



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
AUGUST 28, 1986

MEETING OPENED AT 8:05 P.M. ANNE M. FARRIS WAS ABSENT.

SEWER EASEMENT PLAN FOR PILGRIM VILLAGE AS PRESENTED BY
LEONARD J. SAN CLEMENTE, P.L.S. FROM GUERRIERE & HALNON, INC.
FRANKLIN, MA 02038 81-P IN FORMAT. MOORE EXPLAINED THAT HE HAD CHECKED
WITH TOWN COUNSEL. JPM MOVED TO SIGN: GG SECONDED THE MOTION: MOTION
CARRIED BY UNANIMOUS VOTE OF 4. ALL MEMBERS SIGNED THE PLAN.

CLERK SOLD A COPY OF ZONING BY-LAW, SUBDIVISION CONTROL AND PLANNING BOARD
PROCEDURAL RULES TO AN ENGINEER FROM WALTHAM, MA.

CLERK PRESENTED CLIFF MATHEWS WITH A COPY OF THE REVISED PLANS FOR
SHORES AT SILVER LAKE FOR HIS BOARD'S COMMENTS PRIOR TO THE
CONTINUED PUBLIC HEARING AT THE END OF THE MONTH.

TROPEANO COURT - BONDING - LETTER DATED 7/28/86 FROM G. DAIGLE WAS READ
INTO THE RECORD. HIS ESTIMATE TO COMPLETE ROADWAY AND UTILITY INSTALLATION
WAS \$33,000. PRESENTED THE BOARD WITH A SIGNATURE CARD, WITHDRAWAL SLIP SIGNED
BY MR. BURKE AND \$40,000 BOND. CONSERVATION COMMISSION LETTER DATED 8/11/86
WHICH INDICATED THAT THEY INSPECTED THE PROJECT ON 8/8/86 STATED THAT THE
DRAINAGE PIPES AND CATCHBASIN ARRANGEMENT MET WITH THEIR APPROVAL. THEY
INDICATED THAT DEVELOPER INSTALL OIL AND GREASE TRAPS AND UTILIZE RIP-RAP.
CONTRACTOR (TROPEANO) AGREED TO COMPLY WITH CONS. COMM. REQUEST.
E.N. MOVED TO ACCEPT BONDING IN FORM OF A PASSBOOK: GG SECONDED THE MOTION:
MOTION CARRIED 3 IN FAVOR - JPM ABSTENTION.

GENERAL DISCUSSION - GEORGE DOWLEY 7 acres of land on Wethersfield Road.
CONSULTANT STATED THAT APPLICANT WOULD NEED A VARIANCE BECAUSE HE DOESN'T
HAVE 50' FRONTAGE FOR A BACK-LOT SUBDIVISION.
MOORE STATED THAT APPLICANT MAY HAVE TO PURCHASE ANOTHER HOUSE TO INCREASE
THE FRONTAGE. ONE MUST DEMONSTRATE HARDSHIP OF THE LAND AND BASED ON HIS
EXPERIENCE WITH THE ZONING BOARD, THIS WOULD NOT BE CONSIDERED A "HARDSHIP"
SITUATION. HE STATED THAT ANOTHER BUILDER PURCHASED A HOUSE FOR THE SAME
PURPOSE AND WILL MOVE SAME TO ONE OF THE BUILDING LOTS. HE STATED THAT
THIS BOARD COULD NOT HELP.

GENERAL DISCUSSION - JIM MCBRIDE - PROPOSED TWO (2) DUPLEXES ON AN IRREGULAR
SHAPED LOT ON TAUNTON STREET WITH MINIMAL FRONTAGE.
E.N. QUESTIONED THE ZONE AND THE REPLY WAS AGRICULTURAL.
MOORE SUGGESTED THAT APPLICANT APPEAL TO THE ZONING BOARD AND TRY TO DEMONSTRATE
HARDSHIP OF THE LAND - HE OBSERVED THAT IT WOULD BE KIND OF TIGHT.
JPM STATED THAT HE DIDN'T RECALL ZBA EVER GRANTING A VARIANCE FOR 30 FEET.
MOORE SUGGESTED AN EASEMENT ALONG THE RAILROAD BED FOR ROADWAY.



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81-P MILLIS ENGINEERING ASSOCIATES

1275 MAIN STREET, MILLIS, MA

PRESENTED BY SYLVIE MICCHELUTTI, C.E. TWO SINGLE FAMILY LOTS LOCATED 660' EASTERLY OF MAPLE STREET ON PINE STREET.

GG MOVED TO SIGN THE PLAN: E.N. SECONDED THE MOTION: MOTION CARRIED UNANIMOUSLY BY 4.

8:35 OPENED THE PUBLIC HEARING FOR BEECHWOOD ESTATES -JPM MOVED TO CONTINUE UNTIL 9:20; G.G. SECONDED THE MOTION: MOTION CARRIED BY UNANIMOUS VOTE OF 4.

BRUCE WRIGHT

BRAD WRIGHT - ABS REALTY TRUST - - - -PRE-PRELIMINARY REVIEW
K & S REALTY TRUST

BRAD IS PROPOSING 4 SINGLE FAMILY HOMES ON A CUL-DU-SAC. HE HAS AN OPTION FOR 50' FRONTAGE ON CHESTNUT STREET TO PROVIDE ROADWAY AND ACCESS TO HIS BACKLOT PROPERTY.

HERR VERIFIED THAT RESIDENTIAL PROPERTY WAS LOCATED OPPOSITE OF HIS PROPOSAL ON CHESTNUT STREET.

GG: REAFFIRMED THE PLANNING BOARD'S POSITION THAT HOUSES WOULD BE A BETTER USE OF BRUCE'S PARCEL THAN BUSINESS SINCE HIS PARCEL IS SUBURBAN ZONE.

HERR STATED THAT SOME OF THE PARKING AREA PROVIDED OUT FRONT ON BRAD'S PARCEL COULD OVERLAP INTO THE SUBURBAN ZONE.

JPM STATED THAT ANY BUSINESS PROPOSAL ALONG SOUTH MAIN STREET WOULD BECOME SUBJECT TO SITE PLAN REVIEW. BRAD WRIGHT, K & S REALTY TRUST ARE PROPOSING A STRIP MALL ALONG 126.

CHAIRMAN STATED THAT A WALK-IN CLINIC OUT FRONT WOULD REQUIRE A RE-ZONING

HERR STATED THAT THE BOARD WAS NOT ACTING ON THE PRE-PRELIMINARY REVIEW "AS A SITE PLAN." HE REMINDED THE PROPONENTS THAT THREE (3) ENTERPRISED WERE BEING PROPOSED FOR THEIR PROPERTY BEING: 1) COMMERCIAL WHICH WOULD REQUIRE A RE-ZONING, 2) A SUBDIVISION FOR RESIDENTIAL HOMES WITH ROADWAY, AND 3) SITE PLAN FOR THE BUSINESS PROPOSAL "STRIP MALL AND/OR WALK-IN CLINIC".

JPM REMINDED BOTH APPLICANTS THAT AGREEMENTS MUST BE LEGAL AND SECURE PRIOR TO FILING WITH BOARD ANY SUCH SUBDIVISION PLANS OR SITE PLAN REVIEW PROPOSALS.

CHAIRMAN SUGGESTED THAT THE FIRST STEP IN THE PROCESS BE THE RE-ZONING - IT IS USUALLY MORE DIFFICULT TO PURSUE.

MEADOW WOOD CONDOMINIUM SPECIAL PERMIT UPDATE 8:50 P.M.

(Schafer Property - Route 126)

REPRESENTING BLAKELEY ASSOCIATES WERE BOB LOVERUT, MIKE PERRAULT, P.E., PAT MARGUERITE, BUILDER AND BOB FICCO, ESQ. FROM FRANKLIN, MA. THE PROPONENTS HAVE ENTERED INTO DISCUSSION WITH FAFARD REGARDING MAJOR SEWER CONNECTIONS FOR THEIR PROJECT.



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MEADOW WOOD CONTINUED

THEY ARE EXPERIENCING A DILEMMA OVER "SHOWING DUE DILIGENCE" IN EXECUTING THEIR SPECIAL PERMIT DUE TO THE SEWER SITUATION. IN ORDER TO COME WITH SITE PLAN REVIEW FOR A FIRST PHASE, THEY WOULD HAVE TO DEVELOP TWO (2) CLUSTERS IN THE NORTHWEST QUADRANT OF THE SITE WITH 68 UNITS ON IN-GROUND SEPTIC. THAT WOULD ENABLE THEM TO START BUILDING. THEY COULD THEN DOVETAIL THAT PORTION OF THE PROJECT INTO THE MAJOR TOWN-WIDE SEWER SYSTEM OR INTO THEIR OWN PACKAGE TREATMENT PLANT IF THEY DID NOT TIE INTO THE CENTRAL SYSTEM.

HERR STATED THAT THE SPECIAL PERMIT MUST BE UTILIZED.

OWNERSHIP FOR THE PROJECT IS LEGALLY "MEADOW WOOD CONDOMINIUM TRUST".

HERR SUGGESTED THAT THE SPECIAL PERMIT COULD NOT BE EXTENDED BUT IF THE DEVELOPER COULD SHOW SUBSTANTIAL USE (HARD EVIDENCE) THAT WOULD BE THE ASSURANCE REQUIRED.

LOVERUT STATED THAT THE INGROUND SYSTEMS WOULD BUY THEM ONE YEAR BEFORE THE INSTALLATION OF A PACKAGE TREATMENT SYSTEM.

MARGUERITE STATED THAT SO FAR, HE WAS THE ONLY OTHER BUILDER DOING BUSINESS WITH FAFARD.

CHAIRMAN CONFIRMED THAT PAT MARGUERITE BUILT CADE ESTATES.

CONSERVATION COMMISSION STATED THAT A NOTICE HAD BEEN FILED WITH THEIR OFFICE.

HERR REQUESTED THAT ANY CHANGES IN BUILD-OUT RATE BE REQUESTED IN WRITING.

CONTINUED PUBLIC HEARING - BEECHWOOD ESTATES -- 9:20 P.M.

JOHN V. FERNANDES, ESQ. WAS PRESENT AS SPOKESPERSON. SYLVIE MICHELUTTI, C.E. RESPONDED TO THE DESIGN QUESTIONS.

THE HISTORY OF THE PROJECT WAS RE-CAPPED - FIRST AS A CLUSTER PROPOSAL AND THEN MOVING THE ACCESS ROAD AS REQUESTED BY THE CONS. COMM. ONCE PAST THE ENTRANCE, EVERYTHING POSSIBLE HAS BEEN DONE TO PLEASE THE VARIOUS TOWN AGENCIES AND ABUTTERS.

CONSERVATION COMMISSION MEMBERS CONFIRMED THAT SOME 8,000 S.F. OF WETLANDS WOULD BE GAINED WITH THE REPLICATION OF WHAT HAD TO BE FILLED AT THE ENTRANCE.

CHAIRMAN CONFIRMED THAT NO LEACHING CATCH BASINS WOULD BE USED BY THE DEVELOPERS.

FERNANDES STATED THAT THE ONLY WAIVER SOUGHT WAS THE 3' ABOVE EXISTING WETLANDS STATING THE PROPOSED ROAD WAS BETWEEN 2 and 3 FEET AT ONLY TWO (2) POINTS ALONG THE ROADWAY. REGARDING THE LIMITED ACCESS ISSUE, FERNANDES STATED THAT THE ISSUE MUST BE DEALT WITH UNDER THE WETLANDS PROTECTION ACT. THEY HAVE TO MAKE A DETERMINATION (CONSERVATION COMMISSION). IF CONS. COMM. IS MANDATED TO TURN THE PROPOSAL DOWN, APPLICANTS HAVE THE OPTION OF GOING TO D.E.Q.E. TO APPEAL THE DECISION OF THE LOCAL BOARD., OR THEY CAN REQUEST A VARIANCE FROM THE



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BEECHWOOD ESTATES CONTINUED

COMMISSION WHO HAS POWER MUCH GREATER THAN THE LOCAL COMMISSION.

CHAIRMAN REMINDED THE PROPONENTS AND OPPONENTS THAT THIS BOARD CAN ONLY ACT WITH REGARD TO SUBDIVISION CONTROL RULES AND REGULATIONS.

MICHELUTTI STATED THAT A MANHOLE WAS PROPOSED - THROUGH AN OVERSIGHT IT WASN'T SHOWN ON THE PLAN.

HERR STATED THAT AT STATION 4 PLUS 40 A RETAINING WALL WAS SHOWN IN THE SIDEWALK AND RECOMMENDED THAT A GUARDRAIL BE CONSTRUCTED AT THAT SITE. HERR WENT ON TO PROPOSE THAT IF THE CONSERVATION COMMISSION WAS SATISFIED. . .

CLIFF MATTHEWS FROM CONS. COMM. STATED THAT THIS WAS A LIMITED ACCESS PROJECT - HE (HIS COMMISSION) IS SATISFIED THAT THE ENVIRONMENT IS FULLY PROTECTED WITH THIS DESIGN, THE ROAD HAD BEEN MOVED, STORAGE WAS COMPENSATORY AND SHOWED TREMENDOUS FORETHOUGHT, THE REPLICATION OF WETLANDS WAS THE FINAST THEY HAD SEEN.

LETTER DATED 7/30/86 WAS READ INTO THE RECORD FROM THE WATER DEPARTMENT EMPHASIZED THAT THE TIE IN TO WELL #8 WAS EXTREMELY BENEFICIAL FOR PRESSURE AND VOLUME FOR FIRE PROTECTION AND CONSUMER USE.

CHAIRMAN ENTERTAINED COMMENTS FROM THE OPPOSITION (BRUCE LORD, ESQ. FOR CUMMINGS AND FARRELL ABUTTERS).

LORD REBUTTED WITH EMPHASIS ON THE TRAFFIC SAFETY PROBLEMS WITH FARM ST. BEING NARROW, WINDING AND AN ICE COLLECTOR DURING THE WINTER MONTHS. LORD FURTHER STATED THAT HIS CLIENTS FELT THIS PROJECT TO BE ENVIRONMENTALLY RISKY FOR THE TOWN BECAUSE OF PROXIMITY TO STALLBROOK AND CHARLES RIVER. HE STATED THAT THE CLUSTER PROPOSAL PRESERVED MORE AREA.

JPM CALLED FOR A POINT OF ORDER REGARDING THE BELLWOOD PUBLIC HEARING. JPM. MOVED TO CONTINUE THE BELLWOOD CONDO HEARING UNTIL 10:30 P.M. G.G. SECONDED THE MOTION; MOTION CARRIED BY UNANIMOUS VOTE OF 4.

LORD QUOTED FROM M.G.L. 41.81.M. STATEMENT OF PURPOSE OF ADEQUATE ACCESS WAYS BEING SAFE AND CONVENIENT FOR TRAVEL, ETC.

SAFETY OFFICER BUSKIRK STATED THAT 127 HOMES WERE ALREADY CONSTRUCTED ON FARM ST. VALLEYVIEW ROAD AND ARROWHEAD ROAD. HE ESTIMATED THAT 607 LOCAL TRIPS WERE GENERATED. BEECHWOOD WAS ESTIMATED TO GENERATE 120 + trips WHICH WOULD INCREASE LOCAL TRAFFIC BY AN ESTIMATED 18%. HE RECOMMENDED THAT THE TOWN TAKE A HARD LOOK AT UPGRADING FARM STREET. HE INDICATED THAT SIGHT DISTANCES WERE MET AND THAT LOTS ON FARM STREET WOULD ONLY REQUIRE 81-P PLANS AND THAT ALONE SHOULD BE SUFFICIENT REASON TO IMPROVE FARM ST.



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BEECHWOOD ESTATES CONTINUED

BUSKIRK REPORTED THAT TWO (2) PEDESTRIAN ACCIDENTS OCCURED LAST YEAR.
RATE PER LINEAR MILE FOR THE STREET IS NOT HIGH.

HERR CITED CASE IN POINT REGARDING SAFETY AND STREET IMPROVEMENTS:
NORTH LANDERS VERSUS FALMOUTH. IT WAS A LANDMARK CASE IN WHICH 300 HOUSES
AND A GOLF COURSE WERE PROPOSED. TOWN SAID THE ROAD WAS TOO SMALL AND NARROW.
RELIED ON STANDARDS SET IN SUBDIVISION 81-M. THE TOWN THEN ACCEPTED THESE
STANDARDS AT TOWN MEETING.

HERR CITED THAT BEECHWOOD ESTATES DOES NOT CONTAIN 40 UNITS - IF THEY STAY
UNDER 40 UNITS THEY ARE NOT EXPECTED TO REBUILD THE ROAD/ OVER THAT NUMBER
THEY WOULD BE.

LORD PUSHED THE STREET IMPACT ISSUE.

HERR WAS EMPHATIC - APPROVAL COULD NOT BE WITHHELD UNLESS A VALID/LEGITIMATE
REASON COULD BE CITED. BY WHAT AUTHORITY DOES THE TOWN HAVE TO DENY SUCH
A PLAN.

E.N. - ASKED OF LORD, WHAT WOULD YOU HAVE THEM DO? IMPROVE THE SECTION
OF FARM STREET WHERE THEY PLAN TO EXIT ON??

LORD: DRAINAGE PROBLEMS COULD COME FROM THIS PROPERTY AND SHOULD BE ADDRESSED
PRIOR TO APPROVAL OF THE PLAN.

MICCHELUTTI: THEIR PROPOSAL WILL NOT EFFECT THE WATER IN THE DITCH BETWEEN
CUMMINGS AND FARRELL PROPERTY. 2-50 IS A
HIGH POINT. THEY ARE NOT ALLOWING WATER RUN OFF FROM THEIR PROJECT ONTO
FARM STREET. WHATEVER PROBLEM EXISTS THEIR IS NOT DUE TO THEIR PROPOSAL.

HERR STATED THAT PROPONENTS OFFERED TO INTERCEPT THE EXCESS WATER FROM
CUMMINGS AND FARRELL AND TAKE IT AWAY FROM THEIR PROPERTIES WHICH WAS
TURNED DOWN.

DR. GARY SANFORD: TO DIVERT WATER FROM THAT DITCH IS ILLEGAL, UNDER
THE WETLANDS PROTECTION ACT. HIS CLIENTS WILL NOT MAKE THE CONDITION
WORSE - IT WILL REMAIN AS IT IS PRESENTLY. PERHAPS IMPROVING THE DITCH
ALONG THE ROAD OR CULVERTS ALONG SAID FARM ST. MIGHT HELP THE WATER
SHED OR DOWNSTREAM WETLANDS.

JPM QUESTIONED HIS CREDENTIALS. REPLY - DOCTORATE IN BOTANY.

E.N. STATED THAT IMPROVEMENTS TO FARM ST. WERE NOT THE BUSINESS OF THIS
BOARD. THESE PEOPLE CANNOT BE FORCED TO REPAVE FARM STREET.

LORD: NOBODY HERE ATTEMPTED TO SOLVE THE DRAINAGE PROBLEM.
TURN DOWN THE PLAN ON BASIS OF SAFETY PROBLEMS AND DIMINISH THE NUMBER OF LOTS.



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HERR: TO TURN DOWN THIS PLAN WITHOUT GROUNDS WOULD BE IRRESPONSIBLE AND WOULD PLACE THE TOWN AND OPPONENTS IN A POSITION WHERE YOU'RE GOING TO LOSE LITIGATION. I NEVER FELT THE SOURCE OF THE DRAINAGE PROBLEM WAS WITHIN THE DEVELOPERS PROPERTY LINES AND THE DEVELOPERS CLEARLY OFFERED TO HELP WITH THE PROBLEM OUTSIDE THEIR PROPERTY LINES.

HERR STATED THAT REGARDING ADEQUATE ACCESS CLAUSE IN THE BY-LAW, IT WAS A CATCH-PHRASE - THIS DEVELOPER MET THE MORE SPECIFIC STANDARD THAT BEING "A TOWN ACCEPTED STREET."

MOORE SUGGESTED THAT THIS PLAN WOULD PROBABLY GO TO LITIGATION. THE REQUIREMENTS OF THE PLANNING BOARD HAVE BEEN MET (ACCORDING TO TOWN COUNSEL) EVEN THOUGH THE CONSERVATION ISSUE MAY BE YET UNSETTLED. CONSERVATION IS NOT THIS BOARD'S JURISDICTION. AT THIS TIME THE CHAIRMAN CALLED FOR A VOTE ON THE PLAN.

LORD WANTED IT CLEARLY IN THE RECORD THAT APPROVAL FROM THE PLANNING BOARD WAS NOT RELATIVE TO THE CONSERVATION COMMISSION ISSUES OR ENVIRONMENTAL.

CHAIRMAN NOTED THAT THE ONLY WAIVER REQUESTED WAS 3 FEET ABOVE THE EXISTING WETLANDS FOR THE CENTERLINE OF THE ROADWAY. UNDERGROUND UTILITIES AND TWO SIDEWALKS WERE BEING PROPOSED.

HERR INDICATED THAT AN EXTRAORDINARY NUMBER OF LIGHTS WERE SHOWN ON THE PLAN.

JPM MOVED TO CLOSE THE PUBLIC HEARING; E.N. SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY.

E.N. MOVED TO APPROVE THE PLAN KNOWN AS BEECHWOOD ESTATES SUBJECT TO THE FOLLOWING:

- ADDITION OF THE MANHOLE (not shown on the plan);
- INSTALLATION OF THE GUARD RAIL AT STATION 4 PLUS 40;
- WAIVER OF THE REQUIREMENT OF 3' ABOVE EXISTING WETLANDS FOR THE CENTERLINE OF THE ROAD; AND
- THAT NO CONSTRUCTION TAKE PLACE UNTIL THE CONSERVATION COMMISSION TAKES ACTION.

G.G. SECONDED THE MOTION: MOTION CARRIED BY UNANIMOUS VOTE OF 4.
FORM D-1 MUST BE FILLED OUT. HERR REMINDED THE DEVELOPERS ATTORNEY THAT THE COVENANT MUST STATE THAT THE DEVELOPER MUST PROVIDE CONSTRUCTION SUPERVISION BY WAY OF AN ENGINEER WHO MUST INSPECT ALL WORK AND SIGN OFF.



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BELLWOOD CONDOMINIUMS PUBLIC HEARING CONTINUED 10:30 P.M.

JPM PUBLICLY ENCOURAGED ALL BUILDERS TO JOIN FORCES WITH FAFARD FOR A COMPREHENSIVE SEWER PLAN. MAJOR ISSUES FOR CONTINUED DISCUSSION WERE THE TRAFFIC GENERATED FROM THIS PROJECT ONTO ROUTE 140 AND ITS IMPACT ON THE CENTER OF TOWN AND WETLAND AREAS.

REVISED PLAN SHOWED A DOUBLE-BARRELED ENTRANCE THE COMMERCIAL AREA DOWN FRONT WAS CUT BACK.

JEANNE KEMPTON INTERESTED ABUTTER FROM MENDON STREET ASKED IF CONDOS WERE THE SAME AS TOWNHOUSES.

CHAIRMAN EXPLAINED THAT A CONDOMINIUM WAS A TYPE OF OWNERSHIP.

CROSSMAN, P.E. EXPLAINED THE TRAFFIC STUDY AND CONFIRMED THE SIGHT DISTANCES HE AND BUSKIRK HAD ARRIVED AT. HE INDICATED THAT THE PROJECTS ACCESS WAS ORIGINALLY TOO CLOSE TO BROOK STREET. THAT NECESSITATED THE BOULEVARD ENTRANCE NOW BEING PROPOSED.

IN DOING SO, 10 FEET OF SIGHT DISTANCE WAS GAINED. ROAD WAS MOVED WEST - TOWARD MILFORD.

E. RAYMOND CROSSMAN REVISED THE GAP CAPACITY ANALYSIS AT THE BACK OF THE BOOK AND DATED THE REPORT 8/21/86.

HERR REMARKED THAT PEOPLE EXITING LEFT OUT OF THE PROJECT WOULD HAVE TO WAIT BUT THIS PROPOSAL WAS A MUCH BETTER DESIGN.

JPM VERIFIED THAT ALL UNITS WOULD CONTAIN ONLY TWO (2) BEDROOMS.

HERR SUGGESTED THAT ANY APPROVAL OF THIS PROPOSAL SHOULD SPEAK TO THE QUESTIONS OF THE DISPOSAL SYSTEM, BUILD-OUT RATE AND SITE PLAN REVIEW STAGE.

ROSENFELD INDICATED THAT THEY HAD A LETTER FROM D.E.Q.E. HE STATED THAT THEY SHOULD HAVE THE OPTION OF IN-GROUND SEWAGE FOR THE FIRST PHASE WITH THE INSTALLATION OF DRY-PIPES READY TO CONNECT TO CENTRAL SEWAGE.

ROSENFELD STATED THAT HE WOULD GUARANTEE HIS PROJECT TIED IN TO A CENTRAL SYSTEM IF THE TOWN OFFERED SUCH. HE ADMITTED THAT HE HAS TO MEET WITH D.E.Q.E. AND WATER QUALITY PRIOR TO CONSTRUCTION OF UNIT ONE.

HERR RE-ITERATED THAT THE LOCAL BOARD OF HEALTH PROCEEDED ON THEIR OWN REGARDING CRYSTAL SPRINGS. D.E.Q.E. STOPPED THEM AND RULED THAT IF OVER 68 ARE PROPOSED IN A DEVELOPMENT, THE DEVELOPERS ARE OBLIGED TO MEET WITH D.E.Q.E. PRIOR TO CONSTRUCTION OF UNIT ONE.

WITH REGARD TO BUILD-OUT RATE, HERR STATED THAT WORDING SHOULD BE NOT MORE THAN 38 BUILDING PERMITS IN ANY 12 MONTH PERIOD. THE FINAL 32 PERMITS NOT AUTHORIZED SOONER THAN 4 YEARS FROM WHENEVER THE PROJECT STARTED.



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BELLWOOD CONDOS CONTINUED

JPM INDICATED THAT BUILD - OUT RATE MUST BE INCORPORATED INTO THE CONDITIONS OF THE SPECIAL PERMIT.

E.N. ASKED FOR A CLARIFICATION.

HERR REPEATED THAT NO MORE THAN 36 PERMITS BE ISSUED WITHIN ANY 12 MONTH PERIOD - NOT MORE THAN 104 WITHIN A 48 MONTH PERIOD AND THE LAST 32 UNITS WOULD BE ISSUED ONLY AFTER 48 MONTHS FROM THE ISSUANCE OF THE FIRST PERMIT. 32 UNITS WOULD BE HELD BACK UNTIL 4 YEARS HAD ELAPSED - THAT IS A FIVE-YEAR BUILD OUT RATE.

E.N. MOVED TO CLOSE THE PUBLIC HEARING. JPM SECONDED THE MOTION. 11:05 P.M.

A.F. MISSED THE CLOSE OF THE PUBLIC HEARING SO COULD NOT VOTE OR SIGN THE SPECIAL PERMIT IF GRANTED.

90 DAYS IS OVER SEPTEMBER 9th.

JPM STATED THE REASONS WHY HE MOVED TO GRANT THE SPECIAL PERMIT TO DAVNA CORPORATION, FOR THE PROJECT ENTITLED "BELLWOOD CONDOMINIUMS".

- 1) THIS PLAN FAR SUPERIOR TO THE OPTION OF DUPLEX HOUSING OR SINGLE FAMILY HOUSING;
- 2) 70% OF THE ENVIRONMENT WOULD BE LEFT IN ITS NATURAL STATE;
- 3) TAX REVENUES INCREASE
- 4) FEWER SCHOOL CHILDREN ARE GENERATED FROM THIS DEVELOPMENT AND THEREFORE, LESS IMPACTS ON MUNICIPAL SERVICES.

EN SECONDED THE MOTION; VOTE WAS UNANIMOUS WITH 4.

CONSULTANT HERR TO PREPARE THE LANGUAGE OF THE SPECIAL PERMIT AND INCORPORATE BUILD-OUT RATE, DESIGN OF THE BUILDINGS, SEWAGE PARTICULARS., ETC. WHICH WAS AGREED TO BY THE PRINCIPALS OF DAVNA CORP., MILLIS, MA.

JPM MOVED TO HOLD THE PLANNING BOARD MEETING IN SEPTEMBER (FIRST MEETING) ON MONDAY, SEPTEMBER 8, 1986 AT 7:30 P.M. IN THE UPPER TOWN HALL WITH APPROVAL OF SELECTMEN'S OFFICE.

JPM REMINDED THE PRESS THAT ONLY 36 CONDOS WERE APPROVED FOR THE FIRST YEAR. 136 WOULDN'T BE REALIZED FOR ANOTHER 5 or PERHAPS 6 YEARS.



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PRELIMINARY PLAN DISCUSSION - BALD HILL ESTATES

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

THE POINTS AT WHICH THIS PROJECT INTERSECTS WITH PULASKI BLVD. LOOKS OMINOUS. SIGHT DISTANCE THE SAME SITUATION AS WITH ELM ESTATES. THE 50 FOOT R.O.W. SHOWN WAS NEVER TAKEN OVER BY THE TOWN.

E.N. ASKED BRUCE ABOUT THE SUPPOSED R.O.W. SUPPOSED LIMITATIONS PRECLUDE USE OF THAT RIGHT OF WAY.

PROPOSED ARE 16 LOTS 1971 VICTOR DENAULT OWNED THE PROPERTY.

HERR SUGGESTED THAT THE STREET BEND GOING TOWARD THE CUL-DE-SAC.

E.N. REQUESTED TO SEE THE MINUTES BACK IN 1971 WHEN THE ORIGINAL R.O.W. WAS CUT.

ANSELL IS THE LAST HOUSE ON PULASKI BLVD. IN BELLINGHAM.

HERR HAD TWO MAJOR CONCERNS:

- 1) ROAD CONFIGURATION AND
- 2) UNSOLVED DRAINAGE QUESTIONS.

G.G. MOVED TO APPROVE THE PRELIMINARY PLAN ENTITLED "BALD HILL ESTATES" SUBJECT TO THE CHANGES IN THE ROAD AS OUTLINED BY CONSULTANT PHILIP B. HERR GOING WESTERLY; 2) SUBJECT TO THE FACT THAT DRAINAGE PATTERNS MUST BE CLEARLY DEFINED ON THE DEFINITIVE PLAN; 3) EASTERLY ENTRANCE BE MORE DEFINED AS TO DETERMINE ADEQUATE SIGHT DISTANCE; and 4) EASTERLY PORTION BE RE-NAMED SO AS TO BECOME SEPARATE STREETS. JPM SECONDED THE MOTION; MOTION CARRIED BY UNANIMOUS VOTE OF 4.

81-P PLAN - SILVER LAKE REALTY TRUST AS PRESENTED BY G.R. BRISSON, P.L.S. AND PREPARED BY STAVINSKI ENGINEERING ASSOCIATES.

LOCATION: SILVER LAKE AS SHOWN AS LOT 50 ON LCC 15764

HERR QUESTIONED WHETHER LAND ON LOT 5 ABUTTED A TOWN WAY. AN ATTY. WOULD HAVE TO ANSWER BY LOOKING UP THE RECORD OF TOWN MEETING. THE STATUS OF LAKEVIEW AVE. MUST BE RESEARCHED. DOES IT INFACIT PROVIDE ACCESS TO THESE PEOPLES" LAND. REQUIRED INPUT FROM TOWN COUNSEL. PLAN NOT SIGNED.

MEMBERS REQUESTED A LETTER BE SENT TO SELECTMEN REQUESTING UPPER TOWN HALL FOR THE GOLF COURSE HEARING ON 9/25/86 at 9:30 P.M.
HEARING FOR FABRICOTTI REZONING SCHEDULED FOR 9/25/86 AT 9:00 P.M.
UPPER TOWN HALL.



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MEETING ADJOURNED AT 12:30 P.M.


EDWARD T. MOORE, CHAIRMAN

GLENN E. GERRIOR, VICE-CHAIRMAN

EMILE W. NIEDZWIADK

JOHN P. MURRAY