



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 February 26, 1987

New business: Get reimbursement for mailing to Town Collector regarding Bellwood Estates, Brook Estates and Celtic Sp. Permit.
Bellwood = \$25.05, Brook = \$25.05 and Celtic = \$61.79.

Ken Lane - SPECIAL PERMIT

Townhouses - Bucky Drive, Bellingham, MA

Now called "Oakview Condominiums" 30 units. Received two (2) abutters lists; filing fee of 75 spaces at \$3.00 each. Comparative Study has been completed but inadvertently left behind. The mailing fee of \$35.07 and the study will be delivered to Town Hall for the clerk to pick up and complete the file.

Letter dated 2/17/87 re: P. Herr & Associates regarding Stony Ridge Village and West Pine Village for filing in the records..

Meeting called to order at 7:45 p.m. All members present along with two (2) candidates for the Planning Board seat: Arturo Paturzo and Patrick Tropeano.

Cranberry Meadows is scheduled for discussion with Neil Roche, Esq. and Marguerite Builders on March 26, 1987 at 8:p.m..

Public Hearing for Oakview Condominiums set for March 26, 1987 at 8:30 p.m.

Discussion (informal) with Bruce W. Lord, Esq. regarding Herthel Estates Preliminary Plan II.

ETm questioned the house/garage problem in the middle of 4th Avenue. Lord, Esq. explained that his client would fully develop Fourth Avenue and petition the town to have the structure removed. His clients are seeking the following waivers: one sidewalk and street width. He reiterated that the entrance would be from 4th Avenue and that a retention area would straddle two (2) lots i.e. 5 & 4.



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Preliminary Plan - Informal Discussion

Herthel Estates - with Bruce W. Lord, Esq.

New owners of the former Michael Iacovelli property are Lawrence and Pauline Herthel, 22 Madonna Street, Natick, MA 01706. The plan was prepared by Guerriere & Halnon, Inc. Since this is a new review, the same fees apply \$75.00 per lot for Definitive if the \$25.00 per lot fee was not filed upon submission. Attorney Lord stated that his clients would pay the entire fee upon submission of the definitive plan.

P.Herr the Board 's consultant questioned the effects of the runoff. His interpretation of the plan called for the runoff to be caught by four (4) drains and retain it. Paving down Fourth Avenue would necessitate more catchbasins toward Main Avenue. He reminded all that the Planning Board is under no obligation to approve a plan without proper access. If there are agreements to construct the road (4th Avenue) and the drainage scheme be carried out to Main Avenue and the Attorney can successfully petition the Board of Selectmen to have the structure removed from the center of Fourth Avenue approval would be possible.

GG moved to approve the preliminary plan entitled "Herthel Estates" subject to the following:

- 1) The road (Fourth Avenue) be constructed to suitable standards; and
- 2) A suitable drainage scheme be carried out to Main Avenue.

E.N. seconded the motion; motion carried by unanimous vote of 5.

All members were present.

Herr questioned the minimum lot size. The attorney answered 20,000 was the minimum and 48,000 was the maximum.

8:15 p.m. Discuss Sewage Facility for Maplebrook Development
"On site Facility" The environmental impact study has been filed with the Conservation Commission/D.E.Q.E. E.J. Flynn - Richard W. Keller, P.E.



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Maplebrook Development Sewage Facility con't

Principal of their Waste Management Division was present. The facility will be located in the northeast corner of the site located behind the industrial building. Flynn has been and is in close contact with D.E.Q.E. (central region) regarding the facility and its design.

GG questioned what was the purpose of having poison ivy growing on a 6 foot tall fence.

Flynn explained the dimensions of the proposed treatment facility and the basics of design in the ground. He stated that a Certified treatment plant operator would be on staff during designated hours during the day and that a "standby assistant" would be readily available if the need arose. He explained that "clean" water gets pumped into sand beds and would be chlorinated out in the beds. The developer would be providing 100% reserve capacity if expansion became necessary.

Consultant posed a "thought question" that being is this proposal a sufficient departure from the approved plan or special permit?/ He thought there would have to be a public hearing to amend the special permit to include the treatment plant.

McCarty stated that the commercial site was to the right of the proposed facility.

ETM questioned what impact this plant would have on the water resource district.

Flynn stated that all the impervious material would have to be removed in the construction phase, a certified plant operator would inspect the operation at least once per day; a certified engineer would have to test for water quality at least once monthly. A series of monitoring wells would be established and would be monitored 2 to 4 times per year.

Herr stated that he and the Board could not shoot from "the hip" and more questions would be asked if this proposal is located in any part of Water Resource District I. He called for the applicants to supply a complete list of abutters and a locus of the area involving this site.

McCarty indicated that they would have 4,5, or 6 months to go before ready to submit for a public hearing to amend the special permit to include the on-site sewage treatment facility.



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Maplebrook Development Sewage Facility con't

ETM asked if this treatment plant would be de-activated upon the installation of municipal sewage, and if the remaining units to be built were being "dry sewered."

McCarty replied that a utility easement had been designed by Whitman and Howard from Maplebrook Condominiums and out through the industrial park. Whether it had to be pumped or not depended upon which route the Town's master plan took.

8:40 Special Permit Public Hearing - Celtic Construction Co. Requesting reduction in required number of parking spaces.

Lot #3 DeAngelis Iron parking required 91 -requesting reduction to 35
Projected number of employees = 30

Lots #5 & 6 Bradford Novelty required 290-requesting reduction to 47.
Projected number of employees = 60.

Lot #7 Van Lumber parking required 117- requesting reduction to 35.
Projected number of employees = 15.

ETM requested where the frontage came in for these lots.

McCarty explained that an 81-P plan cut out the lots for these three (3) site plans.

He also stated that 10 parking spaces had been provided for A & A Welding which only serviced 4 employees.

Herr took exception to his remark and requested why 19 spaces were not in place on that site.

ETM had received complaints that trucks were blocking traffic in South Maple



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MapleBrook Development - Special Permit for Reduction of Parking Spaces
continued

Street which should not be occurring if the proper number of parking/loading spaces had been provided.

McCarty replied that his clients had plenty of space.

Herr stated that the real issue was the position the town was being place in should they grant this drastic reduction in parking requirements. If the businesses were to change hands and hire more employees or require additional spaces, the town would then have to grant same a variance in order to utilize the sites. That poses an "awkward" position for the town.

ETM cited several problem sites within the town from past experience such as: Fore Court Tennis Club in So. Bellingham which became a bottle manufacturing plant, which did not have the required number of spaces for use as a tennis club, which required fewer as a mfg. firm but developed problems from semi-tractor-trailers stalling/backing up traffic on Pulaski Boulevard. Marshall Equipment was another such site, a/k/a formerly as Thermo Pane.

Herr: indicated that Bradford Novelty was not as severe a reduction in parking as the Fore Court case because the required 290 spaces had been provided for on the site plan. Whether or not 290 can be physically accomodated when taken into consideration with the "water resource district/quality" issue is another matter. They (the applicants) are not necessarily in a bad situation but they may be placing themselves in a "tight" situation.

ETM questioned whether parking could be added later on.

McCarty answered "yes" they would have to pave later on.

Herr stated that the Board deserved to have it in writing what exactly got built for parking spaces, why are the drastic reductions being sought, and current dimensions of the buildings constructed on these sites, all of that being take into consideration with the 30% rule. That is to say "all meeting the 30% rule."

McCarty reminded that the Board that detention ponds were created to recharge the groundwater.

Herr questioned where the concerned over "water quality" came in being that the detention ponds were in an industrial site with industrial additives to the water run-off.

McCarty indicated that they provided for oil separators prior to the end discharge.



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Maplebrook Special Permit Public Hearing
Reduction in Parking Spaces con't

ETM voiced concern over a possible change of use at a later date - how would that affect the 30% rule in such a case.

Herr explained that the company buying Bradford Novelty and needing additional parking would have to obtain variance and come back before the Board for a Special Permit. The applicants would have to demonstrate the additional pavement would not jeopardize groundwater quality. The Building Inspector simply could not issue occupancy permits to the new owners without that information.

EN suppose with the reduction of parking spaces the business decides it needs additional parking - can this be accomplished without special permit processing again.

Herr: Asking for a special permit to dig up spaces at A & A Welding (mentioned earlier in conjunction with the sites advertised in this public hearing) concerns the consultant. In the first place if the Town isn't getting compliance with the sites approved with the required number of parking spaces and there are tractor-trailers parking in the streets that is a major cause for concern.

GG voiced strong concern over the date on the Plan being 2/25/87 and stamped by Dale McKinnon and a Mr. Clements. This plan looked like it was prepared yesterday and questioned whether or not this was a revised plan.

McCarty offered a brief explanation.

JPM stated that the explanation was a good one (new tenants, etc.)

GG stated that his concern was over a possible unauthorized person using another's architectural stamp.

JPM moved to continue the public hearing to March 12, 1987 at 8:30 p.m.

EN moved to continue the Bellwood Estates Public Hearing to 9:30 p.m.
JPM seconded the motion; motion carried unanimously.

HILLSIDE ESTATES continued public hearing 9:10 p.m.

Tom DeVitt applicant/owner -- Lots off South Main Street near Harper Blvd. and town water tower. He explained that the cuts were lessened considerably (no longer a gravel removal operation) and the back road had been



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Hillside Estates Continued Public Hearing

eliminated. Letter dated 2/23/87 from the Fire Chief was read into the minutes. Letter dated 02/05/87 from the Police Department was read into the minutes. It stated that the site distance exceeds the requirements, they recommended the Board waive the two(2) sidewalk requirement to one side; and the underground utilities should also be waived to overhead.

ETM questioned whether the town could require street lights be installed during road construction. The answer came back that it had not been done in the past and that a special arrangement would have to be made in advance between the contractor and the Board of Selectmen.

JPM stated that the present system seemed to work well.

Herr cited Section 543A that the lights may be required of the developer. The annual rate would be lower to the town and than an agreement would have to be worked out from the start.

Letter dated 2/24/87 from the Highway Department recommended the Cape Cod Berm in lieu of bituminous curbing. The sharp turns had been eliminated.

Letter dated 2/25/87 from the Water Dept. recommended Hillside Estates.

Joe Hanlon civil engineer from Millis Engineering Associates was present to explain the technicalities.

The Chairman broke in with the fact that this was an entirely new plan (revised from the original) and called for any interested abutters/parties to come up and inspect the plan. Gateway Drive was the first road, Flagg Drive sloped up and down at 3½% grade ending in a cul-du-sac. And the third road, Acorn St. was located down from from the intersection at about a 7% slope. Grading sheets showed cuts reduced 4:1 maximum which allowed for quite a bit less of gravel removal. Detention/retention basins were designed for 10% over and above the 25 yr. storm by-law requirement. The drainage patterns provided for sheet flow to the existing wetlands.

ETM ascertained whether the flow was going directly to the rear of the subdivision and not to the right toward Harper Blvd. and Marion Rd.

Hanlon explained that the drainage designed utilized "Level Spreader" techniques as authorized by D.E.Q.E. and an agreement had been made with Crystal Springs to allow the drainage to flow over their site.

Herr stated that Hanlon stated he had managed to reduce peak flow by 10% (about). Grades flow to the east (back of the subdivision property) and not on the Harper - Marion side.



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Hillside Estates Continued Public Hearing

ETM stated that he hoped that runoff problem experienced by neighbors on Harper Blvd. and Marion Rd. would not be increased due to this project.

Herr added that there was no evidence that this proposal would make their situation worse.

Hanlon offered that the "Level Spreader" technique would reduce the peak flow over and above D.E.Q.E. regulations.

Herr questioned the structure of a level spreader technique.

Hanlon stated the end result was that it acted like a damn (temporary) and spillway for the entire length of the property..

Herr in effort for further clarification, stated that the engineer created a tiny detention area and questioned whether it would be deeded to the Town for maintenance.

Hanlon assured all that the detention area and level spreader would be deeded to the town with adequate access by same.

Herr stated that it was one plan later than the one he reviewed with minor changes on the first sheet. This plan was clearly an enormous improvement over the original submission and that there was no quarrel with the lot shapes or the cuts.

Herr went on to say that he thought the plan was alright and that the neighbors to the south should not be affected.

Doug Resnick, Esq. for the applicant repeated that his clients had obtained the use of Onallam Land for the drainage scheme. He stated he was unsure whether a formal/written agreement was really necessary at this time. He cited that Phil had been concerned over the effects of the runoff down stream after passing over Onallam property.

ETM found the easement grant/letter from Onallam dated 11/18/86 in the file.

Herr: Suggested that the applicants be compelled to obtain a updated letter regarding drainage discharge over Onallam Property.



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Hillside Estates Continued Public Hearing

ETM stated that Onallam agreed to the drainage easement under the worst of conditions.

JPM moved to close the public hearing/E.N. seconded the motion/motion carried by unanimous vote of 5.

ETM requested the updated letter agreeing to the easement over the Onallam property.

GG brought up the street names. Entry would be on Gateway, to the Right is Flagg Drive and the other street was labeled Acorn. He stated that Flagg and Acorn should be combined with one name or the other, as requested by the Police Department.

DeVitt agreed to Flagg Drive.

GG made a motion to approve with the following conditions:

- 1) Overhead utilities in lieu of underground;
- 2) One sidewalk (as shown on the plan) in lieu of two;
- 3) Cape Cod Berm in lieu of bituminous curbing;
- 4) No waiver of street width;
- 5) The name Acorn Street be eliminated and incorporated with Flagg Drive;
- 6) Copy of updated letter be furnished to the Board at the time of the signing of the Definitive Plan regarding the easement agreement for drainage over the Crystal Springs Onallam property; and
- 7) that copies of updated plans be furnished to all of the respective town departments.

JPM seconded the motion; motion carried by unanimous vote of 5.



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Public Hearing for Davna Corp. was opened by the Chairman and on a JPM/EN motion continued for ten minutes; vote was unanimous of 5.

Lakeview Estates - Property behind the Scott Hill Acres between Blackstone St. and Shores at Silver Lake Proposal. James Roberti, Esq. for the applicants, Silver Lake Development Corp., principals W.H. Hood and Joseph Buscone, stated that his clients were proposing an access road over town property to Blackstone Street. Therefore, he was seeking an extension to 03/31/87. JPM moved to grant the extension and continue the public hearing to March 26, 1987 at 9:30 p.m. Motion seconded by A.F. Motion carried by unanimous vote of 5. Hood's Construction Company requested an appearance before the Board of Selectmen on March 9, 1987 to discuss the possible access road. Guerriere & Halnon, Inc. are the design team for the project.

BIRCH TREE ESTATES continued public hearing was opened and AF moved to continue same until 10:30 p.m. Motion was seconded and carried unanimously by 5.

BELLWOOD ESTATES - Davna Corporation of Millis

PUBLIC HEARING OPENED AT 9:50. Clerk read the notice of public hearing.

Mr. Huna Rosenfeld was present and explained that he still intended to build condominiums on this site. His attorney had advised him to follow through with a definitive subdivision plan to effectively freeze the zoning on the parcel. Mr. Rosenfeld asked the Board for an additional 60 days extension. He stated he had a letter to assure the Board would be seeing a site plan for 36 townhouse units in the near future.

JPM suggested that Davna write the extension for 6 months to eliminate paperwork.

Mr. Rosenfeld agreed. JPM moved to grant the extension to October 1, 1987;

GG seconded the motion; motion carried by unanimous vote of 5.

JPM moved to continue the public hearing to September 24, 1987 at 8:00 p.m.;

GG seconded the motion; motion carried by unanimous vote of 5.

ETM clarified the Davna property and history of the proposal for benefit of the abutters who were present, in particular Mr. & Mrs. Robert (Jeanne Thayer) Kempton. Mr. Kempton voiced concern that the Planning Board may be pushed against the wall with all of these proposals.

Consultant Herr stated that the underlying reason for this filing was to secure the zoning.



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JPM stated the reason this townhouse concept was approved was due to the superior advantages over the duplex housing plan.

He further assured Mr. Kempton that if the public hearing for this property does take place he will be notified personally.

JPM moved to advertise public hearings in block style in the manner in which Franklin Planning Board advertises. GG seconded the motion; motion carried by unanimous vote.

P.Herr questioned "can they be advertised?"

BROOK ESTATES - PUBLIC HEARING ON DEFINITIVE SUBDIVISION PLAN

Clerk was not asked to read the notice of public hearing. Chairman acknowledged the candidates present at the Planning Board meeting: Mr. Tropeano, Mr. Paturzo, Mr. Wozniak, and Lynda Martell for school committee. Atty. Goguen owner/developer for Brook Estates overpaid the town \$500.00, less Advertising and Postage of \$123.77 results in a net return to Attorney Theodore Goguen of \$376.23.

Ted Goguen gave the presentation. He stated the major issue as the dangerous intersection.

JPM interrupted him and wanted clarification. Was the intersection as shown on the plan before the Board believable?

Letter dated 2/7/86 from the Highway Dept. was read into the record addressing access and widening of Brook St., drainage to Brook St. and Rt 140. The Highway Dept. has no jurisdiction with the intersection of Brook and 140 since Rt 140 is a state highway.

JPM stated that the Board had to provide safe access to this subdivision.

Sgt. Sulahian, safety officer believed the curve to be a lot "sharper" than drawn on the plan. He requested a set of plans.

JPM interjected - "or are we being buffaloed?"



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Brook Estates public hearing con't

Goguen: Talk like that isn't called for.

Nielson (from G & H) explained that the pavement existing scales a 50' radius. We'll contact the safety regarding a set of plans.

Marlex Realty Trust (Goguen) did not purchase the house at the intersection.

Nielson gave the presentation explaining the zones, size of lots being proposed, the drainage scheme and detention basin, water looping to Saddleback Hill, address the "emergency access for fire, . . .

JPM and ETM interrupted and stated that an emergency access was no longer needed.

ETM questioned the detention pond and location.

Herr: You're not going to replace the culvert?

Nielson: We mitigated that situation in pre-development on Brook St. by proposing a grass swail and 20' feet of pavement.

Herr questioned the adequacy of the culvert. Was it physically capable to accommodate the widening of Brook St. to 20'. He stated that something must be done about it. The road will be paved to a 20 foot width.

Goguen: Rip rap would be placed along the swail and the perc rates were excellent. He didn't anticipate a problem with drainage.

ETM repeated the Board's concern over Brook St. Grass swails along both sides of Brook St. might pose a safety problem, widening the road where feasible may cause a "bottleneck" in the street at some point which would be totally unacceptable. . . .

Goguen: stated that the condition of Brook St. was a major concern when trying to sell houses upwards of \$225,000.

Herr recapped the issues. Site inspection would be necessary with the safety officer. Drawings show present road layout and what is proposed. Daigle can't impose requirements along Rt 140 a state highway. But, the State "may not" disapprove improvements. We need better information.

Nielson: It would take an additional six (6) months to get state approvals. They have control over curb cuts and they must authorize when a curb cut is widened.



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Brook Estates Public Hearing con't

Tom DeVitt questioned location of existing Brook St.
and what would prevent a motorist from going through "that house."

JPM we (the Board) approved a 14' wide road for four (4) homes. We have received much criticism. Widening Brook St. to 20' doesn't provide adequate access.

Goguen: We couldn't go out to Saddleback Hill for a plan. . .

JPM You're asking for waivers for Steeplechase Rd from 29' of width to 26'. I'd like to see you widen Brook St. to 26'.

Nielson: Two rod limit from wall to wall (explain the width of the existing pavement) that's about all the way you (the Town) have. We have grading constraints (in proper road design) Slope is a minimum of 2:1 on side slopes.

JPM repeated that 20' feet would be too small. He said 26'.

Goguen: This is not part of my development. What if I said 24'.

Nielson: Not a matter of dollars-it's a matter of field constraints.

GG He's right - within a certain grade and certain limit.

JPM questioned how far a car could travel on Brook St. Right Now.

Goguen: One can get through with four wheel drive.

GG There are still alot of questions regarding the Brook St.
access.

ETM "What about other issues"?

Goguen: Stated he would go to 26' where ever possible..

Nielson stated that the drainage was designed on 100 yr. storm.

Letter dated 2/17/87 from the Conservation Commission was read into the record. They recognized that there were attached wetlands, and the stream discharged into Box Pond (the Charles River) and due to the pre and post construction runoff, Lots 10 & 18 and the detention pond would necessitate the filing of a Notice of Intent with their Board.

Nielson explained the topography. The cuts and fills would have an equalizing effect.



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ETM questioned the tail of land sold to Davna.

Goguen explained that Davna bought all the wetlands.

Nielson stated that catchbasins would be installed at Station 300. subsurface drainage would collect to common pond.

ETM asked to go back to Lot #10.
GG questioned the drastic drop in the topo.

GG stated there seemed to be a severe grade change for a house lot.

Nielson explained that adjustments would be made around the house.

Fran Newton abutter from Saddleback Hill: questioned what happened at the cul-du-sac.
Nielson/Goguen replied that it was just a water line which would be loamed and seed. Lot # 8 would have easement for the water line and a house would not be located at the end of the cul-du-sac.

GG compared the cul-du-sac situation to Bald Hill Estates.

Diane Bradbury questioned who benefitted from looping the water.

GG: all residents in the area did for fire protection, insurance purposes and the water department highly recommended the looping of the system.

ETM: Informed the public that the developers would widen the road to 26 feet where ever possible.

Wayne Carboni; Owner of the "red house" asked about stone wall disturbances in his area. The stonewall serves as a portion of this foundation. He has one of the oldest existing houses in Bellingham.

JoAnn paquette - Brook St. abutter concerned about the developer widening her section of Brook St. which is brand new. She also has a well in her front yard. She has not desire to pay to tie-in to Town water, the plow can't turn around on her section of the street and she stated that where Brook St. hits 140 isn't at all like what's depicted on the plan. She explained that where Brook St. is dirt and intersects the pavement, it comes in at a 90 degree angle. She questioned how one would make the corner.

ETM stated that town water was the way to go as opposed to wells.



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Brook Estates Public Hearing con't

JPM requested to see where Mr. Carboni's property was on the plan.

Herr stated that the problem at the intersection had to be resolved - he stated a real plan was needed, showing grade differences, where the stone walls are located in relation to the peoples' homes.

Paquette stated with assurance that most of the width at the corner of Brook and 140 belong to the little ranch house now owned by the Davna Corp. She asked what constituted an abutter.

Chairman and Consultant clarified that situation and clerk added that she uses certified lists from the assessor's office.

Letter from Water Dept. dated 2/25/87 was read into the record - Brook Estates meets all of their requirements.

Newton wanted to return to the first page and questioned the location of a historical (of sorts) stone wall. He asked if it would remain in tact.

Goguen agreed that it would.

Herr stated that he had gone over these plans. Internally the subdivision has no problems - it is thorough, competent and clear in design.

Those are the positives. Problematic concerns are locating where the proposed road meets Brook Street. Number 1, it appears to come up with a 10% grade and one hasn't reached the crest yet. One enters at angles on the wrong side of the road. Steeplechase must be readjusted entering onto Brook St.

Herr on a final point - the north/south leg of Brook St. is very steep. It's at maximum grade the town allows. Swails are proposed for both sides of Brook St. What happens at the bottom of the hill. Where does the drainage go from there?

Robert Kempton questioned the size of pipe on Steeplechase.

Goguen replied 8" per water dept. specs.

Newton: Rock Walls he wanted assurance that they would be moved and not bulldozed.

JPM moved to grant them an extension to April 30, 1987; GG seconded the motion. Motion carried by unanimous vote of 5. JPM moved to continue the public hearing to April 23, 1987 at 8:30 p.m., AF seconded motion; motion carried unanimously by 5



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11:30 - Continued Public Hearing BIRCH TREE ESTATES

Surveyor/Engineer: National Engineering and Survey, No. Smithfield
Mr. Therien is the principal in charge. All the issues had been addressed but drainage. Two catch basins had been designed to interconnect into two (2) leaching chambers. Highway Dept. had made an exception to allow these due the soil characteristics, superior percolation rate, size of the subdivision and the fact that ~~no~~ other subdivision would occur down the line from this one.

GG moved to close; E.N. seconded the motion; motion carried by unanimous vote of 5.

ETM made the statement that one candidate stated Moore encouraged him to run; Moore is not endorsing anyone. Another candidate keeps shaking Moore's hand no matter where they are. Chairman Moore made it quite clear that he was not endorsing any candidate.

Bruce Wright complained about the treatment he received regarding the request to rezone his property at 700 So. Main St. He stated that at the public hearing for his article on December 4, 1986, the planning board tabled their decision for a future meeting to provide for receipt of more information.

GG moved to approve the subdivision entitled Birch Tree Estates with the following conditions: Cape Cod Berm in lieu of bituminous, Sidewalk on the westerly side of the entrance, and the road width reduced to 26 feet of pavement. E.N. seconded the motion; motion carried by unanimous vote of 5.

E.N. excused himself from the meeting at 12:00 pm. He was not feeling well.

MEADOW WOOD CONDOMINIUMS

Clerk explained to Consultant that Meadow Wood Limited Partnership was looking for documentation reflecting the discussion at the December 4, 1986 planning board meeting relative to extending the special permit.

"Actions taken by the planning board at the December 4, 1986 meeting constitute "substantial use" of the special permit and therefore your special permit remains in full force and effect. It was agreed between the parties that night, Meadow Wood Limited Partnership and the Bellingham Planning Board that the building permits shall not authorize construction of more than the following cumulative totals of dwelling units:



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Meadow Wood Condominiuts - Extended Build-Our Rate

Prior to January 1, 1988: 50 units;

Prior to January 1, 1989: 100 units;

Prior to January 1, 1990: 150 units;

Prior to Jauary 1, 1991: 200 units;

Prior to January 1, 1992: 250 units;

Total development: not to exceed 264 Units.

REFUND DUE DAVNA COPR. for overpayment in filing fees: \$809.20

Overpayment Refund due to Marlex Realty Trust, Theodore Goguen: \$376.23

This will necessitate a reserve fund transfer. The clients overpayed the Board. We deposited same to ghe general fund. The refund will come from the Planning Board budget.

CORRESPONDENCE FOR REVIEW:

Letter from Dian Coorks Re: REservoir Estates. Clerk instructed to send copy of the complaint to Forge Hill Development Corp. Attn: Fran Molla. Planning Board would like a response from Forge Hill.

1/22/87 Letter from the Gaudette Agency

RE Hood Park 140

Hood's must be contacted and told they must obtain letters from Highway and Water Departments respectively that all utilities and roadway construction is complete and satisfactory. That condition has to be met before we release any bonds through the Gaudette Agency.

Letter from Town Clerk dated 2/23/87 - RE: Copy of Complaint filed with norfolk Superior Court regarding the Special Permit, "Shores at Silver Lake" and Fafard/Ledgemere Land Corp.

MAPC Updated - January 1987.

MA. Historical Commission 12/19/86 postmarked 1/21/86.

Notification from Susan Miller and Joseph Hannon special consultants to town involving revamping building permit process etc.



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

Page Eighteen
Minutes 2/26/87

Correspondence Continued:

From Executive Secretary/Administrator - Mike Jaillet
2/17/87 Summary of Meeting

Town of Franklin - Town Counsel 2/11/87 - 8:00 (meeting notice)

Town of Franklin - By Law Amendment RE: water resource districts
at 3/11/87 at 8:00 p.m.

Town of Franklin-Board of Appeals RE: John L. Daddario Jr., Peter G. Scaccia,
Carl J. Swahn, Richard Bergen. Public Hearings: Paul J. Molloy, George Ferguson,
and Donald Padula.

Town of Franklin - ZBA
RE: Archie Tozian, Linda Delnegro, Allyson Brandt, Terry Tassinari, Pizza Hut,
Jordan Heights II Corp.

Franklin: 2/17/87 Stanwood Estates, Instruct Way, Maspleview Estates, Franklin
Industrial (Road C), Modification of Def. Plan.

2/12/87 - Town of Mendon Hillarie Construction, Benigno P. Leone.

Milford ZBA Decisions: Michelina M. and John A. Vasti,
J & R Auto Body, Vincent J. Nargi, Marion Nargi, Charles Rummo, and Maspenock Rod
and Gun Club.

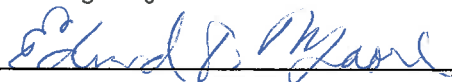
Town of Wrentham: ZBA:

J. Richard Redmon, Joseph / Jeanne Mucciarone, Mary Ann Farrar, Stanley Widal, Jr.

Wrentham ZBA: Edward Michelle Youis, Thomas & Margaret Shaw, John J. Willinski, Jr.,
Paul & Patricia McCarthy, James and Kathy Binney, Ross K. Palioca, D.M.D.,
Paul and Cheryl Strittmatter.

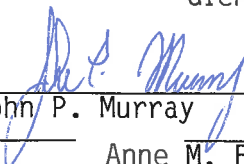
Wrentham Planning Board: Magri & Spiegel R30, Lorraine Metcalf Drive.

Meeting adjourned at 2:30 a.m.



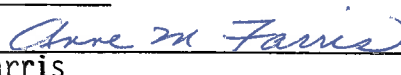
Edward T. Moore, Chairman

Glenn E. Gerrior, Vice-Chairman



John P. Murray

Emile W. Niedzwiadek



Anne M. Farris