



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

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

MINUTES OF REGULAR MEETING SEPTEMBER 8, 1986

The meeting was called to order at 8:05 p.m. Anne M. Farris was absent. The primary purpose for the meeting on this date was to sign the decision for the special Permit granted to Davna Corp. to construct condominiums on RTE 140 the former Sophie Galenien chicken farm. Since Ms. Farris was not present when the vote was taken on this special permit, it was not exsential for her to attend this meeting.

A letter from the Sewer Commission was read into the record by Matthew F. Pytko (former planning board member) regarding the combined effort of all developers in reaching the goal of municipal sewage disposal for the Town.

Grove Street line would be unable to accomodate the heavy load. I-495 crossing would be the best alternative and fmding has got to pursued to accomplish this alternative. The sewer commission called for a comprehensive meeting with all developers and their plan. If a developer does not attend that meeting, their flow requirements and pipe dimensions will not be incorporated into the master scheme of things.

JPM suggested a moratorium on building until a sewage plan was in place and working for the town.

Chairman commended the Sewer Board for having this timely meeting to learn of their individual needs, requirements such as gallons per day and pipe sizes/

Letter from Franklin to Mike Jaillet in Bellingham. Grove St. not designed to serve the additional community. Designed for the needs of the local area only. Grants must be secured for the I-495 crossing. DEQE would look favorably on the private sector assisting to make sewage disposal nearly townwide.

Mr. Pytko thanked the Board for their time.

SIGNING OF SPECIAL PERMIT - Bellwood Condominiums- Davaa Corp., Millis MA Huna Rosenfeld 136 Units and the reason the special permit was approved was outlined in the opening paragraphs of the Decision as prepared by the Town Consultant. The proposal meets the requirements of the by-law, public sewage will be substituted for private sewage. Site Plan Review 1st = 40th will be required at the next stage of development.



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PAGE TWO
MINUTES 9/8/86

BELLWOOD CONDO DECISION REVIEW

Site plan review would allow for the review of drainage and utilities.

Not more than 36 units would be released in any 12 month period.

No more than 104 in a 48 month period following the issuance of the first permit. No more than two (2) bedroom units will be allowed for construction.

JPM needed a clarification on Release of Building Permits per year (further explanation of the Build-Out rate)

The numbers called for in the decision represent 1/5 of the total units allowed, therefore, it is a five-year build out rate, from the issuance of the first building permit.

E.N. moved to sign the decision so that the Clerk could file same with the Town Clerk's Office to await the appeal period. GG seconded the motion; motion carried by unanimous vote of 4. All members signed.

Mort BenMoar from the Silver Lake Association requested that his letter from Lea G. Ambler, Esq. be read to the Board members regarding development and the Silver Lake Area, the beach and the island. BenMoar questioned the issuance of a special permit which would obstruct a public waterway. The footbridge restricts boat travel on the Lake - Mr. Dalpe and Mr. Rhodes did not grub out the lake bottom as they had promised the Silver Lake Association.

MEETING ADJOURNED AT 9:00 P.M.


Edward T. Moore, Chairman


Glenn E. Gerrior, Vice-Chairman


Emile W. Niedzwiałek


John P. Murray