



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 REGULAR MEETING FEBRUARY 12, 1987

Meeting opened at 8:00 p.m. Anne Farris was vacationing. Planning Board receipts for January through December 1986 were \$24,481.89. Some of the proceeds were turned in to the Treasurer after December 31, 1986 but were earned during that year nevertheless.

Correspondence

From the Metropolitan Area Planning Council
Wednesday, February 25, 1987 there will be a clean water seminar. and
Winter Council Meeting.

From Bellingham Finance Committee - Letter regarding a town engineer and planner. The Town's planning board retains Philip B. Herr and Assoc. They have not needed an engineering firm thus far. The Board recognizes that the functions of an engineer are very different from that of a planner and feels that the Board as well as other town boards will benefit from such a position, i.e. Board of Health, Conservation Commission, highway department.

From Tufts University - Conservation Seminar at Lincoln Filene Center for citizenship and public affairs regarding Conservation Ecology.

HILLSIDE ESTATES

JPM moved to grant an extension to March 5, 1987; E.N. seconded the motion; motion carried by unanimous vote of 4.

8:30 P.M. Hillside Estates - Definitive Subdivision Plan continued public hearing

E.N. moved to continue the public hearing to February 26, 1987;
GG. seconded the motion; motion carried by unanimous vote of 4.

8:31 - CRYSTAL SPRINGS TOWNHOUSES

Sylvie Michelutti, Civil Engineer and project manager presented the concept plan for Twin Brook II proposing to rezone land which is industrial to agricultural in order to construct townhouses. Paperwork was prepared by John V. Fernandes, Esq.



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

Page Two
Minutes 2/12/87

Crystal Springs con't

Discussion regarding Phase II of the townhouse development. The entire development will be sewered when Phase III is complete. Chairman reviewed the original decision and Sylvie confirmed that 21 units had been constructed.

Phil Herr's questions were reviewed with the applicant:

The dumpster was not located on the plan - Sylvie informed all that it was now shown on the plan;

A temporary turn-around was required for Phase II - she assured all that area would be provided.

The unit furthest away had no sidewalk access.

Mr. Arcand was questioned regarding sidewalks - he stated that the road must meet subdivision regulations. Input from the Fire and police was questioned. The water department had corresponded with the board.

ETM stated that this board wanted to know that the first 21 units are constructed substantially correctly. He stated that he and the board could not approve Phase I until that information was definite.

JPM suggested that ETM and other members assumed that this projected was a subdivision - that this Board should only be scrutinizing the roadway, drainage and utilities.

GG stated that the Board recommends to the Building Inspector - he suggested that the Board give him the O.K. to issued building permits for Phase II upon the condition that Phase I meets all the rules and regulations of his department and within his jurisdiction to include the Fire Department's regulations.

JPM amended the GG motion to include that a temporary turn-around be provided as requested by the Board's Consultant.

Motion carried by unanimous vote of 4. 50 parking were calculated at \$3.00 each for a total of \$150.00. Onallam Realty will forward check.

BALD HILL ESTATES

9:25 p.m. Continued public hearing

50' Right of Way belongs to Lot #7 Gaboury and Zazza have the right ot pass and repass.

ETM stated that something should be there (at the cul-du-sac) to restrict travel other than just relying on a curb. The whole idea of the cul-du-sac was to restrict traffic, stated the proponents.

ETM stated that he wanted some kind of physical barrier.



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

Page Three
Minutes 2/12/87

BALD HILL ESTATES CON't

Gerard Brisson, P.L.S. for the proponents explained that the drainage patter was located under Pulaski Blvd. The pipe would be upsized from 24" to 36". The area across the street from the subject property entrance is supposedly swamp. It forms a natural detention. Although the pavement will increase the outfall somewhat, the lots themselves were very large and the drainage is designed to go with the natural flow (to the swamp across the street).

It was stated that the Town controls the rise and fall of Jenckes Reservoir from one side and that a former mill in Woonsocket controlled the other side.

In correspondence from the Conservation Commission, a Notice of Intent would be required from the developers prior to any onsite construction taking place.

E.N. stated that the gates to the Jenckes were controlled by Woonsocket (a mill in that city) and that the town didn't want the reservoir dried out.

ETM stated that the cul-du-sac had been placed in the R.O.W. with the water line.

Brisson noted that a hydrant had been added to the plan to serve the Gaboury and Zazza properties.

Roger Gaboury (immediate abutter present along with Ettore Zazza) requested a clarification on who owns the R.O.W. It was confirmed that Lot #7 would own the R.O.W.

ETM repeated that the Board would request a physical barrier.

Gaboury and Zazza stated that they would bear the costs for attorneys fees and survey costs to have Brisson redesign the plan and provide an easement to loop the water

JPM moved to approve the sixteen lot subdivision with the stated revisions. He further noted that the Board was allowing 16 lots in exchange for the developers creating only one means of ingress and egress in compliance with the Police Departments recommendation. The second entrance (almost across from Locust Street) would prove to be dangerous as it would be located on a blind curve with through traffic flowing and moderate to high rates of speed from Franklin.

Brisson suggested that Lot #7 be redesigned at Gaboury/Zazza expense such that it would be diminished 450' X 50', such property located westerly from Roger E. Gaboury and Ettore Zazza by agreement between Dalpe & Rhodes and Gaboury and Zazza. The waivers requested by proponents were overhead utilities, sidewalk one-side (the left side as stationing increases) and road width of 26' in lieu of 29'.



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

Page Four
Minutes 2/12/87

Bald Hill Estates, con't

GG felt that 26' of pavement was sufficient. Brisson reminded the Board that 26' had been designated for Hilltop Estates

JPM moved to approve the subdivision (definitive) entitled Bald Hill Estates providing that Mr. Dalpe and Mr. Rhodes decrease Lot #7 450 x 50 feet such property being westerly from abutters Roger Gaboury and Ettore Zazza. Gaboury and Zazza agree to pay the attorney's fees and survey fees and costs to accomplish this transaction; along with the following waivers: one sidewalk to be located on the left side as stationing increases; overhead utilities, and a reduction of pavement width from 29' to 26'.; provided that the applicants, Dalpe and Rhodes grant the town an easement and loop the water to Pulaski Blvd. in front of the Gaboury/Zazza properties. GG seconded the motion.

Motion carried by unanimous vote of 4. Be it noted for the record that the Board granted the applicants 16 lots on the dead end street because the applicants agreed not to egress Pulaski Blvd. at Locust Street end of the subdivision which the safety officer stated with assurance would create a major safety hazard due to the sharp curve and excessive rates of speed traveled on the boulevard.

Mr. Brisson requested to be notified of the signing.

ETM stated that Birch Hill Estates would require an extension to March 6, 1987. GG moved to continued the continued public hearing to February 26, 1987 and grant them an extension to March 6, 1987. Hearing to be held at 9:45 p.m.

JPM seconded the motion. Motion carried by unanimous vote of 4.

Letter received from the Board of Assessors, Bellingham, dated 2/2/87 commending the clerk, Billiegene Lavalley on her procedure for submitting 81-P plans, subdivision plans, etc. to their board. They requested that when Mrs. Lavalley leave the position, it be incorporated into procedural rules.

Chairman cited newspaper articles in the Woonsocket Call where Arturo Paturzo stated that there was a lack of planning or poor planning and the Chairman couldn't tell from the article whether Paturzo was referring to Bellingham or towns in general. He cited that candidate Rotatori had a "few new ideas" he would like to try but failed to state them. Moore stated that new ideas should be shared with the rest of the town so that if he was not elected, the elected officials would be able to use these ideas for the



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

Page Five
Minutes 2/12/87

benefit of the town.

The Chairman stated that Mr. LaValley (John) should run for office regardless of his age. Because a person is retired doesn't mean he should hide.

E.N. moved to amend the minutes of 12/04/87 page 13, Paragraph #2 Delete before and insert "after the second by G.G. . ."

E.N. moved to accept the minutes of 12/04/86 with the amendment; (see **)
GG seconded the motion; motion carried by unanimous vote of 4.

** 12/04/86 amend page 12, Paragraph 8, insert "want" before aggravate.

Minutes of 11/20/86 - E.N. moved to approve with no amendments;
GG seconded the motion; motion carried by unanimous vote of 4.

JPM requested statistics from Twin Brook, Fox Run Road and Hilltop Drive to establish a formula for future condominium developments within the town.

Minutes 12/18/86 - E.N. moved to sign them with no amendments; GG seconded the motion; motion carried by unanimous vote of 4.

Minutes of 01/29/87 Page 7 - delete "the townspeople had been poled" and insert Fafard had the right to know where the Planning Board stood on. . .

E.N. moved to accept the amended minutes; JPM seconded the motion; motion carried by unanimous vote.

Regarding the endorsements of D-1 Forms for filing with the town clerk, it was moved, seconded, and voted unanimously to have the D-1 forms signed by either the Chairman or Vice-Chairman (in chairman's absence).

Minutes of January 8, 1987 to be signed at the next meeting.

Article Recommendations for the Special Town Meeting
were reviewed and signed by the Chairman as follows:

Article #27 - o.k. and signed;

Article #25 - o.k. and signed;

Article #29 - o.k. and signed;

Article #26 - o.k. and signed;

Article #28 - o.k. and signed;

Article #30 - o.k. and signed; and

Article #31 - o.k. and signed.



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

Page Six
Minutes 2/12/87

Valley View Estates - Frank Morse Realty
Referenced security now being held by the Treasurer of Bellingham
to ensure the road's (Fox Run) completion.
Benjamin Franklin Accounts: #86-000453 Amount \$10,000
#02-731175-2 Amount \$20,000

PUBLIC HEARING NOTICES FROM ABUTTING TOWNS:

Franklin

1/26/87	Appeals Board	1/22/87 (hearing date)
1/21/87	Planning Board	02/29/87 at 8:00 p.m.
1/02/87	Appeals Board	01/22/87
01/02/87	Appeals Board (decision)	RE: Franklin Housing Authority, East St.
01/02/87	Appeals Board (decision))	RE: Franklin Housing Authority
		Metcalf School Street
12/19/86	Appeals Board	01/08/87

MILFORD

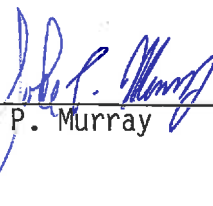
02/03/87 Fafard Company re:Hospital 9:00 p.m.
02/17/87 Use Regulations/Consigli & Brucato
9:30 p.m.
02/17/87 Planning Board/ByLaw Amendment Site Plans @8:30 p.m.
Board of Appeals - Decision regarding Brandon Hall.

Meeting adjourned at 1:30 a.m.


Edward T. Moore, Chairman

Glenn E. Gerrior, Vice_Chairman

Emile W. Niedzwiadek


John P. Murray