



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

AGENDA

01/23/86

- 7:30 p.m. Review of General Correspondence
Minutes Acceptance
Bills
- 8:00 Meadow Wood Condominium
continuation of Public Hearing
- 9:00 Blackstone Valley Country Club
Celtic Construction
- If Celtic Cancels:
- Paul Collamati - Concepts for Property adjacent to N.H.D.
- 9:15 John Andrews - Robert Kimball - Paul Baillargeon
Discussion Blackstone Street (dirt portion-Bellingham)
- 10:00 ROL REalty - Bruce Lord, Esq.
Joseph Menfi
Bellingham Shopping Plaza - Rte 126 South Main St.
- 10:30 Discussion Preliminary Meadow Wood Subdivision
with Phil Herr



BELLINGHAM PLANNING BOARD

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REGULAR MEETING - FEBRUARY 13, 1986

7:30 - 8:15 Form-A/81-P Plans

Ronald Cowen

16 Rolling Ridge Rd., Franklin, MA

Locus: 4 lots - 2nd and 3rd Avenue, Bellingham, MA (For Land Court)

Theodore Goguen, Esq.. as prepared by G.& H. Inc.

Gerald Brisson

Forge Hill Development Company/Lake Street Lots
Franklin, MA.

8:30 Application for Special Permit 60 Condominiums
Silver Lake Realty Trust/Burton Rhodes-Leo Dalpe

9:00 Bruce Lord, Esq. Definitive Subdivision Plan Submission
Chestnut Street

9:15 General Business and Budget Discussion



BELLINGHAM PLANNING BOARD

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TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

AGENDA

02/27/86

- 7:00 - 7:45 -- 81-P Plan Submissions
Bob Morris - Denny's Warehouse
- 7:45 John Andrews/Robert Kimball/Atty. Baillargeon
81-P concept for Blackstone Street
- 8:00 Site Plan Review - ROL Realty Trust
Bellingham Shopping Plaza
- 8:30 Public Hearing
Definitive Plan - Elm Estates - Gilbert Trudeau
- 9:15 Site Plan Review - Bruce Allen, Mill Street
- 9:30 Huna Rosenfeld - Preliminary Plan Filing
for Condominiums Between Cape Road and
Brook Street
- 10:00 Public Hearing - Shores At Silver Lake
H.A. Fafard, 290 Eliot St., Ashland, MA

General Business:

- Approve and Sign Minutes of 2/13/86
Miscellaneous Bills for Payment
General Correspondence
Submission of Articles for Town Meeting Warrant



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

AGENDA 03/13/86

- 7:30 - 7:45 Form A (81-P Plans)
- 7:45 Site Plan Review - Van Beak (sp)
- 8:15 81-P Plan Tim Jones
- 8:30 Rezoning Petition - ABS Realty
Bruce & Susan Wright
700 So. Main Street (Suburban to Business)
- 9:00 Minutes review & approval
Correspondence
Bills



BELLINGHAM PLANNING BOARD

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AGENDA

3/13/86

- | | |
|-------------|--|
| 7:30 - 7:45 | Form A (81-P Plans) |
| 7:45 | Site Plan Review - Van Beak (sp) |
| 8:15 | 81-P Plan Tim Jones |
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Correspondence
Bills |



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AGENDA

REGULAR MEETING 03/27/86

7:30 Meeting Called to Order

81-P Plan submissions;
Site Plan Review - Crystal Springs - Sylvie Michelutti
?? Sign Elm Estates??

8:00 PUBLIC HEARING: Oak Knoll Estates;
Richard Galuza - applicant
Gerald Brisson - Surveyor

8:15 PUBLIC HEARING - Major Commerdal Complex - By-law Amendment;

8:30 PUBLIC HEARING - Townhouse Revisions - By-law Amendment;

9:00 PUBLIC HEARING-- Pheasant Hill Estates;
Rol Realty Trust (Joseph Menfi) - applicant
Stavinski Engineering Assoc., Inc. - Design Engineers & Surveyors

10:00 PUBLIC HEARING - Hill Property
Rezoning Article - From Agricultural to Industrial in conformance
with the "Master Plan for Development in Bellingham."

10:30 PUBLIC HEARING - Valleyview Road rezoning article
Propose to move the Industrial Zone back 200' to become
400' from any residential street and return a small portion
of undeveloped Industrial land back to Agricultural.

11:00 PUBLIC HEARING - Ma Glockner's Inc. - Rezoning Article
From industrial (approx. 40 acres) to Agricultural.

AT THE CLOSE OF PUBLIC HEARINGS:

- General Business
correspondence
bills



BELLINGHAM PLANNING BOARD

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BELLINGHAM, MASSACHUSETTS 02019

AGENDA - Special Meeting 4/15/86

- 7:30 81-P Industrial Park Route 140
- 7:45 81-P Forge Hill Development Corp. Lake Street
- 7:55 81-P Tim Jones - Maple St.
- 8:00 Public Hearing - Political Signs
- 8:15 Public Hearing - Winiker Property Rezoning/Bruce W. Lord, Esq.
- 9:00 Public Hearing - to send Dennis Remillard (auto business)
back to ZBA
- 9:15 Public Hearing to rezone Collamati Property (near NHD)
- 9:45 Public Hearing Self-Service Gas Stations
- 10:30 Site Plan Review - Phase I Crystal Springs Condos
- 11:00 Marge Kardinale - on the Valley View Rezoning Article
- 11:15 Barbara Decelles - Legality of Townhouse Revisions Article



BELLINGHAM PLANNING BOARD

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AGENDA - April 24, 1986

- 7:45 Pheasant Hill Estates Continuation of Definitive Plan Hearing to Resolve Consultant's questions;
- 8:15 Forge Hill Drvelopment Corp., Franklin, MA
Alteration of Plans - catch basins;
- 8:45 Twin Brook Industrial Park - Onallam Realty
Preliminary Subdivision - Review with Consultant;
- 9:15 Celtic Construction - Site Plan Review
regarding the Pavilion (Pulaski Blvd. & Wrentham Rd.)
and/or AA Welding
- 9:45 Hill Property Rezoning Hearing - Previously tabled for
additional information. Vote expected to be taken for
town meeting recommendation;
- 10:00 Frank Morse - Site Plan Review
North Main Street
- 10:15 Discussion between Consultant and Board Members
regarding the preliminary proposal of Rosenfeld Concrete Corp.;
- 10:30 Discussion between Consultant and Board members
regarding Special Permit for Bellwood Condominiums (Davna Corp. -
Huna Rosenfeld) and Definitive Subdivision Plan entitled "Beechwood
Estates" by Onallam Realty Trust.
- 11:00 General Business
- correspondence
- bills
- etc. etc. etc.



BELLINGHAM PLANNING BOARD

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Revised Agenda - May 8, 1986

- 7:30 General Business
- 7:45 Sign Oak Knoll Estates
- 8:00 Winiker Rezoning has been withdrawn
Insert DeVitt Realty for 81-P Plan
- 8:15 Sign Elm Estates
- 8:30 Bellwood Condominiums - Davna Corp.
Town Clerk Notification Mix-Up
Maybe withdrawn without Prejudice; Waive Filing Requirements Chapter 41,
Section 81R; readvertise at Planning Board's Expense. Set new date.
- 9:30 Beechwood Estates - Onallam
Woonsocket Call failed to advertise as specified by Planning Board
on second consecutive Week. Milford daily news advertised this hearing
at 8:30 in conjunction with Bellwood.
Town Clerk Notification Mix-Up
Maybe withdrawn without prejudice; waive the Filing Requirements of Chapter 41,
Section 81R; re-advertise at Planning Board's Expense. Set new date.
- 10:00 No Hearing scheduled for Remillard Rezoning;
At last meeting attorney for petitioner requested permission to
return to zoning board of appeals for variance. He instructed
the Board to hold/publish the hearing if he notified Board of same.
Attorney did not notify the members or the clerk - hearing was not
published.
- 10:00 - Schedule Public Hearing for Mayewski regarding additional parcel
acquired in the Maple Street area.
- Review file on Meadow Wood Preliminary Plan - Herr's Correspondence
- General Correspondence and Bills
Review and Sign Reports of the Public Hearing for Attorney General



BELLINGHAM PLANNING BOARD

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AGENDA - May 22, 1986

- 7:45 Site Plan Review/Celtic Construction
Payillion at Crooks Corner
A & A Welding - So. Maple Street
- 8:00 No. Main St. Plaza
Developer: Morse Realty Trust
(Just over the Bridge on No. Main St.)
- 8:30 Continuation of Public Hearing (from February 27, 1986)
Shores at Silver Lake - Fafard Company
Definitive Subdivision Plan - 3 Lots Ultimate Goal Condominiums
- 9:30 Twin Brook Industrial Park
Further Discussion of Preliminary Plan
- 10:00 Lakeview Estates - 69 Acre-2 lot subdivision
Owner: Rosenfeld Concrete Corporation
Boston, MA
Located between Silver Lake and Scott Hill Acres

GENERAL BUSINESS to be taken care of in between scheduled appointments:

Correspondence/Bills

Jim Reger, Millis Engineering

Vote of the Planning Board to Send Mrs. Gibbons back to the Z.B.A. without having to wait the two (2) year period for variance to construct a single family home on the lot between Gibbons and Mrs. Gaston - 167 Farm Street;

Mr. Molla - Forge Hill Development Corp. Franklin
Purchased Reservoir Estates, Lake St., Bellingham, from Silver Lake Realty
Will be presenting the Letter of Credit as bond for construction of Road and utilities for project;

Tom DeVitt - DeVitt Realty regarding the D'Errico Property (lots)
off Brook Street to the rear of Debbie's Steak House



BELLINGHAM PLANNING BOARD

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AGENDA - June 12, 1986

General Business (Form A - 81-P Plans)

Mr. Aubin
743 Rathbun St., Blackstone, MA
G. Brisson plan

Celtic Construction
Four Lots - Lake Street
(in vicinity of Reservoir Estates)

Jim McElroy - DeVitt Realty

Road Bonding - Dennis Marguerite (Oakridge Construction)
Cliff Estates

Ed & Kathy Dill - Lot Release
Gerry Daigle correspondence
Chestnut Street

8:00 - Site Plan Review
Morse Realty Trust/Dimitrios Voyiatzis
North Main Street Plaza

8:30 - Public Hearing
Bellwood Condominiums - Davna Corp. (Huna Rosenfeld)

10:00 - Bills and Correspondence



BELLINGHAM PLANNING BOARD

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Agenda - June 19, 1986

7:30 - 8:30 General Business

81-P Plans

Submissions of Definitive & Preliminary Plans

Road Bonding

- Dennis Marguerite - Cliff Estates
Road Bonding
- Ed & Kathleen Dill - Chestnut Street
Lot Release
- Theodore Goguen/ Marlex Realty Trust
Filing Revised Preliminary Plan - Brook Street
- Irma Martin - Possible 81-P lots Roger St.
Lake Hiawatha
- Morse Realty - Continued Site Plan Review
8:15 p.m.

8:30 Continued Public Hearing
Onallam Realty - Beechwood Estates

9:30 Continued Public Hearing
Fafard Company - Shores at Silver Lake

10:00 Fred Hamway From BSC Robinson & Fox/Worcester
Two Acre Realty Trust - Hartford Avenue
Stoney Ridge Estates

Correspondence, Minutes, Bills



BELLINGHAM PLANNING BOARD

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AGENDA 6/26/86

Billiegene Lavallee, Secretary did
not cover this meeting due to absense-
scheduled vacation.

81-P Leo Mayewski Property on Maple St.

81-P Tim Jones Lot on So. Maple St.

81-P Guy Dupont - Mendon Realty Trust
Bellf-gham Imports Lot Route 140 Mendon St.

Discussion with McGilvray, Thornhill and Cournoyer regarding a pipe
and problems between the old David Rd. subdivision and the new David Rd.
or Rollings Hills Subdivision.



BELLINGHAM PLANNING BOARD

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AGENDA- Regular Meeting 7/10/86

81-P Plans

1. Fafard Companies

81.653 Acres

Fronting Cross St. and Silver Lake Road

66.9894 Acres

Fronting Southeasterly Side of So. Main St.

3.4915 Acres

Fronting Southeasterly Side of So. Main St.

5.770 Acres

Fronting Center Street

5.2896 Acres

No Frontage - Behind Douglas Drive

Labeled as not a buildable lot

Five Plans in All

2. Bruce Lord, Esq.

81-P Near Stallbrook School

On controversial way -- See Water Department's Letter

3. Guerriere & Halnon, Inc.

Franklin, MA Leonard J. SanClemente, PLS.

40 Acre parcel - Ma Glockner's Inc.

Maple Street Bellingham,

8:30 Special Permit - Fafard Companies

Withdrawn

general business/letters/bills



BELLINGHAM PLANNING BOARD

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AGENDA - July 24, 1986

7:30 - 8:30 P.M.

GENERAL BUSINESS

(simple submissions/81-P Plans)

Scheduled:

Guerriere & Halnon, Inc. (528-3221)

Franklin Office - Leonard J. SanClemente, PLS

Two Lots on Linwood Avenue

Gerald Brisson, PLS

Harpin St., Bellingham, MA

Submission of Preliminary Plan

Pulaski Boulevard

Walter Lewinsky - 81-P

Bruce Lord, Esq. - Possible 81-P

Unscheduled 81-P Plans from the Floor

Forge Hill Development Corp. Reduction of Bond - Reservoir Estates

8:30 P.M.

DISCUSSION OF PRELIMINARY PLAN

"Brook Estates" - Marlex Realty Trust

Theodore Goguen, Esq. - 1-800-344-8800

655-1660

Guerriere & Halnon, Inc.

Franklin, MA 02038 528-3221

9:00 P.M.

Continuation of Public Hearing

BELLWOOD CONDOMINIUMS - Huna Rosenfeld

Davna Corp. Millis MA 376-2041

10:00 P.M.

DISCUSSION OF PRELIMINARY PLAN

Stoney Ridge Village - Hartford Avenue

(Wong-Forger Property)

BSC Robinson & Fox - Worcester, MA

10:30 P.M.

ELM ESTATES - Approved Definitive Plan

Possible Modifications due to Superior Court

Litigation - Bruce Lord, Esq.

BILLS AND CORRESPONDENCE



BELLINGHAM PLANNING BOARD

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TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

PLANNING BOARD AGENDA

August 14, 1986

7:30 - 9:00 - General Business Items

- 1) - 81-P Plans (Planning Board Approval Believed Not Required)
(call from the floor)
 - 2) - Set Public Hearing Dates for the Re-Zoning Articles
as represented by Bruce W. Lord, Esq.
 - a) 325 acre parcel between Woonsocket Line & Wrentham Town Line
(golf course properties and other acquired properties in
that vicinity)
 - b) Property on Mendon Street owned by Joseph Fabricotti
and ROL REalty Trust
 - 3) - ROAD BONDING
 - Pheasant Hill Estates - Joe Menfi/ROL Realty Trust
as represented by Bruce W. Lord, Esq.
 - Rolling Hills Estates - Forge Hill Development as
presented by Fran Molla
 - 4) ENDORSEMENT OF SEWER EASEMENT PLANS
Pilgrim Village - as presented by John D. Halnon of
Guerriere & Halnon, Inc., Franklin, MA
-
- 5) Guy DuPont, Wm. Hood Construction Co.
Request waiver from 6" bituminous curbing to
cape cod berm in the industrial park along route 140
-

9:00 P.M. Brad Letourneau - 966-2658
Pre-Preliminary Review

261 Shirley Road, Bellingham, MA
Purpose to discuss 5-6 lot subdivision between Shirley and
Theresa Road.



BELLINGHAM PLANNING BOARD

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PLANNING BOARD AGENDA

August 14, 1986

7:30 - 9:00 - General Business Items

- 1) - 81-P Plans (Planning Board Approval Believed Not Required)
(call from the floor)
- 2) - Set Public Hearing Dates for the Re-Zoning Articles
as represented by Bruce W. Lord, Esq.
 - a) 325 acre parcel between Woonsocket Line & Wrentham Town Line
(golf course properties and other acquired properties in
that vicinity)
 - b) Property on Mendon Street owned by Joseph Fabricotti
and ROL REalty Trust
- 3) - ROAD BONDING
 - Pheasant Hill Estates - Joe Menfi/ROL Realty Trust
as represented by Bruce W. Lord, Esq.
 - Rolling Hills Estates - Forge Hill Development as
presented by Fran Molla
- 4) ENDORSEMENT OF SEWER EASEMENT PLANS
Pilgrim Village - as presented by John D. Halnon of
Guerriere & Halnon, Inc., Franklin, MA

-
- 5) Guy DuPont, Wm. Hood Construction Co.
Request waiver from 6" bituminous curbing to
cape cod berm in the industrial park along route 140
-

9:00 P.M. Brad Letourneau - 966-2658
Pre-Preliminary Review
261 Shirley Road, Bellingham, MA
Purpose to discuss 5-6 lot subdivision between Shirley and
Theresa Road.



BELLINGHAM PLANNING BOARD

P.O. BOX 43

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AGENDA - AUGUST 28 , 1986

GENERAL BUSINESS:

81-P PLANS // BURKE TROPEANO BONDING ISSUE

GEORGE DOWLEY POSSIBILITY OF BUILDING ONE HOUSE ON
7 ACRES WITH A 20FT. EASEMENT - WETHERSFIELD ROAD

JIM MCBRIDE - POSSIBILITY OF BUILDING TWO DUPLEXES
AT 57 TAUNTON STREET

BRAD WRIGHT - PRE-PRELIMINARY CONCEPT FOR PARCEL AT
SO. MAIN ST. AND CHESTNUT STREET (MIXED BUSINESS AND RESIDENTIAL PARCEL)

DEFINITIVE PLAN SUBMISSION AS REQUIRED BY SPECIAL PERMIT FOR
MEADOW WOOD CONDOMINIUMS (SCHAFFER PROPERTY) SO. MAIN ST.
PAT MARGUERITE BUILDER

8:30 CONTINUED PUBLIC HEARING BEECHWOOD ESTATES

9:00 DISCUSSION BALD HILL ESTATES

9:30 CONTINUED PUBLIC HEARING BELLWOOD CONDOMINIUMS

10:00 ELM ESTATES - DISCUSSIONS OF REVISIONS TO DEFINITIVE PLAN
PRESENTLY BEING HELD IN SUPERIOR COURT (WORCESTER)



BELLINGHAM PLANNING BOARD

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AGENDA - 9/08/86

Meeting called for the purposes of signing the Special Permit for
Bellwood Condominiums, Huna Rosenfeld of Davna Corporation.

Townhouse location Mendon St - Route 140.



BELLINGHAM PLANNING BOARD

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AGENDA FOR MEETING/SEPTEMBER 25, 1986

GENERAL BUSINESS (7:30 - 8:30) SET OCTOBER MEETING DATES

- 81-P Plans/Planning Board Approval Believed Not Required
Applicant: Stewart Blades
Location: Mohawk Street, Bellingham/Blackstone Line
Engineer: Andrews Survey & Engineering;
- Applicant: Charles J. Mullavey
Location: One (1) Lot on Mellen Street
Between the Edison Lines and the Charles River
Surveyor: Andrews survey and Engineering;
- Applicant: Gibbons
Location: Parcel Swap on Farm Street with ZBA approval
Property between Gaston and Gibbons
Engineer: Millis Engineering Assoc.
- Applicant: Onallam Realty
Location: 1 Large Lot 25 + acres on Farm Street
Surveyor: Millis Engineering & Survey.
**** CALL FOR 81-P'S FROM FLOOR NOT SCHEDULED

PARTIAL BOND RELEASE

Applicant: Forge Hill Development Corp.
Location: David Road/Rolling Hills
Request: Partial Release

SUBMISSIONS (Definitive/Preliminary/Special Permits)

- Definitive Plan
Applicant: DeVitt Realty (Tom DeVitt)
Location: Hillside Estates - 18 Lots
South Main St., behind the water tower.
Applicant would like to have public hearing set as soon as possible
perhaps by Second meeting in October which would allow for enough time
to advertise.
- Possible Preliminary Plan Submission
Applicant: Brad & Bruce Wright
Location: South Main & Chestnut Sts.

**** CALL FOR SUBMISSIONS FROM FLOOR NOT SCHEDULED

SET PUBLIC HEARING DATES FOR THE FOLLOWING:

As presented by Bruce W. Lord, Esq.

- Petitioner - J. Fabricotti of Bellingham
Route 140 from Agricultural to Business;
- Petitioner - Donald Moore, of Bellingham
Location - Route 126/Scott Hill Motors



BELLINGHAM PLANNING BOARD

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AGENDA FOR MEETING SEPTEMBER 25, 1986 CONTINUED

PUBLIC HEARINGS/PROPOSED ZONING CHANGES

- Petitioner: Ray Daniels of Mendon
Location: Route 140 for No. East Fire & Safety
- Petitioner: Various
Location: 325 acre parcel between the Woonsocket,
Wrentham and Cumberland lines.
From Agricultural to Residential

8:30

CONTINUED PUBLIC HEARING "SHORES AT SILVER LAKE"

Condominium Proposal at Definitive Plan Stage, i.e. roadways, drainage, & utilities
H.A. Fafard, 290 Eliot St., Ashland, MA

NOTE: Jean Trudel, Water Commissioner called the Clerk on 9/23/86 at 4:15 P.M. His office is inundated in paperwork and called to phone in his board's opinion of the revised set of definitive plans for "Shores at Silver Lake." He stated that their proposal meets all of his departments requirements. At last night's meeting (9/22/86) the plan was given unanimous approval. Mr. Trudel indicated that their approval was limited to the Definitive Stage and didn't approve water systems in buildings. He noted that the Fire Chief, R. Ranieri would be sending a letter (brief) with his comments.

SOMETIME AFTER THE SHORES AT SILVER LAKE

SITE PLAN REVIEW: Celtic Construction Co. (Site Plan Reviews 1 & 2)
Location: So. Maple Street, Bellingham, MA
Proposed Occupant: Van Lumber in one location// S.P.R. #1
Proposed Occupant: Bradford Novelty in the other location #2

DISCUSSION = PRELIMINARY PLAN - Iacovelli Property (Behind Sawyer's Store)
Proposed Developer: Pauline Herthel
Engineer/Surveyor: Guerriere & Halnon, Inc. (G & H, INC) Franklin, MA
Bruce W. Lord, Esq. for the Proponents

CORRESPONDENCE & BILLS



BELLINGHAM PLANNING BOARD

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AGENDA - OCTOBER 9, 1986

7:30 to 8:30 GENERAL BUSINESS

Preliminary Submission - Lakewood Estates/Whitman & Howard Design Engineers
for Celtic Construction Co.
Near Taft Farm Property (or the property itself)
at foot of Bald Hill on Lake Street

81-P Plan - Gerald Brisson (scheduled)

Call for 81-P Plans from the Floor

8:30 "Shores at Silver Lake"
Fafard Companies - Continuation of Public Hearing

THIS AGENDA IS ALWAYS SUBJECT TO AMENDMENT DUE TO THE
REQUESTS OF THE GENERAL PUBLIC WHO HAVE A RIGHT TO BE
ADDED TO THE AGENDA WITH SUFFICIENT PRIOR NOTICE TO
THE CHAIRMAN OR BOARD'S SECRETARY.



BELLINGHAM PLANNING BOARD

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AGENDA - OCTOBER 23, 1986

7:30 - 8:00 GENERAL BUSINESS

81-P Plans (None scheduled call from floor)

Submissions:

Definitive: Ken Lane, Hopkinton, MA

Two (2) lots off Chestnut Street, Bucky Drive

To become a small townhouse project

Submissions: Preliminary, Definitive & Special Permit Applications
Call from floor

8:00 Conclusion of "Shores at Silver Lake" A Definitive Subdivision
Plan as proposed by the Fafard Companies, Eliot St., Ashland, MA.
Decision to be Rendered.

8:30 REZONING HEARING

Blackstone Valley Partners, etc.

325 Acre parcel between the Woonsocket Line and Bound Road in
Cumberland, R.I. - Property along Wrentham Road vicinity. Purpose-for
Rehabilitation of Existing Golf Course

William Wozniak - Bond Release

81-P Plan SEA, Inc. - Wrentham, MA - Property at Silver Lake



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AGENDA - OCTOBER 23, 1986

7:30 to 8:00 P.M. GENERAL BUSINESS set aside for routine filings,
81-P Plans, Submissions and Road Bonding, etc.

81-P Plans - nothing scheduled - Call from the Floor

Zoning

Schedule public hearing for the Proposed Bruse Wright Amendment on South Main St.
per the Board of Selectmen

Schedule Public Hearing for the Proposed Planning Board by-law amendment
increasing the requirements for area to develop a duplex housing unit, per the
Board of Selectmen

Definitive Plan Submission - Ken Lane, Hopkinton, MA

Two Lot subdivision off Chestnut St. for the
eventual development of a townhouse community
(Bucky Drive)

8:00 Conclusion of the "Shores at Silver Lake" a Definitive (3) Lot
Subdivision Plan of the Land (144 + acres) in the Vicinity of Silver Lake
for the eventual development of townhouses by the H.A. Fafard Companies,
290 Eliot St., Ashland, MA. Decision to be rendered.

8:30 Re-Zoning Public Hearing

Blackstone Valley Partners, ETC.

325+ Acre parcel located between the Woonsocket Line at Paine St.
to the Wrentham and Cumberland, R.I. town lines.

The rezoning proposes to rezone agricultural land to residential
land in order to construct 300+ homes and rehabilitate the
former Winnesucket Country Club a.k.a. Blackstone Valley Country Club.

Correspondence and Bills to be reviewed following the public hearing.

Informal discussion regarding Lakewood Development on ⁴Lake Street as
proposed by Celtic Construction Co. This is not a public hearing. The
public will have no input as it is merely a preliminary plan... The discussion
will be conducted between Planning Board members, their Consultant and the
Design Team for the proponents.



BELLINGHAM PLANNING BOARD

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AGENDA 10/30/86

81-P Plans

Stavanski Engineering Associates
Wrentham, MA
Property of Leo Dalpe/Silver Lake Realty
Silver Lake

CALL FROM THE FLOOR - 81-P

Call from the Floor Preliminary & Definitive Submissions
Bruce Wright/Preliminary Plan/Chestnut St & So. Main St. (homes)
SCHEDULE THE FOLLOWING PUBLIC HEARINGS

Bruce Wright/South Main St./Suburban to Business 2 District
Planning Board Amendment - Increase Lot Size Duplex Homes
Ken Lane, Asst. Bldg. Inspector/11 Chestnut St.
Definitive Hearing - 2 Lots eventual townhouses

SUBMISSION OF SPECIAL PERMIT APPLICATION
H.A. Fafard Co., 290 Eliot St., Ashland, MA
Townhouses - Shores at Silver Lake

ZONING BY-LAW AMENDMENT PUBLIC HEARINGS

8:00 Alan Bernon, Trustee Commercial to Industrial
Fram Maple St. to Conrail
8:30 Joseph C. Fabricotti - Route 140-From Agricultural to Bus. 1
9:00 Ray Daniels, 43 Mendon St. Business 1 and Residential 1
to All Business 1
9:30 Donald Moore, So. Main St., From Residential to Business 1

~~10:00XX~~

PUBLIC HEARING DEFINITIVE PLAN

"Hillside Estates" along So. Main St. abutting
Bellingham Water Dept. proposed by DeVitt Realty

Review & Sign Minutes



BELLINGHAM PLANNING BOARD

P.O. BOX 43

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Agenda - November 6, 1986

7:30 to 8:30 General Business

Scheduled:

- 1) 81-P Plan Decision & Signing/Presented by Stavinski Engineering
Applicant: Silver Lake Realty Trust Wrentham, MA
Lake St., Bellingham, MA
Burton Rhodes/Leo Dalpe
- 2) 81-P Land Court Filing / Presented by Stavinski Engineering
Applicant: Hyper Construction Inc. Associates, Wrentham, MA
Millis, MA
Location: 8 lots Taunton St.,

Call for 81-P Plans from the Floor

Submission: Preliminary/Definitive/Special Permit

Scheduled:

- 1) Rosenfeld Concrete Corp./Submitted by Guerriere & Halnon, Inc.
c/o Boston Sand & Gravel, Boston, MA. Milford, MA
Two (2) lot subdivision between Scott Hill Acres
and Silver Lake. "Lakeview Development"
- 2) Roland A. Lavalley, P.O. Box 169, Bellingham, MA
Five (5) lot subdivision "Fairview Park Executive Estates"
The submission is being made in compliance with Special
Permit granted to this applicant December 5, 1985, voted
and signed by the Board members January 9, 1986 .
81-P Plan showing (4) lots with required frontage on
Centre Street/same applicant.
Plan prepared by Stavinski Engineering Associates, Wrentham, MA

CALL FOR OTHER SUBMISSIONS FROM THE FLOOR

Informal Discussion: Lou Petrosy regarding a possible subdivision
on the Franklin-Bellingham line.

8:30 P.M. Site Plan Review - Celtic Construction Co. - Maplebrook Industrial Park: Applicants: Van Lumber, Bradford Novelty & DeAngelis Iron Works. Daniel McCarty & Whitman & Howard will be present to discuss the particulars.

9:00 Continued public hearing on Definitive Plan "Hillside Estates"

Correspondence/Bills/etc.



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

AGENDA - November 20, 1986

7:30 to 8:00 P.M. General Business

8:00 Site Plan Review - rescheduled from November 6, 1986
Celtic Construction - 3 sites at Maplebrook Industrial
Park, So. Maple Street, Bellingham.
- Van Lumber
- Bradford Novelty
- DeAngelis Iron Works

9:00 Continued Public Hearing on Zoning Amendment
325 Acre (more or less) at the Blackstone Valley
Country Club, Paine Street and other acquired
abutting parcels.
Proponents - Blackstone Valley Partners.

10:00 Wright Brothers Preliminary Plan Discussion
behind 700 So. Main Street and accessing
from Chestnut Street

10:30 Continued Public Hearing - Hillside Estates
Tom DeVitt - DeVitt Realty
Purpose of continuation to answer technicalities
with the Planning Board's Consultant.

Possibly Lou Petrosy from Walpole for informal discussion
regarding small subdivision on Franklin/Bellingham line.
Originally before board on November 6, 1986



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AGENDA - 12/04/86

Definitive Plan Submission

Bald Hill Estates 16 lots, Franklin Bellingham Line
Pulaski Boulevard

81-P Plan for Conservation Commission - Marge Fennessey provides access
to Box Pond for town.

Site Plan Review

Consolidated Coatings, lot in William Way, Park 140
Marty Barnes

Huna Rosenfeld discussion re: preliminary plan Bellwood Duplexes
purpose to freeze zoning

9:15 Public Hearing -zoning bylaw amendment INCREASE SIZE OF 2-FAMILY LOT

9:40 Public Hearing to Rezone property at 700 South Main St.
ABS Realty Trust (Wright Brothers) from Sub to B-2

10:20 Public Hearing Definitive Plan
Fairview Park Executive Estates/9 lots 55+- acre parcel
between Center St. and Park St./ Owner: Roland A. Lavallee

10:35 Meadow -Wood Condominium Request of extension of special permit
originally issued February 1985

11:15 Continued Public Hearing to Rezone 325 + acres from agricultural
to residential - Golf Course Property, etc. Mitch LaPlante and
Blackstone Valley Partners

ABS Realty Trust - Decision



BELLINGHAM PLANNING BOARD

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AGENDA - December 18, 1986

7:30 - 8:30 General Business
81-P Plans
Preliminary Submissions
Definitive Submissions
Special Permit Submissions

Scheduled:

81-P Guerriere & Halnon, Inc.
Franklin, MA - Lenny SanClemente, P.L.S.
20+ acres on Granite & Farm Sts.
Youman Property

81-P Fabricotti Property
Rte 140/Mendon St.

81-P Paul Downey from Winfield Group
115 Gates St., Framingham
Location: ?
Acreage: ?
Owner: ?

SIGN DEFINITIVE PLANS: Beechwood Estates/Sylvie Micchelutti
One member at a time - during general business

BOND REDUCTION: Pat Tropeano/Tropeano Court

Special Permit - Reduction in Parking - Celtic Construction Inc.
REGARDING A SITE PLAN in Maplebrook Commercial Park

SITE PLAN REVIEW - Consolidated Coatings, William Way
Marty Barnes - to answer questions concerning design
and make recommendation to Building Inspector

8:30 PUBLIC HEARING Corlan Heights, DEFINITIVE SUBDIVISION PLAN
Chestnut Street. Two lot definitive subdivision
for eventual townhouse development.
Proponents: Tomken Associates, Whinthrop St. Medway

9:00 PUBLIC HEARING "Shores at Silver Lake" Special Permit
to construct 440 townhouses between Silver Lake, Center St.
and South Main St and Scott Hill Acres proposed by
Fafard Company, Ashland, MA.



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AGENDA December 18, 1986
continued
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10:00 PUBLIC HEARING "Lakeview Estates" Definitive Subdivision Plan - Two (2) lots on 65 + acres for the eventual development of townhouses. Location between the "Shores" at Silver Lake" proposed development and Scott Hill Acres. Proponents: Silver Lake Development Corp. Joseph S. Buscone, Treasurer, c/o Law firm of Rubin & Hay, Speen St. Framingham, MA.

General Business:

Correspondence & Bills

Discussion regarding preliminary plans with consultant

1. "Oak Crest" 6 lots off Shirley Road, No. Bellingham
Brad & Leslie Letourneau, POB 467, Franklin, MA
2. "Cranberry Meadows" Pine St. at the Franklin Town Line
Oakridge Construction - Dennis Marguerite
POB 272, Franklin, MA 02038