



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

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MINUTES OF REGULAR MEETING MARCH 26, 1987

Meeting opened at 7:55 p.m. Blackstone Valley Partners presented an 81-P Plan. Location: 23.19 acres situated on the easterly side of Paine St. Robert C. Cournoyer & Associates, Inc. Michel A. LaPlante, 181 Paine St., Bellingham, MA \$10.00 cash fee received. Interim financing situation regarding the golf course. Two separate lenders. Board was assured that both lots have the required frontage. It was not a subdivision. They assured the Board it was the same title and the same owners. Cournoyer stated that this was strictly a paper transaction.

E.N. moved to approve. Phil Herr was present and stated that the covenants would still apply to this transaction. JPM seconded the motion. Motion carried by unanimous vote of 4. Glenn Gerrior had not yet arrived for the meeting.

JPM called for a moment of silence for former Board of Appeals member, John Duby and for the father of Board of Health member, Jim Kennedy.

Chairman requested a moment of silence for those individuals.

81-P Plan Submission: "Maplebrook Industrial Development"
Maplebrook Development Associates, P.O. Box 215, Bellingham, MA 02019
Location: Maple St and Mechanic Street.
Whitman & Howard Inc., 45 William St., Wellesley, MA, zoned commercial and industrial. Six (6) lots shown on the plan.
Purpose: Originally 10 lots were drawn - the lots have been reduced in number to six in an effort to make them bigger in compliance with the 30% impervious cover regulation in the water resource district.

Herr stated that if the lots are being reconsidered, and the building configurations are being reconsidered then the parking requirements not apply.



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81-P Maplebrook Associates con't

ETM stated that Lots 3&4 are now one (1) lot. Technically the Board is holding a hearing on three (3) individual lots and reminded all that the hearing was continued at the applicant's request for benefit of Board's having their consultant on hand.

The representative from Whitman & Howard stated that each lot was being given more area - a revision of the master plan for the development was being prepared.

ETM asked if JPM would make a motion.

E.N. moved to approve and sign the 81-P; A.F. seconded the motion; motion carried by unanimous vote of 4.

Glenn E. Gerrior arrived at 8:15.

Informal Discussion regarding "Cranberry Meadows"

Attorney Neil Roche (Bachner, Roche and Cataldo, Franklin) was the spokesperson. Herb Schiffer principal and Fran Giborior from GLM Associates were present.

The subdivision contains 17 lots, four (4) of which are in Bellingham.

JPM cited potential school bus/transportation problems.

Representative from GLM (hereinafter referred to as GLM Rep.) stated that the proposed road would be 1200 ft. in length.

Herr questioned frontage in Franklin.

GG remarked approximately 495 feet.

ETM questioned whether the locus was the old "Potassy Farm" (sp)

Roche confirmed that the property was between Pilgrim Village and Pine Street.

He stated his client's access was through the proposed road and they were proposing water and sewer from Franklin. He cited subdivisions on the town lines as being "unique situations."

JPM suggested that a cluster would not necessitate lots in Bellingham.



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"Cranberry Meadows" preliminary plan informal discussion con't

Herr stated that there is a draft for "cluster development" prepared for the Town of Franklin by-law and stated that such a by-law provision would be a wonderful solution.

Roche stated that Franklin did Bellingham a favor in another area.

Herr stated that "we'd like you to do it again."

JPM stated that if the land is "locked" it's tough for safety and maintenance vehicles to access. He reminded the public that Bellingham is self-insured.

Herr stated that it would have to appear in the regulations where the Board must turn this down due to access in another town.

ETM stated that in 2 or 3 similar situations (land locked parcels) the developers have purchased abutting homes to obtain access and moved the home to one of the interior lots. He stated the matter would have to be checked with town counsel.

Herr suggested that Bellingham and Franklin discuss mutual problems along their common boundaries.

JPM we are not here to solve financial problems of builders. He asked Atty. Roche what his clients payed for the parcel.

Roche told Mr. Murray that question was out of line.

A.F. told JPM he should go along with Phil and get Bellingham to discuss the problems with Franklin officials.

ETM suggested an informal discussion between the towns.

Herr pointed out that the added worth of lots in Franklin as compared to Bellingham would make it worth the profits to have the developer moved the homes to the Franklin sides of the lots. He also cited possible transfer of ownership problems.

Roche stated that wetlands were not a problem, there would be some filling in order to build the road.

ETM suggested that Town Counsel be apprised of the situation and cluster development in Franklin might be the viable alternative.



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8:45 PUBLIC HEARING - SPECIAL PERMIT APPLICATION

Oakview Condominiums, a/k/a Corlan Heights, and now called Crestview Commons per request of the Planning Board.

Douglas Resnick, Esq. from Greenwald, Resnick and Poirier was on hand for the presentation. Applicants: Ken Lane and Mr. Cordell were also present. Joe Hanlon, C.E. from Millis Engineering Associates commented on the design of the project.

Atty. Resnick referred to the Report prepared for Tomken Associates (Ken Lane and Thomas Cordell) by Suburban Market Concepts 363 East Central St., Franklin, MA. 30 (2-bedroom) condos are proposed as opposed to 9 single family homes. 13 children expected from single family development, as opposed to 6 with this proposal. The single family scheme would net a deficit of \$4,800 and the condo proposal would yield a revenue surplus of \$37,000. It was reported that Bellingham was a community over dependent on single family development. This proposal called for two-story townhouse units. The price is estimated at between \$119,000 and \$135,000 as opposed to the price of a single family home at \$230,000 to \$250,000. The report cited no multi-family available in Bellingham. A development such as this one would attract more of Bellingham's residents.

ETM stopped the presentation and stated that "Meadow Wood" had been approved just across the street from this proposal at approximately 250 units.

JPM confirmed E.N.'s statement regarding price tag of new single family homes at between \$230 and \$250 thousand dollars.

ETM questioned whether a single family development would promote jobs.

Resnick Esq. went on to cite that this proposal would provide housing for young couples, older couples, 25 construction jobs would become available. Bellingham subs and suppliers would be utilized. Visually this proposal was a good concept because it was a good distance from Chestnut Street. 76% would remain green and he pointed to the rendering.



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Joe Hanlon from Millis Engineering presented the design issues. Units would be approximately 25' high. The site was primarily oak trees and heavily wooded. Buildings would be well-screened behind the water tower. Mr. Lane is in landscaping and he would personally oversee the landscaping of the site. Access would be o.k. for emergency vehicles. Traffic counts had been performed on South Main Street as well as sight distance measurements. At Bucky Dr. and Chestnut Street West the distance was 360 and easterly 460. He stated both were adequate for 45 m.p.h. speeds.

Traffic Flow 680 cars at peak AM periods and 930 at peak PM periods. Hanlon was able to maneuver through traffic during the peak periods.

Preliminary percs had been performed. They would be adding wetlands with the design of a retention area.

ETM questioned whether the additional wetlands had to be deducted.

Herr replied no.

Hanlon responded with thank you and proceeded to explain the drainage proposal. The road salts, grease and oil would be screened/boulders would be installed around the retention pond.

EN questioned liability regarding neighborhood children and retention ponds.

Hanlon pointed out that with 2-bedroom condos water consumption would be slightly greater than if 4-bedroom, single family homes were constructed on the same lot. The figures given were 1.1 million gpd as opposed to 1.2 gpd.

Herr questioned net fiscal difference - the tax savings is 1% magnitude comparable to water saving or useage.

Maintenance of roads and drainage would be a matter for the condominium association.

ETM stated that 14 students were projected according to the study. Mr. Resnick had cited six (6) students.

GG pointed out that retained vegetation may not be 33% of the site.

Resnick stated that 76% would be left open space.

ETM: Remarked "not left in its natural state."



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Corlan Heights/Oakview Condos/Crestview Commons con't

Hanlon explained that slight filling would be necessary to level up the parking and help move the water runoff.

Resnick stated that he was unsure whether there was a document recorded for drainage easement on that property and to the abutting property.

Herr: cited a few gray areas such as what is the retained vegetation in relation to the other vegetation. What about a staging plan. . .could be accomplished in a single stage. Regarding the Socio-Economic materials, he hadn't done a further analysis, but the direction seem appropriate. The fiscal part caused serious doubts which required clarification--what distinguishes these units from the other 600 or 700 other units approved around the town? These units have the same number of bedrooms as the others which have been approved or applied for. They seem to have the same price and design configuration. Herr stated that the difference between these units and all the others were that they were located on Chestnut Street. He reminded the Board that the "Shores at Silver Lake" was still pending and that Meadow Wood had been approved practically across the street from this location not to mention, Crystal Springs (now under construction in Phase II) Maplebrook, Twin Brook and Bellwood.

ETM stated that this proposal was aimed for the same market.

EN remarked that all the proposals looked the same.

Resnick remarked that the parcel was unusual due to size and shape.

ETM challenged the applicants to demonstrate a need for this type of property.

Resnick remarked that this proposal expanded the multi-family market which Bellingham needs.

Herr repeated that this was alot like Twin Brook, etc.

Resnick stated that Meadow Wood across the street was very different in size.

ETM stated that the condo market was saturated, no place to step to from there. There is only a condo market.

Resnick reminded the Board that they had to allow the basic market forces to determine how much is enough.

EN reminded the applicants that they had to compare this type of housing with others and convince the Board that this proposal is better.



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Corlan Heights/Crestview Commons/a/k/a Oakview Condominiums con't

Herr: Because these are no different than the others in the "pipeline"
Herr failed to see that this is better than offered by the alternatives.

GG: In the original comparison to single family, you stated this would be better - that single family would be unfavorable.

EN remarked that more vegetation would be saved through single family development of the same parcel.

Resnick stated those remarked were rather subjective.

GG lot configuration would better suit single family development.

ETm: You'd have less lots if you hit a layer of clay.

Hanlon: We'd have sand filters and filling.

Herr stated that the by-law was very explicit - the range of available housing choice must be expanded by this proposal.

JPM interrupted the hearing to ask Ken Racicot of Celtic Construction how many units he had completed in Maplebrook Development which were not sold.

Ken Racicot: Right now they have a waiting list of 200 for the remaining units in his condominium project.

Atty. John V. Fernandes, representing Onallam Realty of Millis for Crystal Spgs. and Twin Brook Condominiums stated that only 1 unit remains unsold in the completed phase of Crystal Springs.

ETM questioned whether the Town of Bellingham needed all these condos. He remarked he didn't care if 1,000 people from California moved into town and didn't have a condo to go to.

To get back to the issue, if these units were cheaper or more expensive. . . that would be a difference. Lakeview Estates is due to come in tonight. (Lakeview developers are proposing 200 units and the Town has recommended single family housing.)

GG stated that the Board recommended to Lakeview Developers 40 single family homes on the same parcel in place of comdonimiums.



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Corlan Heights/Crestview Commons/ a/k/a Oakview Condos con't

Mary Forbes, Postmaster of Bellingham and resident for 31 years stated that she had to moved out of town in order to get a residence all on one (1) floor.

Jay Bigelow: Resident of 21 years address 8 Stella Rd. stated they would like to buy a condo because they have a vacation home and simply don't wish to have the upkeep and maintenance of a single family home.

ETM remarked that Mrs. Forbes' point was well taken and should be considered the next time a condominium proposal is presented to the Board.

Herr I'll get back to you in response to the analytical material submitted tonight.

Edward Clair, 802 So. Main Street cited a traffic problem having had to wait on Rte 126 for 20 cars.

ETM this development would add to the problem. Clair moved here to be in the country on 4 acres and now he is surrounded by condominium proposals and a shopping mall.

Someone stated that this condominium development could not be blamed for the current traffic problems in Bellingham.

GG moved to continue the public hearing on April 23, 1987 at 9:00 in response to request of Atty. Resnick so that Tomken Associates representative from Suburban Market Concepts could defend the proposal.

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

LAKEVIEW ESTATES extension requested/granted

James L. Roberti, Esq. representing Lakeview Development Corp. requested an extension to July 2, 1987. The Planning Board on a JPM and AF motion moved to grant the extension to July 2, 1987 and continue the public hearing to **May 28, 1987 at 8:30 p.m.**

The extension would enable the Hood Company to meet with the School Committee and the Board of Selectmen to discuss access over the schools land to Blackstone Street. (Third continuance)



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PUBLIC HEARING - REZONING AMENDMENT -Onallam Realty Trust/Farm St.

GG read the notice of public hearing, EN moved to waive the reading of the Notice and GG seconded the motion, motion carried by unanimous vote of 4. John V. Fernandes, Esq. was present for Onallam Realty Trust. He explained that this parcel was adjacent to Agricultural parcel also owned by Sally Dymtryck. The previously proposed Industrial Subdivision was not very well received by the neighbors. The new proposal offered 96 condominiums at the Board's suggestion.

ETM questioned access with the rezoning. He questioned whether they would use Farm St. or Hartford Avenue.

Response was Hartford Ave. through Twin Brook I.

ETM stated for the forum that the rezoning would eliminate additional truck traffic on Farm Street and access would be provided from Hartford Avenue only.

Fernandes stated no additional curb cuts were being sought. Access would be provided through Twin Brook only.

JPM questioned the looping the water from Farm to Hartford Ave.

Fernandes affirmed that.

Sylvie Micchelutti offered that the mini-warehouses would be located on the adjacent lot.

Herr stated he had no questions.

Russ Hawley, 306 Farm St. questioned whether a buffer would be established between their project and Farm St.

ETM repeated, "What about a buffer."

Fernandes replied there would be an additional buffer.

ETM Buffer zones would be discussed at another phase of the project.

Herr explained that there would be three (3) steps to this proposal.



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REZONING HEARING - ONALLAM REALTY - FARM St. Industrial to Agricultural

JPM offered that it was in the best interests of the neighborhood and the Town to rezone this parcel back to agricultural.

ETM echoed that it would be in the best interests of the Town.

JPM moved to close the public hearing; GG seconded the motion; motion carried by unanimous vote. GG moved to recommend the rezoning article to Town Meeting; AF seconded the motion; motion carried by unanimous vote.

Blackstone Valley Partners - Informal Discussion and Update on the Golf Course.

Michel LaPlante informed the Board of a proposed Route 99 to connect 146, 295 and 495 and stated that a letter of support would be in order. Proposed 99 would skirt south Bellingham at the Woonsocket/Wrentham/line into Franklin.

Regarding the Golf Course, Vanasse Hangen flagged the wetlands, the course itself would be all in Bellingham. Access would be through Wrentham Road, Bound Road and Diamond Hill Road. His design staff was working with the contours and the wetlands.

He stated that the contours were quite active and they would be coming back with road cuts.

JPM are you using the same holes twice?

LaPlante replied "God, no."

JPM stated he read the paper and the sewer route was going up and out Diamond Hill road, not servicing Bellingham with an interceptor at all.

ETM stated the applicants seemed to be going the shortest route and stated "I didn't fall for that."

JPM reminded everyone what was originally said regarding sewer at the public hearing for the rezoning.

LaPlante said he could not facilitate that issue. Marguerite would like to see it happen (for Meadow Wood). He stated he acquired the Palmer property which he wanted rezoned and incorporated with the proposal.

He stated Hale Irwin would be fine tuning the project. They expect to submit a preliminary plan in 30 days for 270 to 280 homesites.

ETM: Included in that number is the land which has not been rezoned yet?

LaPlante: Stated that their proposal would be 50 less than the original



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BLACKSTONE VALLEY PARTNERS - Golf Course Update

and that many lots would be sold as double lots.

Herr stated that they had a competent layout.

10:30 p.m. Public Hearing - Concept Plan for Twin Brook II
Townhouses (96)

Clerk read the notice of public hearing. JPM moved to continue the hearing to 10:50 p.m. EN seconded the motion; motion carried by unanimous vote.

Site Plan Review - Mr. Huna Rosenfeld- Bellwood Condominiums

He wished to change Phase I to no more than 36 units. Because they were accessing on Route 140, the D.P.W. in Taunton requested it be moved to create a sight distance of 650 ft. toward the center of town. The road will go through the center of the Industrial Zone. The new proposed road is a 54' layout or 2/24foot lanes.

ETM didn't want to cut the zone in half but he did it.

JPM remarked that it was a superior plan.

ETM stated that the town may be reluctant to grant cuts off the proposed road because of the busy roadway at Rt 140.

JPM questioned what guaranty the town would have that the buildings look like what was depicted on the architectural renderings.

Herr: Mr. Rosenfeld has committed himself with the previous presentation and again tonight with the designs shown.

Rosenfeld stated that his designers hadn't shown lights, dumpsters, etc.

Special Permit says we cannot proceed until we have a recorded plan at the Registry. Therefore we may not have a complete site plan to submit this evening.

Joe Hanlon from Millis Engineering apologized and stated that a sheet was excluded from the submission showing the drainage.

GG suggested that site plan review be continued to April 23, 1987 at 8:00 since the consultant couldn't find topography, vegetation information methods of disposal of waste materials, had problems determining how the stormwater runoff was dealt with. All other developers are required to include the above-mentioned materials.

11:00 Concept Plan Public Hearing - Onallam Realty-Twin Brook II



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Concept Hearing-Twin Brook II

John V. Fernandes, Esq. gave the presentation.

Herr informed the board he had reviewed the entire project.

ETM: Suggested that P.Herr raise the first issues and then the Board won't duplicate its efforts.

Fernandes: The applicants propose 96 units. Access would be accomplished through Twin Brook I and Hartford Avenue. They would be avoiding the N.E. Power Company easement and units on Farm St. side would be buffered between agricultural and industrial zones.

Water and sewer facilities would be accomplished through the existing Twin Brook development and looped through to Farm St.. Sewer is supposedly coming from Pilgrim Village.

Range of housing choice - it would be an extension of Twin Brook I and was meant to be. The project will be in keeping with the original theme. The Board has been against 3 Bedroom condos per the by-law. The condos have direct access to 495 and there is not much multi-family housing at the north end of town. They propose to call the development Twin Brook II.

Herr: Questioned whether each of the Board members had a document.

ETM questioned whether the Board had a form to approve of a concept plan.

Herr stated that a recommendation would be prepared by the Board for this article as it would any town meeting article under its jurisdiction.

Herr commended them on their study of traffic generation and how many cars ended up parked in the townhouse development. He referred to it as thorough information.

Fernandes: No negative impacts on Hartford Avenue and there was minor back up anticipated within Twin Brook.

Mr. Joyce the Traffic Specialist stated that 7 full days were looked at. 7.11 trips per unit per day was used to calculate their findings. The usual number used is 5.1 units per day.



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Public Hearing/Concept Plan - Onallam Realty - con't

Herr stated it was hard to understand - 7.1 sounded reasonable but he was skeptical as to whether it scales with the size of this development. Most condo developments in the U.S. have some degree of public transportation within walking distance.

We suggest that other developments use 7.1. No census has been performed here for school children.

Joyce stated that am-pm peak hours for the development were pretty much the same. Total daily trips were higher. He further stated that the existing level of Service was about a D. E categories existed on the driveway.

Sylvie: Parking survey counted the number of spaces being used two (2) found to be adequate as opposed to 2.5. This project is designed, however, for 2.5 spaces.

ETM remarked that everyone has a friend or a mother who visits.

Herr: At no time were there as many as two (2) parked for each unit. All you're doing is adding asphalt and he would appreciate more evidence of this kind.

JPM suggested traffic counters at all condo project locations.

EN remarked that all traffic studies looked the same.

Herr stated that all used the I.T.E. Trip Generation Rate.

ETM stated that without actual counters, it's all projection. "I'm not disputing what they have done."

Add it up: Shores At Silver Lake, Meadow Wood and Crystal Springs. . .

ETM stated he had two (2) questions: would the water be looped to Farm St. and would the town be looking to loop the sewer to Farm St. as well.

Sylvie answered yes to the first question and stated the town would be provided with easements for the sewer.

Herr questioned if this development was contingent upon hooking into municipal sewer.

Sylvie explained no that dry sewer was being installed at Crystal Springs and that the sewer pipe was going to the septic tank. Later it will be removed and taken over by the Town.



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Twin Brook II Concept Plan Hearing continued

ETM remarked that easements could be paved over but could not be built upon.

ETM asked what kind of phasing the applicants were looking for.

JPM remarked "a five (5) year build out rate."

Herr: 800 feet of sewer lines to the first units.

Fernandes: That area will be open at sewer/water access.

Herr: Remarked to the Board that they should be getting materials. He hoped he was going to get materials.

Hawley: Why is the property divided? Traffic onto Farm St. goes through swamp and over easements onto Farm St.

Answer came back due to the power lines.

ETM why don't you rezone all of the parcel back to Agricultural.

Herr: Stated that the driveway to the mini-warehouses was not allowed in an agricultural zone.

Sylvie replied that it was there. . .

Fernandes: We'll address that matter, obviously.

Herr stated more buffer was needed at Farm St.

Fernandes: Both issues would be dealt with later, configuration and buffer zone. 30 units may be too many north of the transmission line.

JPM stated that comparisons would have to be made to single family development on the same parcel. Also the information required in Section 4424 should be prepared for Town Meeting and incorporated with 3400.

ETM stated that access to mini-warehouses would have to be addressed.

EN moved to continue the Twin Brook concept hearing to April 23, 1987 at 10:00, A..F. seconded the motion; motion carried unanimously.



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Herr reviewed the technical revisions. He explained what happened to the Duplex By-law. Garbeled first draft, corrected one submitted, planning board still had the incorrect version and as a result the advertisement and motion were the garbeled version.

Herr explained that the Planning Board should take a united front - Lakeview Development on Lake St. was proposing duplexes.

ETM explained what happened at the December town meeting.

Herr explained the second technical change came about through a conversation with attorney for shopping center proposed near the Old Colony gas station.

The third change was a renumbering for proper sequence.

JPM reminded the consultant and fellow members that Brook Estates had no proper access. The Dill subdivision was a mistake off Chestnut St. There is no room for road maintenance in winter.

ETM stated that the Board must take into consideration the width of the street - it takes more room to turn plows at cul-du-sacs.

JPM gave history of Dill project. 4 wells had been dug for the lots. The Planning Board held that they would not approve it if not connected to Town water.

ETM asked Herr if Goguen believed he could not access Saddleback Hill Road? If it went to court, the most powerful scheme would be Saddleback Hill Rd.

Herr stated he could come back with a plan attaching to Saddleback Hill.

Regarding the Special Permit to reduce parking at the Celtic Development, what happens if the use in the buildings change? ETM stated that town counsel said that if the Board varies the required parking down from 290 to 40 the by-law may as well be thrown out.

Herr stated that if fewer parking spaces can be justified, then it's o.k. to grant the special permit.

GG questioned ample parking and back up for the Dean Co-Op complex at Crooks Corners



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Meeting was adjourned at 12:30 p.m.

Edward T. Moore
Edward T. Moore, Chairman

Glenn E. Gerrior
Glenn E. Gerrior, Vice Chairman

Emile W. Niedzwiadek
Emile W. Niedzwiadek

Anne M. Farris
Anne M. Farris

John P. Murray
John P. Murray