



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

December 18, 1986

Meeting was called to order at 7:50 p.m. All members were present with the exception of Anne M. Farris who was absent due to illness. Consultant, Philip B. Herr was present.

E.N. moved to sign the Definitive Subdivision Plan entitled "Beechwood Estates"; GG seconded the motion; motion carried by unanimous vote of 4.

E.N. moved to accept the covenant for Beechwood Estates; GG seconded the motion; motion carried by unanimous vote of 4. All members signed.

81-P Plan - Guerriere & Halnon, Inc. Leonard J. SanClemente, P.L.S. Franklin, MA. Applicant: Dave and Mildred Youman, 11 Barber St. Medway, MA. Location: One lot 19.32 acres northerly side of Farm and Easterly side of Granite Street. GG moved to sign; JPMseconded the motion; motion carried by unanimous vote of 4. All members signed.

81-P Plan - Applicants: Mario and Arlene Rovedo, 140 Beech St. Bellingham, MA. Surveyor: William Rossetti, 485 Union St. Franklin, MA Location: approximately 16.8 acres located off Beech St. in Franklin and Bellingham. Herr advised that this was not a subdivision in Bellingham. GG moved to sign; JPMseconded the motion; motion carried by unanimous vote of 4.

BOND REDUCTION - Tropeano Court-Gerald R. Burke & Pat Tropeano Letter from Highway Dept 12/16/86 stating that the road was in compliance and that \$5,985.20 would be necessary to finish same. Letter from Forte Bros. dated 12/1/86 regarding the bid/estimate.

Letter from Water Dept. dated 12/10/86 from Jean P. Trudel was read into the record.

Since the Forte Bros. estimate did not include the "As Built Plans, grass seed and street signs" GG moved to reduce the \$40,000 Bond in form of savings passbook to \$10,000 which would satisfy the inflation factor, etc. until completion. E.N. seconded the motion. Motion carried by unanimous vote of 4.



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PUBLIC HEARING - Definitive Plan - CORLAN HEIGHTS
Clerk read public hearing notice. JPM moved to postpone the hearing to 9:01 and the motion was seconded by GG.

SPECIAL PERMIT SUBMISSION

Celtic Construction Company seeking a special permit to reduce the parking as required by section 3300, Article III, Parking and Loading for Van Lumber, DeAngelis Iron Works, and Bradford Novelty all located at Maplebrook Industrial Park, South Maple Street. Information will be needed prior to the public hearing regarding Street Lighting, # of employees in each business, description of the days and times of business operation, etc.

The board suggested setting a hearing for January 22, 1987. Fee was received based on the number of parking spaces (after reduction).

Site Plan Review - Consolidated Coatings

GG moved to recommend the plan to the Building Inspector; JPM seconded the motion; motion carried by unanimous vote of 4. Applicant: Advanced Steel Design Inc. 27 River St. Dedham, MA 02026, Attention: John Muscatiello

PUBLIC HEARING - SPECIAL PERMIT - "Shores at Silver Lake"

Clerk read the notice of public hearing. E.N. moved to postpone until 9:30, GG seconded the motion; motion carried by unanimous vote of 4.

PUBLIC HEARING - Corlan Heights - Definitive Plan

Tomken Associates, 88 Winthrop Street, Medway, MA 02053

Joe Hanlon from Millis Engineering gave the presentation. 374' frontage on Chestnut. They are providing frontage by constructing a road for two (2) lots. Plan conforms to Bellingham Rules and Regulations. 11.26 acres contained in the parcel. Plan was submitted 10/23/86. Herr noted an existing house on 1 lot. It was confirmed as the Mrs. Bucky Lariviere residence. No drainage had been proposed yet for the site, the purpose in presenting the plan was to open up the parcel for two additional lots. Mrs. Lariviere would be retaining 1.6 acres for her home.

Herr questioned whether this proposal was to accommodate multi-family development and stated that this proposal should be held to the same standards as the Shores at Silver Lake. Were they proposing sewer (municipal?).

Hanlon answered that the development would be private sewer or septic systems.



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CORLAND HEIGHTS - con't

Engineer stated that they were coming in with this plan to open up the road - he acknowledged that they didn't have enough frontage.

Herr continued - topography is required in a definitive submission and where is the drainage?

Doug Resnick, Esq. introduced himself to the Board, stated that drainage and topo would require separate site plans and when his clients came in with the multi-family proposal, they would certainly submit that information the.

Herr repeated that his (Resnick's) clients had to be held to the same standards as "Shores at Silver Lake". The Board must see a Topo Plan; a concept plan of intended use of the property; and reminded Resnick that this Board made powerful demands on other applicants before this Board.

JPM stated that submission of Definitive Plans prior to pre-preliminary review or preliminary plans was a method of freezing zoning.

ETM stated that this (Corland Hgts.) was not a complete submission. No drainage was included, nor topography.

Herr suggested a "Form A" for the applicants - Lot #1 could be separated out and the other 10 acres could be labeled "not a buildable lot."

Ken Lane (proponent and Town's assistant building inspector) stated he had somewhat of a site plan and showed a more complete "working" conceptual plan.

JPM cited that the applicants must have frontage in order to pursue a Special Permit for multi-family development.

Herr stated that the site concept plan helped put the project into perspective.

Lane: We developed a road to create frontage for the lot proposed for development.



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Corlan Heights con't

Herr: You'll have to get a special permit prior to site plan submission.

Chairman reminded the applicants/attorney that they would have to compare their development to single family development, etc.

Herr: Stated that the roads would become an issue. Would they be condominium ownership or town owned and maintained.

Ken Lane suggested the road end in a cul-du-sac or temporary turn around.

Herr explained subdivision proposal and schematically that's what it will be developed into (referring to the conceptual site plan). He stated that he hadn't had opportunity to review the plan in detail. He suggested that the applicants leave the "scheme" plan to compare with the definitive plan. If the board was going to waive the "topo plan requirement" they should let the applicants know tonight.

Chairman questioned wetlands involved.

Herr - if multi-family doesn't work do we assume single family. The plan doesn't show constructed drainage and there are low points in the land. The Board should ask for four (4) catch basins.

Resnick stated that it was not necessary for his client's proposal.

Herr stated firmly that his recommendation is the Board should require four (4) catch basins and the drainage calculations to support them. He cautioned that if the subdivision was approved on paper with no drainage information the back part of the property won't work for development.

Hanlon: stated no increase in runoff would be caused.

Paul Lemire, 5 Chestnut St. concerned abutter questioned the drainage for the project. He stated that with a sudden thaw in the spring, all of his property became swamp.

E Herr restated concern with water running down Chestnut Street entering this land. He cited a drainage facility goes directly down Chestnut St. and would be an open invitation to enter this site and conduit water onto this property.



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Corlan Heights - con't

Chairman stated that another hearing was being held up. He stated that technically, the Plan should have a name.

Resnick asked the Board and Consultant to state what they wanted to see on the plan and Joe (Hanlon) could probably add it to the plan, and that his clients would seek approval subject to changes.

P Herr suggested that if the could review the plans prior to January 8, 1987, approval would be subsequent.

Lane stated that a retention area was not shown.

Herr stated that if there had been a preliminary, there wouldn't have been a definitive.

Tomken Associates requested an extension to January 23, 1987.

E.N. moved to grant the extension and continue the public hearing to January 8, 1987 at 8:35 p.m. GG seconded the motion; motion carried by unanimous vote of 4.

9:45 PUBLIC HEARING - "Shores at Silver Lake"
Postpone from earlier that evening. RE - Special Permit

JPM stated that he did not want to sit in on this hearing since the Board was being sued.

Chairman echoed the concern.

Jim Ward, Esq. and attorney for Fafard Companies stated that the litigation involved a totally different (separate) issue. This was a Special Permit hearing. The suit involved the Definitive Plan.

Chairman stated that all the same parties were involved in both.

Herr - Special Permits require 4 positive votes. This Board is one member short tonight. The applicants could call for a continuance to another date when there would be a full complement of the Board. Anyone voting should hear all of the testimony.

The Board moved, seconded and voted for a recess in order to get a response from Lee G. Ambler, Town Counsel.
GG/EN motion to recess until 10:15 p.m. Vote was unanimous.



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Shores at Silver Lake - Sp. Permit con't

Chairman re-opened the meeting. Town Counsel concurred with Jim Ward, Esq. that the two (2) issues were separate. The attorneys were working closely to solve the problems.

The applicants were reminded of the significance of having a full board present for testimony due to the fact that Special Permits required 4 positive votes.

Public Hearing "LakeView Estates" - Definitive Subdivision
Clerk read notice of Public Hearing. JPM moved to postpone the hearing until 11:15; GG seconded motion; motion carried by unanimous vote of 4.

OVER-VIEW OF THE PROJECT

Scott Patrowicz, planner representing the Fafard Co., introduced the project-its location-purpose, i.e. to construct 450+ townhouse units. He noted that 80% of the land would be left in its natural state. The market would attract the elderly, young couples as starter homes, etc. He pointed out that 152 single family homes could have been located within the parcels or 210 duplexes (105 duplex lots).

SP reviewed the criteria for determining multi-family development i.e., comparison with and between other types of housing available in the community, impacts on fire and police protection, highway departments, schools and educational system. He highlighted the revenues to the town resulting from such development, such as building permits, property taxes and altogether would generate almost \$1 million. He stated that housing trends are moving from metro-west. S.P. pointed out that the Fafard Companies have made substantial commitments to the Town of Bellingham providing a sewer interceptor, an industrial park and the townhouse proposal before the Board tonight. There would be approximately 800 new residents, which would generate more business locally and the Fafard Co. projects would translate to many new jobs for the community. The sewer interceptor would connect this project to Pilgrim Village and pointed out that the Fafard Scheme saved the Town 4 1/2 million.

Regarding Environmental Impacts, 80% of the natural environment would be retained. Surface water/storm water would be managed. Water quality monitoring plan would be implemented. They would



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Shores at Silver Lake - Public Hearing con't

be filing with Conservation Commission on a Phase by Phase basis regarding road construction in the buffer zone.

S.P. explained that the traffic study was based on the Rizzo method of trip generation and compared the traffic between single family and condo development. He acknowledged that traffic would be a greater problem due to the size of the project - and water would be impacted due to the magnitude of the project. Veridox system will assist this developers and other when once implemented by the town. This development would improve water service on Cross Street because their company has up-sized the pipes (mains) to 10". He also reported that the company had met with all interested abutters on three (3) occasions.

Regarding police requirements, they agree with Plan "B". Style of houses will be long "el" and Cape, with 2.8 parking spaces per unit. Sidewalks would be provided, streets numbered and Units would be lettered. They felt that 450 units serves the towns interest better than single family or duplex housing.

In closing, S.P. stated that his company required all comments in writing to include questions and problems.

Letter dated 12/17/86 from the Water Dept. That department's requirements have all been met and they find no problems with the proposal.

Letter dated 12/18/86 from the Fire Dept. stated that the hydrants were o.k.; the street names approved.

Letter dated 12/18/86 from the Police Dept. was read into the record regarding their requirements.

JPM questioned whether all of the wetlands had been deducted?

S.P.: 19.46 wetlands - 144.64 Requirement 7,000 s.f. per bedroom.

Herr suggested they may be able to have another unit or two. Questioned the proponents as to how they arrived at the single family lots.

S.P. The roads were shown on the definitive plan. They then went according to zoning district i.e., AG, Suburban, Res. to arrive at the number of homes.



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Shores at Silver Lake con't

Herr asked if they had lots depending on wetlands. In absence of public sewer would they have sufficient land to install septic systems - question was raised for the Board's consideration. Consultant thought that the number of lots made in comparison to multi-family was high in regard to actually useable land.

Buskirk had two questions: 1) regarding parking spaces per unit and the impact the project would have on the sanitary landfill's life.

S.P. We collect trash by condo association.

Buskirk: What you collect still goes to the landfill.

S.P. went through quick calculations 2lbs/day or . . .
1.8 persons/450 units would generate 220 tons of trash
per year versus 190 tons of trash.

Buskirk: What is the impact on the landfill - THE LANDFILL IS TERMINAL. With this development there would be less time to use the landfill. He also pointed out that eventually there would be kids in the condo's because the owners couldn;t afford to "buy up."

JPM suggested that the School Board be contacted to get the number of school children generated from Maplebrook and Twin Brook and their grade levels. From such data, we may be able to determine for ourselves, draw our own conclusions rather than rely on studies.

Chairman agreed it would be better to use the town's own statistics to determine accurate growth.

Herr suggested it better to get the information from schools, it may not change when compared to design statistics/criteria. However, trips per unit should be questioned.

Buskirk remarked that he hadn't seen a cable across the road yet in this town.

Herr questioned the # of school children.

Chairman questioned how the trash number comparisons were arrived at.



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Shores at Silver Lake - con't

S.P. reminded the Board of the positive municipal revenues.

Jim McLoughlin interjected that regarding statistics, his company used the most current information available.

JPM asked E.N. to obtain the number of school children and gradss generated from the new developments in town including: Maplebrook, TwinBrook, Hilltop Drive, Fox Run Road, etc.

ETM questioned relationship between the Conditions of Special Permit and Conditions of Definitive Plan. He suggested that a Sp. Permit shouldn't be sought until the Definitive Plan time frames were worked out. Special Permits were scheduled to expire 12 mos. from the date they were granted and signed by the Board.

McLoughlin acknowledged that fact "without just cause." They intend to have sewer in the ground by May. Subdivision have no method for extension - how could they be expected to show just cause over circumstance which are not under their control.

Herr this Board has been informed of your request, i.e. change the date and have the right to request an extension for good cause.

Ward, Esq: stated that Lee spoke to Phil before communicating with the Board. As approved, the D-1 reads end of 1987, we are requesting summer of 1988.

Herr clarified for the Board, Fafard is requesting that the dated for completion of the paperwork be extended to July 1988 and if the company is not ready at that time, they see the right to request an extension.

JPM stated that Mr. Fafard, McLoughlin and Martin Goldstein before them promised sewer in six (6) months. This special permit application may be premature.

Martin Souza, So. Main st. and abutter to the proposal stated that this issue was wearing the neighborhood thin.

Herr stated that the gentlemen's point was well-taken.



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Shores at Silver Lake - Sp. Permit - can't

McLoughlin: Wanted to clarify the sewer issue. His company planned to have the sewer in the ground by May. If anything prevented that from happening beyond his company's control, they wanted to have the right to request an extension until July 1988. With the time frame and schedule they have prepared, they can meet it.

ETM reviewed Fafard Company's proposed projects; 1) Industrial Park, 2) Shores at Silver Lake - Condominiums, 3) Installation of sewer lines. Which project would receive sewer first.

McLoughlin: The actual construction of sewer lines would be going on at the same time. The entire line would be under construction at the same time - simultaneously.

JPM Questioned a completion date?

SP- November of 1987.

Ward, Esq: The company fully expects to have sewer in the ground in 1987 - the only recourse would be the right to request an extension, should circumstances arise beyond Fafard Company control. He felt that May 87 would be date paperwork in place and by November 1987 sewer would be installed. Ward reminded the town that their company had spent \$60,000 in sewer plans and expenses to the town already.

Herr: There is some confusion over owners having no address.

McLoughlin: Rose Boudreau's parcel has a slight defect in title which the parties were working to resolve.

JPM brought up the build-out rate of 50/year as established by Water Department and as precedent set by this Board in processing Sp. Permit for Townhouse applications.

McLoughlin stated that his company would look to recoup the cost of sewer construction expense by building a greater number of units than was the town's customary 50/year.

ETM reminded all present that the buildout rate had been tied to the current water supply.



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Shores At Silver Lake con't

Herr pointed that Mr. McLoughlin's point regarding recouping sewer expenses was well taken.

McLoughlin stated that other developers were held to 5-yr build-out rates. It would be ridiculous to hold a developer to a ten (10) year build-out rate for the total amount of 450 condo's.

SP questioned whether the build-out rate was a result of the water situation.

GG noted that the number of units could be increased if the water supply/situation improved.

Ward Esq: Questioned such a limitation being printed anywhere in the Zoning By-Law or the Subdivision Rules & Regulations.

Souza (abutter from So. Main St.) stated to the Board he was told by the Fafard Company not to ask this question.

Consultant told the abutter to ask.

Souza stated that he was surrounded by wetland and he did not want a mound of earth with a few trees on the top as a buffer.

ETM stated that the by-law provided for a buffer zone.

S.P. stated that the company would be producing and providing an intensive landscape plan.

ETM: Questioned if the drainage was piped with sewage and had their company been contacted by Meadow Wood or other townhouse developments.

McLoughlin: Stated that Marguerite had been to their office and He had been in contact with their engineers. Marguerite may go up Center Street. Rosenfeld and Onallam aren't interested in tying in. The company had sent both developers a final letter, if the input isn't there, the Fafard plans will simply not include them.

Gerry Fredette stated he was an abutter and was curious to know if as such, he would be able to tie-in. He was just curious.



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S.P. questioned whether his request had anything to do with the special permit?

Herr: I don't think that you will hear from the public. You have 90 days to make a decision (he addressed the Board). You may solicit information from other boards. He asked Atty. Ward if he felt the public hearing should be continued.

McLoughlin: Stated "no." If it were continued, would the fifth (5th) member be able to vote?

Herr replied that the company had "lost a member."

JPM asked if the drainage was ok, etc.

Herr: It was addressed in the Definitive Submission and it would be re-addressed at site plan review.

It was acknowledged that the Board had received input from Fire, Water, and Police.

JPM moved to close the public hearing. GG seconded the motion; motion carried by unanimous vote of 4.

----- 11:55 P.M. Public Hearing - Lake View Estates - Definitive Plan

Atty James Roberti from Milford was present for the owners/applicants: Joseph S. Busone and William H. Hood. The proposal was for two (2) lots, one being 42.86 acres and the other 16.81 acres. The proposal would accomodate 200 + townhouse units. Louis L. Guerriere, President of Guerriere & Halnon, Inc. 333 West St. Milford, MA was the engineering firm who designed the proposal. Vinny Vignaly was present as spokesperson for design. An intensive traffic study had been prepared by Dave Kennicon from Storch Engineering Assoc. Providence, R.I. Vignaly explained there would be one large exterior lot and one large lot on the interior. Sewer would be installed full gravity feed across to the pumping station at Shores of Silver Lake. They have an easement to access the pumping station and Fafard has an easement to bring in the main. The detention area will eventually flow into the lake. Conservation Commission plans to walk through the site on January 17th.

ETM questioned the access - reply came back Geordan Rd. and



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Lake View Estates con't

Herr stated that there would be an over-view on the design of sewer lines as proposed to connect with the Fafard network at Silver Lake. He questioned whether the proponents had seen the list of conditions attached to the Fafard Definitive.

Lake View proponents replied no.

Herr wanted the design team to explain briefly the "bottom line."

Vignaly stated that septic systems would be installed.

Herr questioned whether or not multi-family would be developed without sewer.

Vignaly: His clients were prepared to install on-site treatment plant - presently the site was a gravel bank which could accommodate "on site" sewage treatment.

Traffic Consultant, Kennicon explained the traffic results. Traffic counters were placed on South Main St. and Easy St. 7:00 - 9:00 a.m. and 2:00 - 6:00 p.m. were the peak periods. Our counts were roughly 10% higher than the Rizzo study employed by the Fafard Company. He reviewed the widths of existing streets through Scott Hill acres and their associated volumes.

Route 126 - 31' wide
Easy St. - 35' wide
Douglas Dr. - 28' - 34' wide
So. Center St. - 28' wide
Rondeau Rd. - 28' wide
Geordan Rd. - 19' - 32' wide

Their projected figures feel the volume produced by such a proposed development would be consistent with residential. 171 homes exist there now. A collector street services 50 dwelling units, which differs somewhat from ITE rates.

Herr stated the town had grown by 10% since last year. Fafard is adding 9%, Meadow Wood will be adding 7%. Traffic will be doubling



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Lake View Estates con't

on the narrow streets within Scott Hill Acres. Traffic in the Center of Town can expect to be increased by 50%.

Storch Engineering noted a difference in making left or right turns from Easy Street and Douglas Dr. during the peak periods.

E.N. questioned whether the traffic firm had taken into consideration the speed restriction at the high school of 20 m.p.h. during school sessions.

Storch explained that site distances were predicated upon speed.

GG stated that gaps in traffic were few and far between along 126 and both Douglas Dr. and Easy St. Questioned whether proponents had considered hooking up to Silver Lake.

ETM reminded all that the preliminary plans were denied due to access. He didn't see any safety factors considered

Storch addressed the existing deficiencies with Douglas Dr. such as the "too wide" opening at 126 which should be directed with an island and the stop sign isn't correct. Accident data obtained from the Police Dept. yielded only 1 personal injury reported in the last three years. Only two (2) accidents had been reported.

LLG stated that subdivision could be connected to another subdivision such as "Shores at Silver Lake." His clients could pursue steps to obtain an easement to access Blackstone Street.

GG noted that condominiums could not hook up to condominiums, since the ways were privately owned, maintained, etc.

LLG stated he preferred his own road to Blackstone St. He stated that denial of a definitive plan based on access through Scott Hill acres could be appealed through the data resulting from the Storch survey.

ETM stated that the roads and intersections were bad at this time.



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JPM stated it would make better sense to develop this parcel into two-acre house lots. He noted that no input from the Police Department had been rendered at this time. He was of the opinion that townhouses did not belong here, nor would it be the best use of the property.

LLG questiond if a better access would make a difference.

GG stated he agreed with JPM regarding 2-acre house lots.

Herr: Confessed he hadnt reviewed the proposal.

Storch inquired as to additional traffic information required by the Board.

Herr stated he had a hard time reconciling the site distance arrive at by Storch.

JPM commended Storch on their study of the property.

LLG repeated that he would rather build his own road out to Blackstone Street.

ETM suggested that the proponents get out of the water and fire and police departments whatever they needed for input.

Herr suggested to the engineers that they should let the owners know the Board's feeling about single family homes as opposed to townhouses. Access problems would be minimal with single family homes.

GG moved to grant the applicants an extension to February 12, 1987 and continue the public hearing to January 22, 1987. E.N. seconded the motion. Motion carried by unanimous vote of 4.

LLG explained that due to a conflict in deeds, the Fabricotti 81-P plan waan/t ready for this evening.

PRELIMINARY PLAN DISCUSSIONS: "Oak Crest", Cranberry Meadows, and "High Meadows".

Oak Crest: Applicants/Owners: Brad & Leslie Detourneau,
261 Shirley Road, Bellingham, MA
Engineer: G & H Inc., 205 E. Central St., Franklin, MA 02038
Location: 6 lots off Shirley Rd.



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Preliminary Plan Discussions

Oak Crest - Letourneau con't

Herr reviewed the proposal. He stated that Letourneau should provide the Board with a letter assuring them the drainage scheme would work. It appeared to the consultant that the plan would and may need a retention pond. He advised the Board to approve the plan subject to documentation that the drainage system would be capable of accepting the additional runoff. JPM moved to approve subject to the documentation as stated by the consultant; GG seconded the motion; motion carried by unanimous vote of 4.

CRANBERRY MEADOWS - Preliminary Submission

Applicants/Owners: Oak Ridge Construction Co. - Dennis Marguerite
P.O. Box 272, Franklin MA 02038

Engineer/Surveyor: GLM Engineering Consultants, Inc.
838 Washington St.
Holliston, MA 01746

Location: Lots 8,9,10, 11 located in Bellingham - West side of Pine Street/Bellingham-Franklin town line. (19 lots altogether)
Herbert Schiffer, Trustee of HKH Realty Trust (Owners)
818 Main St., Walpole, Massachusetts 02081

Letters were read into the record from the Conservation Commission 12/16/86 and Fire Department 11/20/86. No water for hydrants and no access for emergency response. Herr suggested that the

Board disapprove the plan due to lack of access in Bellingham and severe problems with access for public services.

JPM moved to disapprove the plan for the Consultants previously mentioned reasons and motion seconded by EN. Motion carried by unanimous vote of 4.

HIGH MEADOWS - Preliminary Plan

Applicant/Owner: Land Inc., 181 Chestnut St., Wrentham, MA
Engineer/Surveyor: Hutchins-Trowbridge Assoc., 272 Chauncy St., Mansfield, MA.

Location: Two (2) lots westerly side of Prospect St., bounded northerly by Legenza, DeLaney, Miller, easterly by Prospect St. and Donnelly, and southerly and easterly by Penn Central RR. Consultant felt that the access to the property was at a too dangerous curve and that the lots/street had insufficient frontage. Letters were read into the record from Conservation Commission dated 12/16/86 and 12/2/86 from the Fire Department. It was moved,



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"High Meadows" - Preliminary Plan Discussion

seconded and voted unanimously to disapprove the plan for the following reasons: 1) entrance at an extremely dangerous curve, 2) "insufficient frontage", 3) Conservation Commission couldn't find the property due to an incorrectly labeled locus map, 4) Fire department could find no mains or hydrants for fire protection and took exception to the proposed street names - Prospect, Park and Meadow because Bellingham already had streets with those names and 5) The Planning Board could find no "Taunton Street" in Franklin." JPM moved, GG seconded and the motion carried unanimously, 4 votes.

Meeting adjourned at 1:30 p.m.

Edward T. Moore
Edward T. Moore, Chairman

Glenn E. Gerrior
Glenn E. Gerrior, Vice-Chairman

Emile W. Niedzwiedz
Emile W. Niedzwiedz

John P. Murray
John P. Murray