



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

MAY 14, 1987

Submissions:

Lakewood Definitive Plan (submitted through the mails)

Oak Crest Definitive Plan (submitted through the mail)

Cranberry Meadows Definitive Plan submitted by Bachner, Roche & Cataldo
law office - \$100 refund due and payable

special Permit Application - Stony Ridge Village

Meeting was called to order at 8:00 p.m.
All members were present.

81-P Plan: Applicant: Michael and Venna McCarthy 5-2 Lady Slipper
lane, Auburn; MA Two (2) lots on northerly side of Linwood Ave. at
corner of Andrews St. G & H, Inc. Franklin, MA prepared the plan.
This was an 81-P plan originally signed in July of 1986. The property
had to be land courted and that required more information on the plan.
GG moved to endorse the plan; E.N. seconded the motion, motion carried
by unanimous vote of 4. JPM left the room.
The plan was being endorsed for the purposes of Land Court.

81-P Plan - Applicants Silver Lake Realty, 269 Lake St.
Bellingham, MA and Gerald & Brian J. Thayer. The application was
incomplete. Missing information included the address of the applicants,
and the signature and address of the owner. The premises affected were
located at Lakeview Avenue. The applicants wished to purchase enough
land to access their lot. In a letter dated 9/18/86, lakeview Ave.
had been accepted at the 11/13/45 Town meeting in Article #1. Also,
this property was Land Court Case #15764J.

The Board refused to endorse the plan because as drawn, it looked like
Silver Lake Realty owned the road and they questioned the legality
of that if it in fact is a town accepted way. Private individuals
cannot own public ways. The plan was prepared by Stavinski Engineering
Associates. Mr. Dalpe would take the plan back to SEA for a clarifica-
tion.



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81-P Plan Submissions

Applicant: Renee Visconti, 90 Brisson St., Bellingham, MA.
Surveyor: William J. Rossetti, 585 Union St., Franklin, MA
Location: Westerly side and 197± feet from northerly end of Brisson St.
Contains two (2) lots Lot #1 contains 26,354 s.f. and Lot #2 contains 20,172 square feet.

Property located in the residential zone. A.F. moved to sign the plan;
EN seconded the motion; motion carried by unanimous vote of 5.

Clerk read the Notice of Public Hearing - WEST PINE VILLAGE
GG moved to continue to 9:15; E.N. seconded the motion; motion carried
by unanimous vote of 5.

81_P Plan Submission

Applicant: Thomas B. DeVitt, 133 Blackstone St., Bellingham, MA
Surveyor: Khoury Engineering Co., 1820 Commonwealth Ave., Brighton, MA 02135
Location: Grove St. across from the Town water tower and is wooded, raw land.

Owner: Raymond Pratt, 55 Beaver Street, Milford, MA 01757

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

81-P Plan Submission

Applicant: Roger Ducharme, 76 Newland Avenue, Bellingham, MA 02019
Surveyor: G.R. Brisson, 99 Harpin St., Bellingham, MA 02019
Location: Southerly side of Newland Ave.
Owner: Roger Ducharme

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

SUBMISSION - DEFINITIVE PLAN - SHELENDY ESTATES

Applicant: Diane Renaud, 1411 Pulaski Blvd., Bellingham, MA
Surveyor: G.R. Brisson, 99 Harpin St., Bellingham, MA
Engineer: Reis Engineering, Inc., 15 Colbert St. West Roxbury, MA 02132
Location: Five (5) lots on the southerly side of Pulaski Blvd. on the
Franklin Town Line.

Board received a request for waivers, Abutters list from July 2, 1986 submitted
(should be 30 days current) and drainage calculations were supplies.

CONTINUED DISCUSSION WITH G.R. BRISSON RE: NORTHEAST ACRES

Location: formerly Desjarlais property now Daniels (Northeast Fire & Safety)



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Discussion - Preliminary Plan - Northeast Acres

ETM stated that Northeast Acres would require a 50' road. He questioned whether Brisson had spoken with P.Herr regarding the technicalities.

GRB (Brisson) stated that there were no changes in the concept.

ETM stated the proposed road fell under the classification of a collector street (referred to Section 2) and streets need to be 60 feet wide. He pointed out that the proponents only showed 50 feet. The plan must be redrawn to show the required 60 feet.

He further pointed out that this street could not be dead ended.

GRB stated that it was more or less the Board's discretion whether or not this street could be dead ended or status could change status from a collector street.

ETM pointed out that Davna (directly across the street from this proposal) was required by the State of Massachusetts to move their road further down the hill for safer sight distance. He noted that Davna was directly across the street from GRB's client.

ETM told the applicant and his surveyor that a visibility test with the Police Department would have to be conducted prior to the Definitive Plan submission.

Robert Kempton (immediate abutter) questioned how much frontage Mr. Daniels had to purchase to come up with the required amount.

The reply was 35 feet.

Kempton (in disgruntled tone) stated he had been told fifteen (15) feet.

ETM stated that frontage must clearly be shown at the definitive stage. Questioned the Board's pleasure regarding the plan.

AF moved to disapprove for the following:

the plan shows a 50' wide street where 60' is required by definition of a "collector street" ; and
Safe sight distance for ingress and egress had not been established with the Police Department's safety officer.

ETM pointed out that Phil Herr noted no catch basins were shown at the street.



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preliminary plan - Northeast Acres - discussion

GRB replied that due to the pitch of the proposed road, catch basins were not planned at Rte 140.

ETM asked if what they were proposing was all the land they owned.

Because they were proposing a commercial use, it would be considered a collector street. To reduce pavement width would require a waiver.

EN moved to take the matter under advisement until 8:00 p.m. on May 28, 1987; A.F. seconded the motion; motion carried by unanimous vote of 5.

WEST PINE VILLAGE TOWNHOUSE PROPOSAL

9:25 Opened the postponed hearing

Chairman Moore explained the participation procedure regarding public hearings. Douglas Resnick, Esq. was representing the proponents, West Pine Realty Trust (Frederick Sullivan, etc.)

30 units were proposed off West Pine St., 10 of the units would be one-floor, 2-bedroom units. George O'Neill would be explaining the architectural renderings. Two (2) units would be fully equipped for handicapped access.

Municipal Costs and Revenues was prepared by Suburban Market Concepts, Barbara DeCelles. Traffic Study was prepared by E. Raymond Crossman, P.E. Architecturals would be explained by George O'Neill. Resnick stated that Mr. Herr would be preparing his computer analysis of the results obtained by DeCelle's study.

ETM clarified that Herr was doing his homework for the Board. and not for the proponents.

Joe Hanlon from Millis Engineering was present to discuss the engineering aspects of the proposal.

The parcel contained 11.2 acres and was located approximately 600 feet east of the corner of Pine and Maple Sts.

1.2 acres of the site was wetland and therefore, had been deducted from the site. The site itself sloped down to the east.

Proposed were 5 buildings of 6 units each with town water and sewer.

Road back 290 ft. from Pine St. and made a loop - three (3) dumpsters were shown with designated locations. Road between the Laverne (sp) property and puddle property which is presently owned by Frederick Sullivan himself.



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WEST PINE VILLAGE TOWNHOUSE PUBLIC HEARING

Both Sgt. Sulahaian and Gerry Daigle stated that widening of the road would be a benefit to the town. A finger of wetlands came up to the road and there would be installed a catch basin. The drainage system discharged to the rear of the property. A series of drains to catchbasins would be installed. The catchbasins would separate grease and oils and level spreader would be utilized within the system.

Recently the Planning Board expressed they were not happy with detention basins. Adjoining wetlands - 12 acres.

He stated site would be served with town water. 30 condo's would require more water than single family residences. A conventional subdivision would contain approximately 8 single family lots and explained gallonage useage. The adjacent wetlands were isolated and would act as a source of groundwater recharge.

ETM If clearly the applicants could go in and build 8 single family lots, convince me that this proposal is better than single family homes in the same area.

Resnick stated they would isolate by topic. Joe (Hanlon) would discuss the engineering design and layout only.

Joe Hanlon(JH): 4 percs were performed. Septic systems would be located behind the units and buffered by the environment.

ETM This proposal would have less impact on the environment than single family homes?

JH replied just about the same.

JPM questioned the total acreage.

JH replied 11.2 acres.

ETM questioned whether the ConsCom had determined what exactly was wetland.

Fred Sullivan spoke and stated that the Letter from the ConsCom dated 3/31/87 stated than no special environmental hazard existed.

It was a copy and therefore not signed by the ConsCom chairman.
ETM stated that documentation regarding the wetlands must be received by this Board.



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West Pine village Townhouse Public Hearing

JH: Frank DeSimone determined the acreage.

JPM stated that it was amazing that this comes within .2 hundreths
It's so close we're going to have to get a verification.

Resnick: Some deference should be paid to the surveyor and have him
explain the formula he used to make his determination. He is not present
here tonight.

JH stated that Mr. Ivan Azilanssy determined the flagging of the wetlands
for the proponents.

JPM stated he was not satisfied that this plan stamped by a New Hampshire
engineer was being presented and that he was dissatisfied with this
submittal.

Resnick: Admitted he was not prepared to answer questions about the
surveyor's/engineer's stamps or their credentials.

JPM questioned whether the Board was operating without a complete
submittal. Why did the applicants have to go to N.H. to get an engineer
to stamp it.

JH in defense of the proposal stated that the engineer worked for his
company (Millis Engineering Associates) and had relocated to this state
from New Hampshire and as Atty. Resnick had suggested, we can work
through these technicalities and issues.

George O'Neill was from the firm of Gorman & Richardson Architects
from Ashland, MA.

ETM questioned whether he was licensed in Massachusetts.

The reply was yes.

Resnick, regarding the last issue (coming within .2 hundreths of the
requirements), the answer is Mr. Sullivan owns the property directly
adjoining the subject parcel and it is not a coincidence that the area
works out correctly.

O'Neill explained that the units would be designed to have 1 and 1/2
baths and full basements. Traditional styling single story would be
equipped for wheelchair access. End units would be the single story
and area would range from 1230 s.f. to 1300 s.f. The architecture
would be New England style colonials with varried roof lines and dormers.



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West Pine Village Townhouse Public Hearing

30 units total, 10 units would be single floor and all would be 2-bedroom units. 10 units would be handicapped accessible-2 would be fully handicapped equipped at construction stage. The remaining 8 would be capable of being handicapped equipped.

EN impressed with 10 units being dedicated to handicapped access.

ONeill: Some cathedral living rooms would be available and the dormers would assist with headroom in the bedrooms.

ETM called on the safety officer please.

SGT. Sulahiain: Stated that site distance was adequate for the speeds speeds posted and the condition of the road as is now. Widening the road would be a definite advantage. The road is 17' wide for approximately 900 ft. and narrows to 14' at Maple St. The 14' area would be increased to 17' where the 14' now exists. Town has a 40 ft. easment in that area. 17' width would be adequate to service at least an additional 60 autos.

2.5 parking spaces per unit would be required. At the entrance high pressure sodium vapor lights, the sidewalks were discussed, dead bolts on the doors with a 1" throw, bar locks on the sliders. Lighting would be the responsibility of the condo association. If this were a single family development the selectmen would dictate lighting.

Stan Fabian, Pine St. abutter questioned the speed on Pine St.

SGT replied 30 m.p.h. in a thickly settled zone but this was a rural town road so 40 m.p.h. would apply.

Mark Nixon, 41 Pine St. Speed limit is 25 m/p/h for Maple St.

SGT replied that Pine St. was never surveyed for speed limits.

E. Raymond Crossman: Speeds vary along Maple St.

Usenia from 33 Ray Avenue: Contemplated the school bus service to children in that area.

ETM suggested that questions regarding traffic flow and safety be directed to Sgt. Sulahian.



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West Pine Village Townhouse Public Hearing

Beth Nixon of 41 Pine St. questioned the distance from this proposal to the Franklin town line.

Answer from Mr. Sullivan was 1500 ft \pm .

Crossman interjected 800 to 1,000, matches 900.

SGT Sulahian stated that lighting at Crystal Springs was inadequate. 20-25' poles were required by Buskirk.

JPM suggested opening the hearing on Twin Brook Concept Plan which was continued from another date.

ETM opened the continued public hearing on Twin Brook and JPM moved to continue same to 11:00 p.m.; EN seconded the motion, motion carried by unanimous vote of 5.

Resnick they had been reviewing material not covered in the Municipal Costs and Revenues, engineering, architecturals and traffic.

ETM stated Herr should be checking applicant's Municipal Costs and Revenues

Resnick argued that P.Herr stated they should not duplicate efforts, that he preferred to use his yardsticks and graphs. He requested the final word.

ETM stated the Board was asking questions and the applicants were not prepared

Resnick pointed out that only the Municipal Impact Statement was missing.

ETM stated he had to agree with Mr. Murray that this was an incomplete submission.

Clerk located the application to verify the abutters list, the property description as given by the applicants and the other materials contained therein.

EN stated the matter was very important.



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West Pine Village Public Hearing

Resnick continued that 8 single family homes with 4 bedrooms could be constructed in this area at a cost of between \$200,000 and \$250,000. This type of housing serves a very narrow cross-section of people. ETM stated a well known fact that most condo's average sale price were \$130,000 each. All offered 2-bedroom units. By offering single floors and handicapped access they have found another market. Nothing had been offered regarding a senior citizen's discount.

Resnick stated this was an entree into Section D of the criteria. Service to Current Bellingham Residents - six (6) units would be sold to a graduate of Bellingham High School within the last ten years moving out of a single family home or rented an apartment in Bellingham for 5 of the last 10 years at a 5% discount or a savings of \$6,500 per unit. The difference in accessibility reduces downpayment and reduces family income criteria for downpayment and mortgage. Best proposal to target BHS grads within the past 10 years. Not only benefit to empty nesters \$130,000 is a true appraisal directed toward people having roots in Bellingham.

ETM This offer would have to be covenantable and enforceable.

Resnick noted that this offer could not be offered to a person moving from one condo to another.

Board would make recommendations on the selection process.

EN stated that the discount should apply to Bellingham residents including grads from private schools in addition to BHS.

It was mentioned that the road widening should alleviate drainage problems on West Pine Street.

Resnick stated that discounts would only apply for owner occupied.

ETM questioned visual impacts if any.

GG a typical house owned by Mr. Arnold with dormers. That's how it has always been presented.

ETM questioned whether dormers were an architectural trend.



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West Pine Village Townhouse Public Hearing

ETM asked whether any garages were proposed.

ONeill stated that parking would be out of doors.

ETM Asked if garages were not the trend in this section of the country.

Resnick stated that construction costs were substantially more with them.

Certain amenities had to be eliminated.

ETM are garages a possibility?

Resnick: No.

ETM questioned decks in the rear of the units.

Vicki Coates, 63 Maple St. questioned wetlands. Drainage is that in the wetlands. Is the pond part of your parcel?

Hanlon: No

Resnick: Considered. . .

JH: Lower topo figures are off the site.

RESnick stated that it was his understanding that the land was not subject to flooding.

ETM stated that wetlands were determined by certain types of vegetation and flowers.

Coates: Ask the environmentalist to walk the site with the ConsCom.

ETM stated he wanted assurances that that had been done.

JH corrected an earlier statement by saying that septic systems would be utilized and not Town Sewer. The site perc'd in the center.

Stan Fabien, 6 Pine St. questioned Mr. Resnick through the Board quesltioned the distance between the Chsylvyck property and the pond.

JH replied 253 ft. to the edge of the property at least that to the pond.



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West Pine Village Townhouse Public Hearing

ETM stated the pond was off the locus property.

Fabien: Whole parcel has always been 10.2 acres. Apparently "C" land has been added to another parcel to make up the property acreage. He offered that "Joe" only owned 155 ft.

ETM apparently bought additional land - Mr. Sullivan has kicked in the additional acreage necessary.

Fabien asked to say something about the pond. Bellingham since the late 1920's has been his home. Pine St. was a dirt road. Pond was always at the end of the property - not a puddle as the water table increased, the pond increased. For 55 years it has been a pond. He has lived there 27 years. His question regarding septic versus sewer had been answered.. The road for the single family home subdivision showed 675 ft. and he questioned whether same was allowed under the subdivision rules and regs. The plan was lacking environmental information and house locations

ETM remarked that Mr. Fabien could be saying that other developers have done a better job.

Fabien: regarding the widening of Pine St. - too bad one can simply go to the Highway Dept. to get the o.k. Doesn't the widening of a public way require a bid and isn't a street profile required? Shouldn't the selectmen have the say in which public ways get improved or widened? He concurred with Mr. Murray regarding the engineer's credentials - it bothered him as well. He had had experience with MA. Land Court and he hired an engineer with excellent credentials. Engineers credentials vary greatly. Bellingham needs a Town Engineer.

Resnick replied that "we" have a plan and profile of West Pine Street.

ETM entertained a motion to move Twin Brook to 11:30 - JPM moved, EN seconded; motioned carried by unanimous vote of 5.

Resnick address impact on existing trees.

JH answered that they would maintain continuity of 17ft width carefully avoiding large trees. Existing roadway shown by short dashed lines. About 400' down Pine St. there was a "tight" area.

JPM stated that 17' did not constitute a safe width capable of serving 30 units.

Connie Anasio(sp) 25 Pine St.: Which side of the street would be developed?



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JH: We're talking the south side of Pine St. on the right side going toward Franklin.

ETM: Regarding the Town's legal R.O.W., it looks like it would take another 20 ft.

GG: Next time color the drawings for ease of illustration.

RESnick: Viewing from this distance puts the audience at a disadvantage.

ETM noted that some developers meet with the abutters in advance and discuss prior to the public hearing date.

John Anasio (sp): Widening of the road what bearing would it have on the existing septic systems. What happens there and who is responsible. Is the town responsible?

JH No sidewalk is proposed and we are only proposing widening one to two ft.

Oliver ? from 5 Maple St.: 17 ft. isn't enough to accomodate 30 units.

ETM How can you go from 14' to 17' with only one foot. The Highway Dept. had contacted this department and stated that at this stage it's an improvement over what we have.

JPM recounted the Dill Property (Rockland Circle) proposal and the criticism received by Highway Dept. regarding snow removal and turn-around area.

Resnick suggested that Ray Crossman answer questions of capacity and widening.

Crossman stated that 17' had been selected to match at each end of the rural roadway. We used 1 1/2 cars per unit for generation. The generation rate is close to single family. Numbers increase as the children get older and reach driving age. Some condo's are occupied by only one person.



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West Pine Village Townhouse Public Hearing

ETM stated that Tom Laverne of 14 Pine had questions concerning single family homes and frontage.

GG total distance 253 ft. total to the edge of the pond.

ETM 105 ft. on each side of lot total of 250

Mark Nixon 41 Pine St. asked why this proposal was more focused on condo's than on single family. Talking about affordable housing for the past four (4) years population only fluctuated 400.

ETM only 750 condo's have been approved thus far. He stated that presently the price range was \$125,000 to \$135,000.

JPM we went up 90 people this year - previous years we have lost population.

Fabien stated Mr. McLinden had good idea to meet with someone to go over the plans.

ETM stated that couldn't be done because it would constitute a public meeting

GG stated it had worked in the past (meeting with developers outside planning board meetings).

JPM stated he thought this hearing should be thrown out for various reasons.

RESnick stated that this was a general special permit for multifamily dwellings 4422 stated that six (6) copies be supplied to highway, water, etc.

JPM quoted from section 1520 that all special permits should be also filed with the Town Clerk for the public's inspection.

EN moved to continue this hearing to May 28th at 9:30 p.m. AF seconded the motion; motion carried by unanimous vote of 5.

Special Permit Regarding Bradford Novelty and Van Lumber Special Permit Crestview Commons (formerly Corlan Heights)

ETM asked if a vote was ready for Crestview Commons?

EN stated no - JPM wanted to refer to his notes. GG stated valid points to be relayed to Phil. This method seems to work well.



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Decision on Special Permit - Crestview Commons (Corland Hgts.)

Discussion: Build-out rate: 5 buildings/6 units each.

Two year rate would be feasible 18 units the first year
12 the second.

GG pointed out that the Board was looking at satisfying a different need. Six (6) units would be going to accomodate the handicapped. Of the six units, four would be 1-bedroom, two would be 2-bedroom. Two one bedroom units would be sold at \$89,900. One unit would be all handicapped equipped

JPM stated that the developer should be given a "way out" if the handicapped market isn't there. He suggested that the \$89,900 unit be included in the first 18 units to be built to meet the immediate needs of local Bellingham. Two of the 2-bedroom units would be sold at \$122,000.

GG moved to approve this Special Permit entitled "Crestview Commons" with the following provisions:

- Build Out rate would be 18 units the first year and 12 the second year;
- 1/3 of the units would serve special needs: Four (4) units would be 1-bedroom and six (6) units would be 2-bedroom and accomodate handicapped individuals. One unit would be all handicapped equipped at construction. However, if the needs for handicapped units fails to exist, the developer may construct the remaining units previously reserved for handicapped needs in accordance with the other two-thirds of the units in this project;
- Two (2) of the 1-bedroom units developer agrees and Covenants to offer for sale at \$89,900; and
- Two (2) of the 2-bedroom, one-floor units developer agrees and Covenants to offer for sale at \$122,000;

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

Decision to be drafted and sent to Phil Herr.



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DECISION REGARDING SPECIAL PERMIT REDUCTION OF PARKING BRADFORD NOVELTY, VAN LUMBER AND CELTIC CONSTRUCTION AS GENERAL APPLICANT

Chairman Moore left the room and did not participate in the decision making process as an abutter to the abutter in this procedure.

Glenn E. Gerrior, Vice Chairman, read the draft copy of the special permit decision prepared at Phil Herr's office based on minutes of the meetings involving this hearing and comments of the Board Members.

Board determined that the decisions should include all past and present property owners as applicants. They further agreed that the decision for each site be treated individually, i.e. Bradford Novelty and Van Lumber would receive individual decisions.

The members agreed to further amendments to the draft which were inked in by the Vice-Chairman.

JPM moved to grant the special permits subject to the amendments agreed and voted on here tonight; E.N. seconded the motion; motion carried by unanimous vote of 4.

ETM re-entered the room.

CONTINUED PUBLIC HEARING TWIN BROOK CONCEPT PLAN

Onallam REalty Trust - Gerry Moody, Esq (Milford Town Counsel) present for the proponents in John Fernandes; absence.

Two issues were outstanding. Rate of development and number of one-bedroom, single floor units. He felt that frankly, 4 years at 24 units/year was fair. AS far as determining the number of 1-bedroom, single floor units, he believed the market is new and hard to nail down to a percentage but that it could be incorporated in the Motion on town meeting floor.

ETM remarked that 10% would only be 10 units.

Moody Doing some more market analysis but for now 10% seemed fair.

JPM I went overBoard at the last meeting for fear of another law suit. WE suggested they build condo's - it's a better use of the land and we should not press this issue and demand more. It is a superior use of the land.

ETM :I cannot recommend this wholeheartedly. This is 3 x's bigger than what's there and the 450 we denied Fafard.

Moody: Fafard can't compare this proposal to theirs because it is at a different stage.



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DECISION CONCEPT PLAN ONALLAM REALTY TRUST

GG greates difference is that the altertative is an industrial subdivision.

ETM asked what makes this different from the 750 previously approved and from the 450 denied the Fafard Company?

JPM asked if the applicant addressed all of the criteria called for in the by-law.

Moody replied yes.

JPM best defense of this proposal is the alternative which is an industrial park.

GG cited the problem brought to the Board's attention at the last meeting by Mr. Kaizzi from Hartford Avenue and the 90° turn into the Twin Brook site.

ETM stated he needed a chart to refer to at Town Meeting clearly showing how many units proposed and how many would feature single floors.

GG Mr. Palli complained about the utility easement and the necessity for gates to be installed.

Moody: Access to the mini-warehouses retain an easement over the condo owned land. Access is established in that it is a pre-existing, non-conforming use if the re-zoning passes. So therefore use as warehouses is no problem.

JPM moved to close the public hearing; AF seconded the motion; motion carried by unanimous vote of 5.

EN moved to recommend the Concept Plan of Onallam Realty Trust for 96 Townhouses with the following amendment to the motion:

- 1) At least 20% will be one-bedroom units; and
- 2) There would be a four year build-out rate.

GG seconded the motion; motion carried by unanimous vote of 5. ETM stated that the Town would be doing away with a troublesome piece of industrial land.

Expressed to Moody and Mr. Dymtryk the complaint the police department had with the lighting at Crystal Springs.



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Clerk explained to the Board that she really didn't think she would be capable of withstanding the pressures of the time-frames imposed by this job nor the work load and later meetings any longer than August 1, 1987.

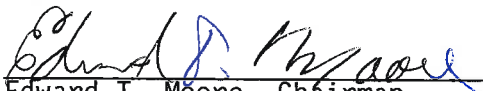
Four (2) submissions came in between this meeting and the previous meeting which involves, Notices of Public Hearing, notification of scores of abutters, state agencies and abutting towns. When meetings last until three in the A.M. the clerk has already used up 7 or 8 of the 15 hours allotted her in the week. Minutes transcription alone could take as much as four hours depending on the length of the meeting.

She requested that the members post this position at their earliest convenience. She further reminded the Board that noone came forward to "train her" or familiarize her with the systems at town hall and that it would be unfair of the members to expect her to "train" someone to take her place.

JPM suggested that the salary for the Planning Board's clerk be improved for the next candidate assuming the position.

Clerk reminded the Board that Finance Committee had scheduled agenda time for them this coming Wednesday at 7:30 regarding town meeting articles and reserve fund transfer application and any unpaid bills.

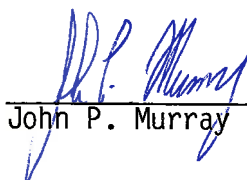
Meeting was adjourned at 3:00 a.m.


Edward T. Moore, Chairman

Glenn E. Gerrior, Vice-Chairman

Emile W. Niedzwiadek


Anne M. Farris


John P. Murray