



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

Edward T. Moore, Chairman
Glenn E. Gerrior, Vice-Chairman
Emile W. Niedzwiadek
Anne M. Farris
John P. Murray

MINUTES OF THE REGULAR MEETING - OCTOBER 9, 1986

Meeting opened at 7:40 P.M. Chairman Moore was absent. Vice-Chairman, Glenn E. Gerrior conducted the meeting. Af, GG & EN were present at the opening of the meeting.

JPM arrived at 8:05 P.M.

81-P Plan - Applicant: Marcel LeBlanc, 137 Lakeview Ave., Bellingham, MA
Presented by Thomas DeVitt, for Lee G. Ambler, Esq.

Surveyor: Paul N. Robinson, 37 Exchange St., Millis, MA 02054

3.815 acre parcel in Bellingham on a way known as Lakeview Avenue.

Needs the plan signed for Land Court submission. A.F. questioned legality of the Road. Not applicable to this situation. The plan was being officially acknowledged by the Planning Board. Land Court will determine the legality of the plan.

81-P Plan: Submitted by Roger Oakley.

178 No. Main St., Bellingham, MA

Location: Easterly Side of 5th Street on Assessor's Plat 45, Lot 40
(Charles River Grove)

E.N. Questioned Highway Foreman, Willy Arcand as to the acceptance of the paper streets in "the Grove".

Mr. Arcand answered that all the paper streets were approved in 1939 in an effort to obtain government funding for necessary improvements. He stated that the applicant under the direction of the highway department could install a gravel road. He mentioned that applicant would have to pay for the layout of the road.

E.N. moved to sign the plan; A.F. seconded the motion; motion carried by unanimous vote of 3. All members signed.

81-P Plan

Applicant: Gerald Brisson for Burton Rhodes, 269 Lake St., Bellingham, MA

Location: Easterly of Lake Street across from Railroad Street.

80,000 s.f. was required for zoning. The plan increases the lot at the garage. A.F. moved to sign; E.N. seconded the motion; motion carried by unanimous vote of 3. Gerald R. Brisson prepared the plan.

Roland Arcand resident of Lake Street expressed concern over the proposed Lakewood Development (combination of duplex and townhouses) on Lake Street. Mr. Arcand is an immediate abutter. He stated that upon inspection of the pre-liminary plan, the drainage seems to be going his way (under his driveway) and over to Coutu's another neighbor on Lake St.



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P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

Page Two

MINUTES REGULAR MEETING- 10/09/86

Lakewood Development discussion con't

He stated that a 12" pipe exists there presently which would not sufficiently carry the increased runoff. JPM wanted to have the Board order an Environmental Impact Study at Definitive Stage.

Mr. Arcand requested minutes of 8/14/86 and received them on the spot. He thanked the Board for their cooperation.

81-P Plan for Marcel LeBlanc (from Page One)

Gerald Brisson advised that a new lot was not being created. A.F. moved to sign the Land Court Plan; E.N. seconded the motion; motion carried by unanimous vote of 4. All members signed.

8:35 P.M. CONTINUATION OF PUBLIC HEARING: "Shores At Silver Lake"

A definitive Subdivision Plan of the Land around the Silver Lake Area.

James McLoughlin was present for the Fafard Companies.

JMc: Stated that all the concerns derived from the Minutes of past continued hearings had been addressed. He reviewed the punch list (on file with the Planning Board) derived from the Minutes of the Meeting and addressed each item with explanation.

GG (vice chairman) stated that no sewer route had been confirmed by the Town.

JMc: Repeated the proposed sewer route, installing a trunk line from Stallbrook to Mine Brook and going for public bid. He stated that their company would pick up the cost of increasing the pipe to a bigger size (than what has already been proposed and approved by District) or the lost funds because of the change in pipe size to accomodate their (Fafard Company's needs)

JMc: The Board of Health concerns are unnecessary, with the installation of municipal sewage. They (Fafard) are willing to enter into a covenant regarding the maintenance and upkeep of the roadways incorporated in the Condominium Agreement. That would also construe "complete upkeep" of the roadways in the condo project. He further felt that only one sidewalk would be sufficient because of the reduced number of children generated from a proposal such as this one. His company requests that they be held to ONLY THE SAME REQUIREMENTS AS OTHER DEVELOPERS.

JPM: The lighting is the selectmen's jurisdiction. They dictate the type of lighting and wattage. He asked if they would go with underground utilities.

McLoughlin: Stated yes, with the underground utilities.

Arcand (the Selectman & Highway Foreman) being still present offered that everything would be self-sufficient in a condominium. Lighting would be a benefit.



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P.O. BOX 43

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Page Three

MINUTES OF REGULAR MEETING 10-09-86

SHORES AT SILVER LAKE con't

JPM: Stated that according to zoning by-law, Special Permit becomes discretionary. Street lighting is addressed at that stage of the game and that bringing it up now would be premature.

Atty. Ward for the Fafard Companies took exception to JPM's statements and questioned exactly where that was stated. Specifically, he picked out "adequate lighting" phrase. Define "adequate."

JPM stated that such discussion was premature.


JMc: Stated that his company obeyed the rules and regulations regarding water Resource Districts #1 and 2. We don't feel there is anything unusual or any degradation of the wetlands with sewage going by the town wells. The condo association would be responsible for snow removal. He further commented that sewer lines were never proposed for Lake Street. The route is up 140, Maple Street and Pilgrim Village.

The latest comments regarding traffic and sewer were addressed on June 19, 1986.

His closing statement was that his company would do everything other developers were required to do, in accordance with the Bellingham Zoning By-Law.

Preliminary Submission BRAD & LESLIE LETOURNEAU, 261 SHIRLEY RD.
BELLINGHAM, MA 6 Lots. Fee received at \$25.00 per lot.

Meeting adjourned at 9:30 P.M.


Glenn E. Gerrior, Vice Chairman


Emile W. Niedzwiedz


Anne M. Farris


John P. Murray