



## BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

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

MINUTES OF REGULAR MEETING - JULY <sup>24</sup>25, 1986

MEETING OPENED AT 8:05 WITH THREE MEMBERS PRESENT. EWN ARRIVED A LITTLE LATER AND A.F. TOOK THE NIGHT OFF DUE TO ILLNESS.

### PRELIMINARY PLAN SUBMISSION - BALD HILL ESTATES

Applicants: Silver Lake Realty Trust (Victor Daignault's land)  
16 LOTS PROPOSED - PROPERTY LOCATED ON THE NORTHERLY SIDE OF PULASKI BLVD, JUST WESTERLY OF THE FRANKLIN TOWN LINE.  
CK 1363 IN THE AMOUNT OF \$400.00 RECEIVED. 59th DAY IS SEPTEMBER 10, 1986.  
SURVEYOR: GERALD BRISSON, 99 HARPIN ST., BELLINGHAM, MA.

### 81-P PLAN - PRESENTED BY GERALD BRISSON, P.L.S.

Applicant: G. MARCHAND, 159 LAKE ST., BELLINGHAM, MA  
TWO (2) LOTS ON EASTERLY SIDE OF LAKE STREET. CK. #569 AMOUNT OF \$10.00 RECEIVED. GG MOVED TO SIGN: JPM SECONDED THE MOTION: MOTION CARRIED BY UNANIMOUS VOTE OF 4.

81-P PLAN SUBMITTED BY GUERRIERE & HALNON, INC. 205 E. CENTRAL ST., FRANKLIN, MA 02038. APPLICANTS: MICHAEL G. AND VENNA MCCARTHY, 290 WILLIAMS STREET, WRENTHAM, MA. LOCATION: Two (2) LOTS ON THE NORTHERLY SIDE OF LINWOOD STREET CORNER OF ANDREWS ST. PER VARIANCE GRANTED BY BOARD OF APPEALS - 2 HOUSES ON ONE SEPTIC. FEE PAID BY MCCARTHY \$10.00.

### 81-P PLAN PRESENTED BY LEWINSKY

P. HERR QUESTIONED FRONTAGE AND SOMETHING LABELED IMPROPERLY. LEWINSKY AGREED TO COME BACK LATER IN THE MEETING.

FORGE HILL DEVELOPMENT CORP. - RELEASE OF BOND - RESERVOIR ESTATES LETTER DATED 7.10/86 FROM THE HIGHWAY DEPT. WAS REVIEWED. \$19,000 ESTIMATED TO COMPLETE THE CONSTRUCTION. FORTE BROS. ESTIMATE DATED 5/20/86 WAS REVIEWED. LETTER OF CREDIT FROM DEAN COOPERATIVE BANK WAS PRESENTED TO RELEASE LOTS 2,3,4,5,6,7,8. G.G. SUGGESTED THAT THE \$19,000 BE INCREASED TO COVER INFLATION FOR FUTURE YEARS SHOULD THE TOWN BE OBLIGATED TO FINISH THE JOB. GG MOVED TO REDUCE THE LETTER OF CREDIT FROM \$113,000 BY \$91,000 LEAVING A BALANCE OF \$22,000 REMAINING ON ACCOUNT FOR COMPLETION. E.N. SECONDED THE MOTION. MOTION CARRIED BY UNANIMOUS VOTE OF 4.



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LEWINSKY 81-P PLAN WAS REVIEWED. PROPOSED WAS THE DIVISION OF ONE LOT ON THE EASTERLY SIDE OF DEPOT INTO TWO (2) LOTS. E.N. MOVED TO SIGN: GG SECONDED THE MOTION: MOTION CARRIED BY UNANIMOUS VOTE OF 4

81-P FERDINANDO & LOIS COVATI, 85 MILLER ST., FRANKLIN  
SURVEYORS: GLM ENGINEERING 838 WASHINGTON ST., HOLLISTON, MA 01746  
FEE OF \$10.00 RECEIVED. PROPERTY LOCATED ON NORTHELY SIDE OF WRENTHAM STREET, BOUNDED ON THE WEST BY LABONTE, ON THE NORTH BY GAREAU, ON THE EAST BY LOCUST ST. AND LAFRENIER. Two (2) NEW LOTS FOR DUPLEX HOUSING IN THE SUBURBAN ZONE.

LAND COURT PLAN FOR ENDORSEMENT - PRESENTED BY BRUCE LORD, ESQ.  
APPLICANT/OWNER: MARC MASSON, LINWOOD AVE., BELLINGHAM, MA  
LOCATION: FLORIDA OR CALIFORNIA AVENUE AT INTERSECTION OF CENTRAL BLVD.  
FEE OF \$10.00 RECEIVED.

TROPEANO COURT - APPLICATION FOR BOND FOR THE STREET A PROPOSED CUL-DU-SAC EXTENSION OF HORESHOE DRIVE. M.F.S.L.A. MAIN ST., MA. AUTHORIZED \$33,000.

CONSERVATION COMMISSION ADDRESSED THE MEETING AND STATED THAT IN TERMS OF THE PROPOSED DRAINAGE PLANS, A NOTICE OF INTENT WOULD HAVE TO BE FILED. MR. TROPEANO STATED THERE WERE NO WETLANDS TO BE IMPACTED ON THE SITE.

CLIFF MATTHEWS OF THE CONS. COMM. STATED THAT WETLANDS EXISTED WHETHER MANMADE OR NOT - THEY EXISTED.

GEORGE HOLMES OF CONS. COMM. STATED THAT DRAINAGE MAY HAVE TO BE REDESIGNED DUE TO THE WETLANDS.

MR. BURKE STATED THAT HE AND TROPEANO WERE ONLY HERE FOR THE BONDING.

P. HERR STATED THAT THE PROPOSAL WASN'T ALTOGETHER CLEAR - EVERYONE WOULD HAVE TO ASSUME THAT \$33,000 WOULD COVER ALL OF THE WORK OUTSTANDING - HE STATED THAT HERE AGAIN AN INFLATION FACTOR WOULD BE NECESSARY. IF ADDITIONAL DRAINAGE WAS REQUIRED BY THE CONS COMM. MORE MONEY WOULD BE REQUIRED.

TROPEANO STATED THAT \$6,000 HAD BEEN EXPENDED ON THE SITE WITH CLEARING OF TREES AND DRAINAGE PIPING.

P. HERR STATED THAT AN INFLATION FACTOR OF 10% WOULD BE REQUIRED. HE SUGGESTED THAT BURKE AND TROPEANO SPEAK WITH GERRY DAIGLE AND ARRIVE AT A REALISTIC CONSTRUCTION FIGURE AND THEN FIGURE 25% HIGHER IF THERE WERE MAJOR AMBIGUITIES.

LETTER DATED 2/2/79 FROM THE CONSERVATION COMMISSION TO MR. HART STATED THAT THEY WISHED TO MONITOR THE SITE. MR. MATTHEWS STATED THAT THE PRESENT CONCURRED WITH THEIR FINDINGS AND FELT PHYSICAL CONSTRUCTION WARRANTED FILING A NOTICE OF INTENT.



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### TROPEANO COURT BONDING CON'T

MATTHEWS STATED THAT AT BEST IT COULD TAKE 15 DAYS AT THE WORST THE HEARING WOULD BE CONTINUED BUT COULD BE HANDLES WITHIN THREE TO FIVE WEEKS. THE BOARD FELT THAT A HEARING WITH THE CONSERVATION COMMISSION WOULD BE IN ORDER, THAT A CONSULTATION BETWEEN THE APPLICANTS AND HIGHWAY DEPT. WAS NECESSARY IN ESTABLISHING A REALISTIC FIGURE FOR COMPLETION OF ROAD WORK, AND THAT 25% OVER AND ABOVE THE ESTIMATE WOULD BE REQUIRE TO HAND ANY EXTENTUATING CIRCUMSTANCES IN THE COMPLETION OF THE DEVELOPMENT.

E.M. ASKED THE PROPONENTS IF THEY WERE PRESSURING THE BOARD AND RESTATED THAT PLANNING BOARD APPROVAL WAS IMPOSSIBLE WITHOUT THE CONSERVATION COMMISSION APPROVAL.

G HOLMES STATED THAT A BOND WOULD HAVE TO BE SIGNED BEFORE ANY HOMES WERE BUILT.

JPM STATED THAT THEY WOULD BE PROCEEDING AT THEIR OWN PERIL W/O FORMAL APPROVAL.

GERRY BUTLER SPOKESPERSON FOR THE CONCERNED ABUTTERS OFFERED THAT IN THE FINAL DECISION HANDED DOWN IN 1978, THE ENGINEER (SAMPSON) AGREED TO RAISE THE PROPERTY END TO END (PRIOR TO ANY CONSTRUCTION) AND RUN THE DRAINAGE THROUGH THE TROLLEY BED. HE ALSO AGREED TO PLACING ALL THE LOTS INTO BUILDABLE CONDITION PRIOR TO CONSTRUCTION OF ANY KIND, IN AN EFFORT TO ELIMINATE SLOPPY LOTS.

P. HERR - GRADE OF THE LOTS WERE GOING TO MEET GRADE OF THE ROAD PRIOR TO CONSTRUCTION.

PAT TROPEANO IS THE BUILDER, COURNOYER PROPOSED THE REVISION TO THE PLAN AND GERRY BURKE IS OWNER OF THE PROPERTY. BURKE EXPLODED.

THE BOARD OF HEALTH LETTER DATED 11/1/79 WAS REVIEWED REFERENCING THE REVISED grading PLAN AT THE MEETING OF 10/29/79.

TROPEANO STATED THAT HE HAD NO OBJECTIONS TO THE REVISED GRADING PLAN.

HERR: STATED THAT HE DID NOT MERIT THE TONE HE GOT. (PRIOR TO THAT COMMENT TROPEANO LOST HIS TEMPER AND VERBALLY ASSAULTED THE CONSULTANT)

TROPEANO STATED THAT LOAM HAD BEEN STRIPPED OFF TO BRING IN THE FILL. HE STATED FLATLY THAT HE DID NOT WANT TO TALK ABOUT IT.

BUTLER: THERE IS A CELLAR HOLE ON THAT SITE. HOW CAN YOU FILL UNDER A CELLAR HOLE TO RAISE THE ELEVATION.



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GG ACCORDING TO THE PLAN, SLAB HOMES WERE APPROVED FOR THE SITE WHICH CANCELS THIS PLAN ALTOGETHER. DUPLEX HOMES WITH BASEMENTS RAISES A NEW BIG ISSUE CONCERNING GROUNDWATER LEVEL RELATIVE TO THE BASEMENTS.

TROPEANO: THERE IS A BASEMENT IN THE HOMES. THE GARAGE IS STREET ELEVATION.

HERR STATED THAT BY EXCAVATING TO A DEPTH OF 8 FEET, A WELL MAY HAVE BEEN CREATED.

CHAIRMAN SUGGESTED THAT A LETTER BE SENT TO THE BOARD OF HEALTH CONCERNING THE CELLAR HOLE ISSUE AND GROUNDWATER LEVELS RELATIVE TO SEPTIC INSTALLATION. IT COULD BE CREATING A FUTURE HEALTH PROBLEM.

BUTLER SUGGESTED THAT THE OLD MINUTES BE READ THOROUGHLY.

JMP STATED THAT HE WAS ON THE BOARD AT THE TIME AND THAT IT TOOK A FULL YEAR TO GET AN APPROVAL.

TROPEANO STATED THAT HIS PERCS WERE APPROVED AND HE HAD PERMITS FOR THE SEWAGE DISPOSAL SYSTEMS, FOR DUPLEX LOTS.

JPM (OUTBURST) THE SUBDIVISION WAS APPROVED NINE YEARS AGO - APPROVE A BOND FOR \$40,000 AND GET A LETTER FROM GERRY DAIGLE

GG COME BACK NEXT MEETING - YOU CAN'T AGREE ON AN AMOUNT FOR THE BOND.

HERR SUGGESTED THAT WITH A \$40,000 BOND OR 25% INFLATOR ABOVE THE \$33,000 WOULD BE ACCEPTABLE FOR APPROVAL TONIGHT, WITH A LETTER FROM GERRY DAIGLE VERIFYING THE AMOUNT NECESSARY FOR COMPLETION.

TROPEANO VERIFIED THAT THE AMOUNT WOULD BE \$40,000 OR COME BACK ANOTHER NIGHT.

GG MOVED TO ACCEPT A BOND IN THE AMOUNT OF \$40,000; E.N. SECONDED THE MOTION. MOTION CARRIED BY UNANIMOUS VOTE OF 4.

BUTLER SHOOK HANDS WITH JPM AND FORMALLY APOLOGIZED.

### PRELIMINARY PLAN - DISCUSSION

APPLICANT: MARLEX REALTY TRUST, THEODORE GOGUEN, ESQ. 17 SINGLE FAMILY HOMES PROPOSED FOR A STREET OFF BROOK STREET AND ROUTE 140 AND SADDLEBACK HILL.  
ENGINEER/SURVEYOR: G & H, INC. 205 W. CENTRAL ST., FRANKLIN, MA  
PRIVATE WELLS, ONSITE SEPTIC AND DRAINAGE INTO EXISTING WETLANDS AND DETENTION POND FOR FIRE PROTECTION WAS PROPOSED.



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### PRELIMINARY PLAN BROOK ESTATES CON'T

J. HALNON STATED THAT IF SADDLEBACK HILL HAD A WATER PRESSURE PROBLEM IT WAS NOT HIS CLIENT'S RESPONSIBILITY TO PROVIDE THE WATER FOR THEM. 1600 FT. OF ROAD WAS PROPOSED - 600 - 700 FT. OF BROOK STREET WOULD BE PAVED WITH THIS PROPOSAL. THE WIDTH WOULD BE FOR TWO (2) VEHICLES TO PASS COMFORTABLY.

JPM QUESTIONED WHETHER THE ROAD HAD TO BE BROUGHT UP TO CODE.

HERR QUESTIONED WHETHER OR NOT BROOK ST. WOULD BE FURTHER IMPROVED AFTER THE WOZNIAK PROPERTY.

HALNON: THE PAVEMENT IS 15 to 16 FT. RIGHT NOW GROWN OVER WITH VINES AND FOLIAGE - SHOULD BE CUT BACK.

HERR STATED THAT A CLEAR INVITATION TO HAZARD WOULD BE INVITED BY LEAVING A PORTION UNPAVED.

GOGUEN: THE ARGUMENT IS MORE FOR CONVENIENCE THAN FOR SAFETY.

JPM STATED THAT HE THOUGHT THERE WAS A LAW ON THE BOOKS REQUIRING DEVELOPERS TO BRING THESE UNDERDEVELOPED ROADS UP TO STANDARD.

SECTION 413 WAS CITED BY HERR STATING ONE HAS TO BE ABLE TO GET THERE. ALSO REMINDED THE GATHERING THAT THIS WAS THE 3rd or 4th TIME THE ISSUE OF BROOK ST. BEING AN ACCEPTED WAY OR TOWN STREET HAS BEEN CHALLENGED.

GG WATER AND FIRE PROTECTION HAVE ALWAYS BEEN AN AREA OF CONCERN WITH SUBDIVISION. WHAT HAPPENS WHEN THE RETENTION PONDS GO DRY?

GOGUEN: LOOPING THE WATER AND REBUILDING THE ROAD IS AN UNTENNABLE SITUATION. HE STATED THAT THE ONLY WAYS TO ACCESS HIS PROPERTY ARE TO USE BROOK ST. OR CUT A ROAD THROUGH TO SADDLEBACK HILL ROAD WHICH WAS UNACCEPTABLE TO THE RESIDENTS THERE.

JPM STATED THERE WOULD BE NO PURPOSE TO CONNECTING TO SADDLEBACK HILL RD.

GOGUEN: YOU HAD SENT A CLEAR MESSAGE IN KEEPING WITH THE WISHES OF THE SADDLEBACK HILL NEIGHBORHOOD. WE REDESIGNED THIS PROPOSAL FOR THAT VERY REASON - AN ALTERNATIVE TO SADDLEBACKHILL CONNECTOR.

CHAIRMAN: THIS IS NO DIFFERENT THAN CHESTNUT STREET WE PROVED TO THOSE DEVELOPERS THAT TOWN WATER WAS THE CHEAPER AND SAFER WAY TO GO.



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### PRELIMINARY PLAN - BROOK ESTATES - con't

GOGUEN; WHAT'S THE PURPOSE OF RECONSTRUCTING THE ROAD TO 26 ft. WIDTH.

HALNON: TOWN HAS SOME RESPONSIBILITY TO THEIR TOWN ROAD (S). EXISTING PAVEMENT IS 900 ft. OFF ROUTE 140. THEY'RE BUILDING 500/OUR PROPOSAL IS 700 ft.

JPM HILLTOP ESTATES HAVE 1200 FT. OF PAVEMENT AND IT INVOLVED TREE CUTTING DRAINAGE, ETC.

HERR STATED THAT 26 ft. WIDTH WAS FOR THE PURPOSES OF PARKING ONE CAR ALONGSIDE THE ROAD AND STILL PROVIDING PASSAGE FOR TWO CAR WIDTHS.

JPM SUGGESTED A WAIVER ON THE NEW ROAD TO 23 FT. IF THEY AGREED TO PAVE THE OLD ROAD TO 23 FT. AS WELL.

GG - 20FT. MAY BE ALL THAT IS NECESSARY WITH DAIGLE'S RECOMMENDATION.

GOGUEN STATED THAT THE ADDITIONAL LAND COULD NOT BE PURCHASED TO REROUTE BROOK ST., HIS ROAD OR FOR THE PURPOSES OF CHANGING THE CONFIGURATION OF THIS SUBDIVISION BECAUSE THERE WAS A COVENANT RUNNING WITH THE LAND THAT NO FURTHER HOUSES COULD BE CONSTRUCTED ON THAT PIECE.

HALNON CITED HIXON STREET AS BEING THE CLASSIC EXAMPLE OF THE LONG DEAD END STREET ISSUE.

HERR STATED THAT IN THE INTEREST OF PUBLIC SAFETY, THE PLANNING BOARD SHOULD NOT SANCTION THE INEFFICIENT, INHERENT "DEAD END" STREET.

GOGUEN SUGGESTED A BREAKAWAY FIRE GATE TO ALLEVIATE THE SAFETY ACCESS PROBLEM ON THE SADDLEBACK HILL CONNECTION TO HIS PROPOSAL. (THE LONG DEAD END ROAD) HE RECAPPED THE FOLLOWING: WE'RE TALKING THE WIDENING OF BROOK STREET, WATER LOOPING TO SADDLEBACK HILL ROAD AND TOWN WATER TO SERVICE MY SUBDIVISION IF THE NUMBERS ARE O.K.

HERR NOTED THAT SOME LOTS HAD SIGNIFICANT WETLANDS CONTAINED THEREIN.

HALNON: AS FAR AS WETLANDS, THE AREAS ARE NO UNDER WATER 9 MOS. OF THE YEAR WHICH IS ACCEPTED CRITERIA. WHAT WOULD WOZINIAC CONTRIBUTE THE RECONSTRUCTION OF BROOK STREET. IS THERE DRAINAGE IN HIS PART OF THE STREET?

HERR: NOTHING.

HALNON: ALL OF OUR DRAINAGE IS BEING CHanneled INTO EXISTING STREAMS ISN'T HIS ALSO A PROBLEM (MEANING HIS DRAINAGE).









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### PRELIMINARY PLAN - BROOK ESTATES - CONTINUED

HERR STATED THAT WOZNIAK WAS BUILDING THREE (3) HOMES AND THEREFORE IS RELYING ON EVAPORATION. HE STATED THAT NOTHING COULD BE SOLVED AFTER 11:00 P.M. AT NIGHT.

JPM ANYTHING TO MAKE THE INTERSECTION A 90 DEGREE ANGLE/ WOULD THERE BE PHYSICAL SPACE?

HERR: STATED THAT ANOTHER ROUND OF GUIDANCE WOULD BE IN ORDER.

HALNON: STATED THAT THE PERIMETER SURVEY WAS COMPLETE ON THIS PROJECT. HE CALLED FOR AN APPROVAL OR DISAPPROVAL AND THE REASONS THEROF (OFFICIAL).

- HERR:
- 1) INADEQUACY OF ACCESS OVER BROOK STREET:
  - 2) FAILURE TO PROVIDE PUBLIC WATER WHERE IT IS FEASIBLE TO DO SO: AND
  - 3) THE PLANNING BOARD WOULD ACCEPT A DEFINITIVE PLAN ONLY WHEN IT PROVIDES FOR ACCESS ADEQUATELY AND SAFELY AND THE ACCESS HAVING SUFFICIENT WIDTH FOR A LENGTH OF BROOK ST. AND HAVING ADEQUATE INTERSECTION AT RTE 140. A CONFERENCE WITH G. DAIGLE OF THE HIGHWAY DEPARTMENT WOULD BE IN ORDER.

JPM MOVED TO DISAPPROVE THE PRELIMINARY PLAN ENTITLED BROOK ESTATES FOR THE REASONS STATED BY THE CONSULTANT. G.G. SECONDED THE MOTION: MOTION CARRIED BY UNANIMOUS VOTE OF 4. ATTY. GOGUEN THANKED THE BOARD FOR IT'S TROUBLE.

81-P PLAN L.J. GENTILE & THEODORE HILLIARD HARTFORD AVE. NO. BELLINGHAM.  
TOWN COUNSEL RESPONDED THAT THE 81-P PROPOSED DID NOT MEET THE REQUIREMENT OF FRONTAGE ON A PUBLIC WAY. THE R.O.W. IN QUESTION WAS DEFINITELY PRIVATE. HE INTERPRETED THE R.O. W. TO BE NOT A LEGAL AND PUBLIC WAY. G.G. MOVED TO DENY THE 81-P PLAN PROPOSAL BASED ON TOWN COUNSEL'S FINDINGS: E.N. SECONDED THE MOTION. MOTION CARRIED BY UNANIMOUS VOTE OF 4. LETTER WAS SENT TO TOWN CLERK RELAYING THE DECISION.

### 11:35 BELLWOOD CONDOMINIUMS - DAVNA CORP. HUNA ROSENFELD

MR. ROSENFELD PRESENTED A REPORT FOR THE BOARD'S REVIEW PREPARED BY SUBURBAN MARKET ING CONCEPTS AS PREPARED BY BARBARA DECELLES WHICH WAS IN ESSENCE A COST ANALYSIS OF THE PHYSICAL IMPACTS AND FISCAL IMPACTS OF BELLWOOD CONDOMINIUMS.

CHAIRMAN INQUIRED AS TO WHETHER OR NOT MR. ROSENFELD SPOKE WITH THE FAFARD CO. REGARDING TYING IN THE MASTER SEWER PLAN. HE STATED THAT HIS COMPANY (DAVNA WAS DEFINITELY INTERESTED).



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### BELLWOOD CONDO'S CONTINUED HEARING

JPM STATED THAT THE BOARD WAS ENCOURAGING ALL BUILDERS TO GET TOGETHER FOR A COMPREHENSIVE SEWER PLAN.

CHAIRMAN STATED THAT DAVNA COULDN'T DO A THING ABOUT SEWER RIGHT NOW. HE WAS GOING THROUGH THE STEPS TO OBTAIN A SPECIAL PERMIT - THEN HE WOULD GO ON TO DEFINITIVES AND DISCUSS SEWER, UTILITIES ROADWAYS AND DRAINAGE.

DAVNA: STATED THAT A PRELIMINARY PLAN HAD BEEN FILED - THEY EXPECTED TO CONTINUE THE PROCESS BY GOING TO DEFINITIVES.

HERR STATED THAT THE PURPOSES FOR THE PRELIMINARY WAS CLEARLY TO "GRANDFATHER" THE ZONING.

HERR STATED THAT DAVNA WAS "GRANDFATHERED IN" BUT CITED 8 CONSIDERATIONS TO COMMENT ON:

- 1) HE STATED THAT THE CRITERION OF THE BY-LAW HAD BEEN MET REGARDING COMPARISONS BETWEEN THEIR PROPOSAL AND ALTERNATIVE TYPES OF HOUSING AND DEVELOPMENTS (HE CITED APPLICANT HAD THREATENED TO BUILD A DEVELOPMENT OF DUPLEX HOUSING) HE CITED HE WAS A BIT DOUBTFUL AS TO HOW SUBURBAN RAN THE NUMBERS USED IN THEIR REPORT.
- 2) HE FELT THIS PROPOSAL EXTENDED THE RANGE OF CHOICE BY PERHAPS LENDING ITSELF TO AFFORDABLE HOUSING FOR A CERTAIN PERCENTAGE.
- 3) THIS PROPOSAL WAS KEYED TO MORE ADULT LIVING:
- 4) LESS DAMAGING TO THE ENVIRONMENT:
- 5) TRAFFIC SAFETY IS A MAJOR ISSUE WHICH HE FELT WAS TAKEN ALL TOO LIGHTLY (Single family would provide a greater benefit):
- 6) WATER USEAGE WOULD BE A WASH:
- 7) MUCH FEWER SCHOOL CHILDREN WOULD BE GENERATED: AND
- 8) THE STRUCTURE BY PHYSICAL DESIGN OF THE UNITS WOULD BE UNIQUE FOR THE TOWN.

JPM COMMENTED "IF THEY GET BUILT AS DESIGNED.

HERR QUESTIONED WHAT COULD BE DONE TO MAKE IT BETTER?? AN ACCESS AT BROOK ST. OFFERING A FEW OF THE TOWNHOUSES AT A LOWER PRICE WOULD BE A MAJOR BENEFIT TO THE TOWN. 136.44 UNITS AND MINIMAL LAND AREA DISTURBED. SOME FEWER UNITS CONSTRUCTED WOULD BE AN ASSET TO THE PROJECT. HERR QUESTIONED A CONNECTION TO OTHER LAND TO PROVIDE A CROSS TOWN ROUTE AVOIDING THE CENTER OF BELLINGHAM AT 126 and 140 PERHAPS OVER THE BISHOP'S LAND AT ST. BLAISE OR TO ATTY. GOGUEN'S LAND AND PROPOSAL.



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CHAIRMAN STATED THAT IF THE ROADS WERE OWNED BY THE ASSOCIATION, A CONNECTION TO ANOTHER SECTION OF TOWN TO BE USED BY THE PUBLIC WOULD REQUIRE EASEMENTS OR BECOME PUBLIC STREETS INSTEAD OF CONDO OWNERSHIP.

Herr REMARKED "A NEAT TRADEOFF."

JPM NOTHING STOPPING RESIDENTS FROM GOING TO TOWN MEETING AND GETTING THE STREETS ACCEPTED.

E.N. WE'VE BEEN DISCOURAGING 3 BEDROOM UNITS DUE TO IMPACTS ON FIRE, SAFETY, SCHOOLS AND WATER.

HERR STATED THAT IT WAS THE PLANNING BOARD DUTY TO DELIVER A FEW THREE (3) BEDROOM UNITS.

JPM STATED THAT AFFORDABLE DUPLEX HOUSING JWOULD BE ATROCIOUS. WITH CONDO'S HE DOESN'T SEE A PROBLEM HAVING A FEW "AFFORDABLES."

ROSENFELD: WE'D BE GLAD TO BUILD A FEW THREE BEDROOM UNITS. FOR THE MOST PART, TWO (2) BEDROOM UNITS WOULD POLICE THEMSELVES DUE TO THE CONDO AGREEMENTS.

JPM STATED HE WANTED THE 2 ACRES OF WETLANDS VERFIED BY THE CONSULTANT

ROSENFELD STATED THAT THE UNIT OWNERS WOULD MAKE A THIRD BEDROOM WHETHER THEY HAD WALK-OUT BASEMENTS OR NOT. HE STATED THAT UNITS SCHEDULED TO SELL FOR \$100,000 to 115,000 AT THE PRESENT TIME.

HERR STATED THAT DAVNA HAD RECEIVED A LETTER FROM D.E.Q.E. REGARDING SEWAGE DISPOSAL AND THEY HAVE TO HAVE A PROPOSAL FOR A SYSTEM PRIOR TO ANY DEVELOPMENT IN THE GROUND.

HERR EXPRESSED CONCERN OVER THE WESTERLY EGRESS AT BROOK ST. BOARD MEMBERS CONCURRED WITH HERR.

JPM STATED THAT IN PRINCIPAL HE FAVORED THE CONDO DEVELOPMENT OVER SINGLE FAMILY OR DUPLEX. HE CITED SUPERIOR AESTHETICS OF THE PROPOSAL AND THE STRUCTURES OVER OTHER CONDO PLANS FOR THE AREA.

HERR CITED THAT ACCORDING TO BY-LAW, 10% OF THE DEVELOPMENT, COULD BE BUILT AS 3 BEDROOM UNITS.

JPM SUGGESTED THE FIVE YEAR BUILDOUT RATE.

ROSENFELD STATED HE COULD RETURN WITH A SEWAGE AND WATER PLAN.



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### BELLWOOD CONDOMINIUMS CON'T PUBLIC HEARING

64th DAY IS AUGUST 14th. THE BOARD HAS 90 IN WHICH TOACT FROM THE FIRST DAY.

ENGINEER (TRAFFIC) CROSSMAN STATED THAT THE ROADS WERE LOCATED AT THE BEST SITE DISTANCES.

THE HEARING WAS CONTINUED TO AUGUST 28, 1986 at 9:30 P.M.

STONEY RIDGE VILLAGE - PRELIMINARY PLAN DISCUSSION 12:30 p.m.  
Fred Hamway from BSC Robinson & Fox, Worcester was present for the discussion.


HERR STATED THAT A MAJOR PROBLEM WITH THIS PROPOSAL WAS ITS PROXIMITY TO THE 495 INTERCHANGE RAMPS. HE SUGGESTED A SINGLE ENTRANCE AS FAR AWAY FROM 495 AS POSSIBLE. HE STATED THAT DESCRIBING THE TOPOGRAPHY DIDN'T TO ANYTHING. A BETTER EGRESS COULD BE ARRIVED AT AND STILL MAINTAIN THE 10 ACRE SITE. HE STATED THAT OTHER THAN THAT, THE DESIGN WAS SUPERIOR.

TRAFFIC MUST ALSO BE STUDIED FOR PROPER ROAD ALIGNMENT.

JPM MOVED TO REJECT THIS PRELIMINARY PLAN BASED ON THE EGRESS BEING TOO CLOSE TO 495 RAMPS; G G SECONDED THE MOTION; MOTION CARRIED BY UNANIMOUS VOTE OF 4.

ECOD - THE AFFORDABLE HOUSING GRANT/ TOWN ADMINISTRATOR NEEDED AN OFFICIAL VOTE FROM THE PLANNING BOARD IN ORDER TO APPLY TO THE STATE. Herr stated it was appropriate to have Jaillet do this at least as a gesture of trying to get the program. AFTER MUCH DEBATE OVER THE REAL NEED FOR THIS TYPE OF HOUSING, MAINTAINING THAT BELLINGHAM WAS INUNDATED WITH THIS TYPE OF HOUSING IN EVERYING SECTION OF TOWN, THE BOARD RELUCTANTLY MOVED, SECONDED AN VOTED UNANIMOUSLY TO ENDORSE THE APPLICATION. (GG/EN MOTION).

MEETING ADJOURNED AT 1:15 P.M.

  
Edward T. Moore, Chairman

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Glenn E. Gerrior, Vice Chairman

\_\_\_\_\_  
Emile W. Niedzwiadek

\_\_\_\_\_  
John P. Murray