Mr. Moore relayed the history of the case based on his experience with the Board of Appeals. The ZBA eventually withdrew their application for variance without prejudice because of the upcoming petition for town meeting to re-zone the area residential - which never took place.

All of the abutters had been properly notified. E.N. moved to waive the 2-yr. waiting period required to re-appear before the Board of Appeals to apply for the variance; J.P.M. seconded the motion; motion carried by unanimous vote of 5. LETTER TO BE SENT TO THE BOARD OF APPEALS; cc to Jim Reger.

8:30 continuation of public hearing "Shores at Silver Lake". Jim McLoughlin planner for Fafard Co. explained that there was no new information to offer since the February meeting regarding the sewage situation and presented a letter of extension to June 30, 1986. JPM moved to grant "Shores at Silver Lake" an extension to June 30, 1986; A.F. seconded the motion; motion carried by unanimous vote of 5. NOTIFY TOWN CLERK.

A & A Welding - S.P.R.: Daniel McCarty on behalf of Celtic Construction explained that the proposed business would be light welding, metal fabrication, required oxygen tanks, welding rods. Consultant did not receive the floor plan or elevations but didn't feel that created a major problem.

Chairman expressed concern for buffer between the residential side of the site and the industrial complex itself.

McCarty stated that trees would be planted. Conservation Commission walked the property and found no problem with the proposed site. Safety Officer found no problems with site distance. J.P.M. moved to recommend approval to the Bldg.Com-missioner with two (2) conditions set forth as follows: 1) Increase the front setback from 94' to 100'; and 2) Include plantings along the southerly side of the site abutting the residential properties for a distance of 100' feet which wraps around the building 20'. Also included in the motion was the stipulation



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that there be no storage underground of fuel anywhere on the site. Motion was seconded by E.N. and carried by unanimous vote of 5.

NOTIFY BUILDING COMMISSIONER

PAVILLION AT CROOKS CORNER - S.P.R.

McCarty represented Celtic Construction. Bruce Lord Esq. stated that Forte Brothers held the contract for the work to be completed at Crooks Corner. McCarty stated that Celtic would hire Guerriere and Halnon, Inc. to prepare the design plans in accordance with the plans for the corner as prepared by Fay, Spofford, and Thorndike in accordance with G & H, Inc. and that Celtic would pay all costs incurred for the drawing of the plan; work in the street necessary; and the inspection of the work in the street. Dean Co-Op and Celtic Construction would pay the costs incurred by their project which impacts the redesign and construct of Crooks Corner.

Lord, Esq. echoed the commitment agreed to by the Celtic/Dean Co-Operative group.

Chairman asked if anything in written document form was required from either Engineering Firm regarding the plans.

Herr stated that a Planning Board sign-off would be required so they could proceed with the F.S. & T evaluation and the G & H, Inc. design survey and inspection. Also, with regard to the additional entrance on the Pulaski Blvd. side of the site, Herr noted that the entrance was o.k.'d by G & H, INC. so long as the right turn only exit was enforced.

E.N. voice serious concern over the impact of this project on the proposed improvements to the dangerous intersection as well as the additional egress onto Pulaski Blvd. and policing or enforcing the R.T.O.

Herr voiced concern over cars traveling southbound on RTE 126 - the left turn will be required to cross two (2) lanes of traffic on Pulaski Blvd. to get to the first entrance of the Pavillion.

McCarty stated that if the two entrances are not workable according to the traffic engineers, then it would be eliminated. He spoke with full authority on behalf of Celtic and Dean Co-operative.

Chairman repeated that if the entrance was not workable, they (Celtic) would honor the commitment made by McCarty to remove it

E.N. moved to recommend approval of the Plan to the Building Commissioner provided that the entrance located at Station 2 + 70 to 2 + 94 be deleted from the plan unless additional data from the Consulting Traffic Engineering Firm indicates otherwise.



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9:20 FORGE HILL DEVELOPMENT CORP.

Mr. Fran Molla One Crossing Plaza, Franklin, MA 02038
Irrevocable Letter of Credit issued by the Dean Cooperative Bank, 21 Main Street,
P.O. Box 307, Franklin, MA 02038 not to exceed \$113,000.00.
Date of issue 5/22/86.

Board indicated to Molla that a time schedule was necessary within the text
of the letter. It should read two (2) years from tonight per the Consultant.
E.N. moved to accept the Irrevocable Letter of Credit subject to the following:

- 1) That Town Counsel review the letter for content and
accuracy; and
- 2) That all work on the road be completed two years
from tonight's meeting; A.F. seconded, motion carried unanimous 6f 5.

WILLIAM WOZNIAK - 15 North Main St., Bellingham, MA

RE: Brook Street

Bonding for work to be done on Brook Street in the form of a passbook
issued by Home National Bank of Milford, 221 Main Street, Milford, MA
E.N. moved to accept the passbook/bond; G.G. seconded the motion; motion carried
by unanimous vote of 5.

81-P Plan - Tomkin Associates, 88 Winthrop St., Medway, MA
Three duplex lots. as prepared by Millis Engineering Associates, 1275 Main St.,
Millis, MA. JPM moved to sign; A.F. seconded; motion carried by unanimous vote
of 5.

PRELIMINARY PLAN - TWIN BROOK INDUSTRIAL PARK - Onallam REalty Trust
Sylvie Miccheluti present for Onallam. Discussion: Buskirk (safety officer)
stated that the applicants were required to move the entrance to the left closer
to the curve. The Hartford Avenue site distance just makes it. Regarding the
6.7 acres, Onallam did propose not to build on it however they could apply to
modify their special permit and add 15 condo's to Twin Brook project which would
tie in to the sewer project on Plymouth Road.

Cliff Matthews and George Holms reviewed the site and found serious problems
where the road is proposed to go on Hartford Avenue. The attached associated
wetlands are a natural retention basin for the entire area - they would like
to see an alternate plan.

Sylvie: Suggested that the road could be looped in and out of Farm Street.
Father Gilmartin question the use of agricultural land to access the industrial
land.



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Herr stated that one could not have a driveway there, but a street could be proposed. He further stated that either alternative posed a problem. He stated that Farm St. would assuredly be concerned with industrial traffic. Piece meal development of the property would cause further problems.

Murray suggested that the property be re-zoned to agricultural. Most of Farm St. is zoned agricultural; perhaps thru such a re-zoning it would be better utilized for the town.

E.M. stated that the Board would support a general rezoning to agricultural to eliminate the industrial traffic.

A.F. moved to disapprove the preliminary plan due to serious and unresolvable conflicts with the wetlands; E.N. seconded the motion; motion carried by unanimous vote of 5. NOTIFY TOWN CLERK.

Lakeview Estates - Preliminary Plan
Rosenfeld Concrete Corp., Portland St., Boston, MA
(Boston Sand)

Herr: Has reviewed (briefly) the proposal and found it to be a real preliminary plan. He further stated that upon his examination, it's intended use is for multi-family development.

Safety Officer concurred with Consultant that there is nowhere near adequate access to this proposed development.

Also noted was the fact that no company representative was on hand to discuss the proposal. Dave Westerling (for the proponents) was notified of this discussion/review through his secretary Jodi at the Fafard Companies, Ashland, MA.

JPM moved to deny the plan based on inadequate access; A.F. seconded the motion; motion carried by unanimous vote of 5. NOTIFY TOWN CLERK.

Morton BenMoar was on hand (an abutter to the Silver Lake proposal by Fafard) and asked questions relative to both the Lakeview project and Shores at Silver Lake.

Discussion ensued regarding increasing the density of isolated lots Section 2530 to prevent the construction of two-family homes on undersized lots.

Consultant suggested that a reproduceable water resource map be made available to potential builders and citizens.

Minutes of Beechwood Estates copy and get to P.Herr for review.



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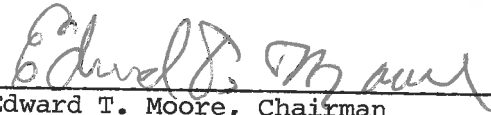
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Future agenda items: Stoney Ridge Village, Bellingham MA (Hartford Ave.) discussion on June 19, 1986 at 10:30 p.m. Owner/Applicant: Two-Acre Realty Trust, 15 Old Coach Road, Canton, MA 02021. Consultant stated after having seen the plan as shown by the clerk, the intended use of this parcel is clearly "multi-family."

MEETING ADJOURNED AT 11:30 p.m.



Edward T. Moore, Chairman

Glenn E. Gerrior, Vice-Chairman

Emile W. Niedzwiadek

Anne M. Farris

John P. Murray