



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

MINUTES OF REGULAR MEETING
MARCH 12, 1987

Special Permit Submission: West Pine Village Condominiums

Applicant: Fred Sullivan of West Pine Realty Trust
106 Pine Street, Franklin, MA

Proposed: 30 units - Location: Pine Street between Maple St. and the Franklin town line. Approximately 11.182 acres.

Engineer: Millis Engineering Associates, Inc.

Public hearing to be held on May 14, 1987 at 8:30 p.m.

Preliminary Plan Submission: Beaver Brook Gardens

Applicant: Nautilus Trust, Russ Santoro & George Dowley
276 Village Street, Medway, MA

Location: South of Hartford Avenue off the westerly side of Wethersfield Road (5) lots.

Discussion to be held at April 9 planning board meeting.

7:50 Meeting opened - all members present.

81-P Plan Submission:

for the purposes of a land swap. John Allen and David Belotta
44&48 Ray Avenue, Bellingham, MA. Andrews Engineering & Survey

Location: Northwest side of Ray Avenue

A.F. moved to sign; JPM seconded; motion carried unanimous vote of 5.

81-P Plan

Applicant: Wallace E. Auclair, 85 Miller St., Blackstone, MA 01504.

Submitted: Paul Savard (local builder-Lakeview Construction)

Location: Easterly of Miller St., AP 90, Lot 1A

Bibeault & Florentz Engineering, 117 Main St. Woonsocket, R.I.

GG moved to sign the plan; JPM seconded the motion; motion carried by unanimous vote of 5.

DEFINITIVE PLAN - Signing- "Bald Hill Estates"

GG moved to approve the Plan entitled "Bald Hill Estates" and accept the Covenants as presented by Gerald R. Brisson, P.L.S. for the owners of record.

Members signed the plan.

Preliminary Plan Submission: "Shellendy Estates"

Applicant/Owner: Diane Renaud 1411 Pulaski Blvd, Bellingham, MA

G.R. Brisson, P.L.S., 99 Harpin St., Bellingham, MA

Location: Southerly side of Pulaski Boulevard bordering between St. Locust St. and the Franklin Town Line.

Five (5) lots - \$125.00 fee received.



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EDWARD T. MOORE, CHAIRMAN
GLENN E. GERRIOR, VICE-CHAIRMAN
EMILE W. NIEDZWIADK
ANNE M. FARRIS
JOHN P. MURRAY

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"Shellendy Estates" preliminary plan submission
Discussion set for April 9, 1987, at 8:30 p.m.

Joseph Pasciuto requested notification of the discussion
for Beaver Brook Gardens - he is an immediate abutter at 27 Wethersfield Road.

The Board had planned to sign the plan entitled "Corlan Heights" but could not because the attorneys for both sides had not prepared the Covenants (Form F). Atty. Gosselin (counsel for Mrs. Lariviere) had been ill and Mrs. Lariviere would not sign any documents without his opinion.

Board Reorganization: Nominations were opened for Chairman. JPM nominated ETM chairman; E.N. seconded the nomination. Vote was unanimous Edward T. Moore to serve as Chairman for 1987.

Nominations were opened for Vice Chairman. E.N. nominated G.G. for vice-chairman; JPM seconded the nomination. Vote was unanimous in favor of Glenn E. Gerrior, Vice-Chairman for 1987.

Nominations were opened for Clerk. JPM nominated E.N. clerk; A.F. seconded the nomination. Vote was unanimous in favor of Emile W. Niedzwiadek for Clerk.

Nominations were opened for Secretary. E.N. nominated B.A.L. for Planning Board Secretary; A.F. seconded the nomination. Vote was unanimous in favor of Billiegene A. Lavallee for planning board secretary.

GG moved to appoint Emile W. Niedzwiadek as the Board's Affordable Housing Representative; JPM seconded the appointment; vote was unanimous in favor of E.W.N. for Affordable Housing Representative.

E.T.M. explained his status as "an abutter to the abutter" in the Maplebrook Development Special Permit matter. After having conferred with town counsel, Lee G. Ambler, Mr. Moore informed the Board that regarding further discussions of the Special Permit Application, he would step off the board and leave the building.



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Bald Hill Estates - there were no appeals. Board free to sign the mylars.

Correspondence was reviewed and the 1987-1988 budget was discussed.

Clerk explained that the Budget process involved much research and paperwork.

JPM reprimanded the Clerk for not having the budget in at the deadline set forth by the administrator and finance committee (which was actually two (2) months prior to the actual budget hearings. He said he wanted to discuss the budget.

Clerk stated very clearly that between the lawsuits, extra paperwork which litigation imposes on the Board's secretary and the "rush" for filing subdivision plans and special permit applications for condominiums and the extraordinary amount of zoning amendments initiated by clients of one local attorney, it was impossible to take on additional paperwork mandated by the town's administrator, finance committee and the town accountant.

JPM blurted out in a boisterous voice that he was tired of having the Board run by it's clerk.

The Clerk retorted that the Board members (collectively) expected her to have just about all the answers and to keep calendars orderly and "straight" and to keep on top of the state regulations as well.

Clerk excused herself at 10:15p.m. and stated that the Board had better locate a replacement quickly because she would not stay through another special permit application with all the work that entails.

She reminded the Board members that the Fafard Company had duly requested copies of each and every planning board meeting held in the town and to be held in this Town. She further explained that after packing up from the night's meeting she would be copying all of the minutes to date that the Fafard Company hadn't yet received.

Before leaving the meeting Clerk assured the Board members that the Budget was 85% complete and that it would be in the hands of the Chairman on Monday, March 16, 1987 and in time for the hearing with the Finance Committee. A complete inventory of equipment and supplies was prepared by the Clerk regarding the Planning Board Department and presented to the Town Accountant and administrator. Copies were provided the Planning Board Members of same.

For the record, lawsuits this year: Residents vs. Town of Bellingham "Elm Estates", Fafard Company vs. Town of Bellingham regarding "Shores at Silver Lake" Definitive Subdivision Plan and Fafard Company vs. Town of Bellingham regarding "Shores at Silver Lake" Special Permit Application.



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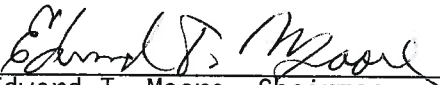
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Chairman stated that he could appreciate where JPM was coming from regarding the criticism of the clerk handling the preparation of the budget. However, he could also appreciate the Clerk's position and stated that the elected members should help with the extra projects as much as possible.

Clerk thanked Mr. Moore for his comments and in a final statement informed all members that she did not appreciate the insinuation made by JPM that she "ran the board." Clerk emphatically stated that she did not "run the board" but she made it her business to see that the statutory time frames and state statutes as well as local by-laws and regulations were adhered to and not inadvertently "overlooked."

Meeting adjourned.



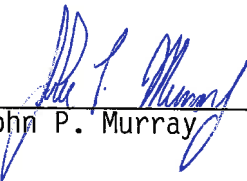
Edward T. Moore, Chairman

Glenn E. Gerrior, Vice-Chairman

Emile W. Niedzwiadek



Anne M. Farris



John P. Murray