



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

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

MINUTES OF THE REGULAR MEETING - AUGUST 14, 1986

THE MEETING OPENED AT 7:45 P.M. WITH THREE MEMBERS PRESENT. EWN AND JPM ARRIVED A FEW MINUTES LATER.

CHAIRMAN COMMENDED GLENNA LAVERDIERE FROM THE MILFORD DAILY NEWS FOR "SAVING THE DAY" REGARDING LEGAL NOTICE PUBLICATION AND FOUR (4) ZONING BY LAW AMENDMENTS WHICH PASSED AT THE ANNUAL TOWN MEETING IN APRIL.

PHEASANT HILLS - ROL REALTY TRUST

REQUESTED A RELEASE OF COVENANT ON THE ROAD (FORM G) TO BE REPLACED BY A BOND - BANK BOOK. AN ESTIMATE FROM BELLA CONSTRUCTION PAVING CONTRACTORS WAS REVIEWED AS WELL AS A LETTER FROM GERARD DAIGLE HIGHWAY SUPERINTENDENT. \$32,000 WAS THE FIGURE ARRIVED AT BY BOTH. BRUCE W. LORD, ESQ. REQUESTED A COPY OF THE AGREEMENT BE FORWARDED TO HIS OFFER ON BEHALF OF HIS CLIENT. A.F. MOVED TO ACCEPT THE BANK BOOK IN LIEU OF THE COVENANT; G.G. SECONDED THE MOTION: MOTION CARRIED BY UNANIMOUS VOTE OF THREE (3). 18 MOS. DESIGNATED TO COMPLETE CONSTRUCTION.

ATTY. LORD WANTED TO SET THE ZONING HEARING DATES FOR THE 325 ACRE PARCEL IN THE SOUTH END OF TOWN AS WELL AS A STRIP OF LAND ALONG ROUTE 140. THE CHAIRMAN STATED THAT NO HEARINGS COULD BE SET UNTIL WE RECEIVED THE REQUEST FROM THE SELECTMEN'S OFFICE.

ROLLING HILLS - ROAD BONDING - THE ESTIMATE FROM BELLA CONSTRUCTION PAVING CONTRACTORS WAS READ ALONG WITH THE ESTIMATE FROM THE HIGHWAY SUPERINTENDENT. A FIGURE OF \$59,070 WAS AGREED TO BY BOTH PARTIES. THE AMOUNT OF PAVEMENT FOR DAVID ROAD EXTENSION WAS ESTIMATED AT 1300 ft. A LETTER OF CREDIT WAS PRESENTED FROM THE BENJAMIN FRANKLIN SAVINGS BANK. G G MOVED TO ACCEPT THE LETTER OF CREDIT WITH 18 MOS. AS DESIGNATED TIMEFRAME TO COMPLETE THE CONSTRUCTION WORK.. A.F. SECONDED THE MOTION. CHAIRMAN STATED THAT HE WOULD RUN THE LETTER OF CREDIT BY TOWN COUNSEL TO REVIEW AND THEN THE COVENANT WOULD BE RELEASED. MOTION CARRIED BY UNANIMOUS VOTE OF 5.

81-P PLAN - SEWER EASEMENT PLAN FOR PILGRIM VILLAGE. LEONARD J. SANCLEMENTE P.L.S. FROM GUERRIERE & HALNON, INC. IN FRANKLIN, MA. PRESENTED THE PLANS. THE TOWN WAS CONCERNED THAT THE EASEMENTS WOULD BE TAKEN WITHOUT THE KNOWLEDGE OR PERMISSION OF THE ABUTTERS. THE APPLICANT ON THE FORM -A WAS THE TOWN'S SEWER CONSULTANT'S, WESTON AND SAMPSON. MATTHEW PYTKO COULD OFFER NO INFORMATION REGARDING THE PLAN OR ITS PURPOSE. HE IS CURRENTLY SERVING ON THE TOWN'S SEWER COMMISSION. MARC LAVERDIERE ALSO A MEMBER OF THAT COMMISSION COULDN'T ANSWER ANY TECHNICAL QUESTIONS REGARDING THE PLAN. THE BOARD DECIDED AN OPINION FROM TOWN COUNSEL WOULD BE IN ORDER PRIOR TO SIGNING THE 81-P.



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JPM MOVED TO HAVE CLERK REQUEST A PAY TELEPHONE IN THE ANNEX LOBBY FROM THE SELECTMEN'S OFFICE: A.F. SECONDED THE MOTION; MOTION CARRIED BY UNANIMOUS VOTE OF 5.

81-P AS PRESENTED BY APPLICANT LEO MAYEWSKI (PENTAD REALTY TRUST)
385 Hartford Avenue, Bellingham, MA 02019. Fee of \$10.00 was received.
LOCATION: 17.105 ACRES ON MAPLE STREET AT INTERSECTION OF HIGH ST.
SURVEYOR: DAVID E. BEEDE, 3 MT. VERNON ST., READING MA 01867.
Document # 79756 July 24, 1986. Book 2445 Page 308.

81-P PRESENTED BY GERALD BURKE. LAND WAS BEING ADDED TO LOT #21A ELAINE CIRCLE. JPM MOVED TO SIGN: G.G. SECONDED THE MOTION. MOTION CARRIED BY UNANIMOUS VOTE OF 5.

BRAD LETOURNEAU - PRESENTED A PRE-PRELIMINARY CONCEPT PLAN FOR PROPERTY BETWEEN SHIRLEY AND THERESA ROADS. THE APPLICANT HAD PREVIOUSLY TRIED BACK LOT SUBDIVISION WHICH WAS UNSUCCESSFUL. HE IS IN THE PROCESS OF BUYING THE HOUSE AT THE ENTRANCE TO THE PROPERTY. THEY PROPOSE TO MOVE THAT HOUSE IN FAVOR OF CONSTRUCTING A ROAD TO PROVIDE ADEQUATE ACCESS TO THE PROPERTY. THE PRE-PRELIMINARY CONCEPT WAS PREPARED BY DON NIELLSON OF G & H, INC., FRANKLIN, MA.

LAKEWOOD ESTATES - A PRE-PRELIMINARY REVIEW
JOSEPH ANTONELLIS, ESQ. OF MILFORD WAS SPOKESPERSON FOR CELTIC CONSTRUCTION THE PROPONENTS OF THIS PROPOSAL. WHITMAN & HOWARD FROM WELLESLEY, MA ARE THE DESIGN ENGINEERS AND SURVEYORS FOR THE PROPOSAL. TONY LEONETTI AND PAUL NYOKAS DESIGN ENGINEERS FOR THE FIRM WERE PRESENT FOR THE PRESENTATION.

LOCATION: LAKE STREET ACROSS FROM PARK STREET - A TOWN APPROVED STREET IS PROPOSED/ WITH A WIDE DOUBLE ACCESS OPENING AN ISLAND TO SEPARATE THE INGRESS AND EGRESS IN THE CENTER. DUPLEX HOUSING IS PROPOSED ALONG THE STREET AND TO THE END OF THE PROPERTY 49 TOWNHOUSE UNITS ARE PROPOSED (individual ownership).

THREE (3) SHORT STREETS WOULD FORM THE TOWNHOUSE PORTION AND THAT ASSOCIATION WOULD MAINTAIN THEM. THE TOWNHOUSE PARCEL CONTAINS 17 ACRES. THE PROPOSED ROADWAY IS 4,000 ft. WITH A 40ft. R.O.W. THE ENTIRE SITE CONTAINS 68 ACRES, .6 OF WHICH IS IN THE TOWN OF FRANKLIN.

IT WAS EXPLAINED THAT WHITMAN AND HOWARD ARE A MULTI-DISCIPLINED FIRM, CAPABLE OF HANDLING ALL ASPECTS OF DESIGN. THE ATTORNEY INDICATED THAT A CONDO ASSOCIATION COULD BE SET UP FOR EACH DUPLEX BUILDING. THE ENGINEER EXPLAINED GENERAL TOPOGRAPHY OF THE SITE AND GENERAL DRAINAGE PLAN. HE NOTED THAT THE SOIL CONSISTENCY WAS GLACIAL TILL, CLAYEY AND SANDY. A 10% GRADE WAS FOUND TO LEAD TO BALD HILL



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THE FOLLOWING AREAS WERE CLEARLY DESIGNATED BY THE ENGINEERS:

- 1) WETLANDS AREA:
- 2) LANDS SEVERELY LIMITED IN USE AS DESIGNATED BY THE CONSERVATION COMMISSION: AND
- 3) WATER RESOURCE DISTRICT AREA TWO (2).

A REGISTERED BOTANIST HAD WALKED THE SITE AND FLAGGED ENDANGERED SPECIES AND IN DESIGNING THE SITE THE CRITICAL AREAS PREVIOUSLY REVIEWED WERE CAREFUL INCORPORATED THROUGH DESIGN. ONE LARGE SEPTIC SYSTEM IN THE FRONT SANDY PORTION OF THE SITE WAS PROPOSED TO HANDLE THE TOWNHOUSES AND THE DUPLEX HOMES WITH THE EXCEPTION OF ONE DUPLEX PROPOSED TO FRONT LAKE ST. (an 81-P lot situation)

THE PROPOSED ROAD WOULD HAVE AN 8% GRADE, DIVIDED SINGLE ACCESS AND ADEQUATE SIGHT DISTANCE WOULD BE PROVIDED.

CHAIRMAN MOORE READ THE LETTER FROM CONSULTANT PHIL HERR. LEONETTI CONFIRMED THAT HIS CLIENTS WOULD HAVE TO OBTAIN A SPECIAL PERMIT UNDER WATER RESOURCE COMMISSION. (District?) HERR NOTED THAT THE SINGLE ACCESS WAS BETTER THAN TWO(2). THE DUPLEX ON LAKE ST. SHOULD EGRESS THE NEW ROAD. HE POINTED OUT THAT APPLICANTS WOULD HAVE TO MAINTAIN A CLOSE LIAISON WITH THE CONSERVATION COMMISSION TO ENSURE THAT THE WETLANDS WOULD NOT BE CROSSED TWICE. LOOPING THE WATER SYSTEM WOULD PROBABLY BE REQUIRED. HE FURTHER SUGGESTED THAT THE CONDOS BE MOVED CLOSER TOGETHER TO PROVIDE LESS DISTURBANCE TO THE UPLANDS AREAS.

E.N. QUESTIONED WHETHER OR NOT THE WETLANDS HAD BEEN SUBTRACTED FROM TOTAL LAND AREA FOR THE DESIGN. THE ANSWER WAS THAT THEY HAD BEEN SUBTRACTED.

THE APPLICANTS NOTED THAT TWO (2) SPECIAL PERMITS WOULD BE REQUIRED:

- 1) One from the planning board for the townhouses; and
- 2) One from the Water Resource District.

ALSO NOTED WAS THE FACT THAT A HEARING WOULD HAVE TO BE SET FOR THE DEFINITIVE SUBDIVISION OF THE LAND AND PERHAPS SITE PLAN REVIEW FOR THE TOWNHOUSES.

THE CONSULTANT STATED THAT WHILE THE APPLICANTS MET THE BY-LAW REQUIREMENTS, THEY MISSED THE "SPIRIT OF THE BY-LAW".



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ATTY. ANTONELLIS COUNTERED WITH THE FACT THAT THE THRESHOLD WAS CLEARLY 49. THE PLANNING BOARD CERTAINLY HAS THE SKILL AND EXPERTISE TO DEAL WITH THAT SPECIAL PERMIT AND HE WAS NOT SURE THAT THE "SPIRIT HAD BEEN VIOLATED".

THE ATTY. FURTHER POINTED OUT THAT IF THE ROAD WAS APPROVED AND CONSTRUCTED AT TOWN STANDARDS THEY COULD EASILY 81-P ALL THE DUPLEX LOTS. HIS CLIENTS HAVE PROVED THAT ECOLOGICALLY THIS IS THE BEST DEVELOPMENT SCHEME FOR THIS PARCEL (APPROX. 1 UNIT PER ACRE). 67 units/67 acres.

HE CLOSED WITH THE STATEMENT THAT KENNY (RACICOT) IS EXPERIENCED — THEY ARE NOT OVERBURDENING THE LAND - IT IS A SENSITIVE PIECE OF PROPERTY.

MEETING ADJOURNED AT 11:00 P.M.


EDWARD T. MOORE, CHAIRMAN

GLENN E. GERRIOR, VICE CHAIRMAN

EMILE W. NIEDZWIADK

ANNE M. FARRIS

JOHN P. MURRAY