



BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

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

MINUTES OF SPECIAL MEETING APRIL 30, 1987

The meeting opened at 7:10 p.m. Vice Chairman presiding in Chairman's absence. GG read the Notice of Public Hearing regarding Technical Revisions to the By-Law. JPM moved to continue the public hearing scheduled for 7:15 to 7:35 p.m. E.N. seconded the motion.

81-P Plan Applicant: Onallam Realty presented by Jim Reger of Millis Engineering Associates. Lots shown 5 Industrial. The plan was prepared by Millis Engineering Associates.

Al Kaizzi of 425 Hartford Ave. was present. He had read about Twin Brook concept plan last week and thought perhaps he should appear before the Board. Originally Twin Brook accomodated 64 cars, now they were going to 250 cars. There is a problem heading west on Hartford Avenue.

JPM explained that it was the Planning Board's idea, more or less, to rezone the parcel to agricultrual for the additional townhouse development to eliminate another egress to Hartford Ave and one out on Farm Street. AF assured Mr. Kaizzi that this would go to Town Meeting.

GG explained that this proposal was the lesser of two evils.

Kaizzi: from Medway, the turn into Twin Brook is almost a perfect 90° angle. Cars must slow down or stop to negotiate the turn. The entrance should be widened to 45°.

Mr. Reger stated that could be expanded to eliminate the problem. The radius could be enlarged.

JPM maybe the developer would install a caution light or some additional signing.

The Board Thanked Mr. Kaizzi for his suggestions and concerns.

Reger explained that if the rezoning carries and the concept plan fails, his clients are protected - their rights are reserved.



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Minutes of Special Meeting
4/30/87

EN moved to sign the plan, A.F. seconded the motion; motion carried by unanimous vote of 4. Five (5) industrial lots were cut out on Farm Street.

7:35 p.m. Public Hearing was opened regarding the Technical Revisions to the By-Law. There was no discussion among the Board Members.

E.N. moved to close the public hearing; A.F. seconded the motion; motion carried by unanimous vote. GG explained to the press that Phil Herr, the Board's Consultant recommended the Technical Revisions to clarify by-laws which were already on the books in town.

E.N. moved to recommend the Article to Town Meeting; JPM seconded the motion; motion carried by unanimous vote of 4.

Signing Definitive Plan - Birch Tree Estates


The Board's consultant at the last meeting recommended that verbage be added to the plan "subject to Covenant recorded herewith" and that Lot #5 be removed from the Covenant. A.F. moved to sign the plan; E.N. seconded the motion; motion carried by unanimous vote of 4. Covenants were included and accepted in that motion.

Correspondence: Letter from Executive Office of Communities and Development regarding land use seminars and planning strategies for towns. Chairman had suggested that the members review the schedule and select dates and times to go with other town Boards. Perhaps Mike Jaillet could coordinate it.

EN moved to adjourn at 8:00 p.m. Motion was seconded and voted unanimously.

Glenn E. Gerrior, Vice-Chairman

Emile W. Niedzwiadek


Anne M. Farris


John P. Murray