



## BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

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JOHN P. MURRAY

### MINUTES OF REGULAR MEETING

MAY 28, 1987

Meeting opened at 8:00. All members present. Consultant P.Herr was also present. Theodore Goguen, Esq. requested that his continued public hearing for **Brook Estates** be further continued to July 23, 1987, at 8:30 p.m with a further extension to August 5, 1987. It was moved, seconded and voted unanimous-5 to grant the request for extension and to continue the public hearing to 7/23/87 at 8:30 p.m.

#### **81-P Submission- Silver Lake**

Applicants Brian J. and Gerald Thayer

64 summer St. Franklin, MA. Owner: Silver Lake Realty (Dalpe/Rhodes)

A piece of the realty property had to be acquired by the Thayer family in order to provide access to their lot.

Engineer/Surveyor: SEA, 78 So. St. Wrentham, MA 02093. Location LakeView Avenue.

The Board preferred not to sign, because the sketch was somewhat incorrect in that it didn't have a "joining sign" on the lots.

#### **Lot Release - David Road**

Requested by Dalpe/Rhodes. There is presently a bond on the road work and the bank requires this release. Locus is Lot 1A and 14. taken from Plan of Land by G.R. Brisson

11/12/85 Scale 1"=40'. Location corner of Mechanic St. and David Rd.

JPM voted to release the lot, EN seconded, motion carried unanimous - 5.

#### **AFFORDABLE FAIR HOUSING COMMITTEE PRESENTATION**

Tom Burkholder spokesperson. Drafts were prepared 3/30/87, revised 4/13/87 and finally 5/12/87. They are targeting single family incomes between \$21,000 and \$40,000 per year. 150 such units would be provided per year. This figure would be worked in conjunction with the Town's total build-out growth management rate.

1800 dwelling units are now in process. It would take approximately 12 years to develop these. Some would argue 150 too high. He doesn't think any organization could attach it as too restrictive.

ETM How would you police the figure of 150/year. Who determines when to stop after 150.

Herr suggested that a strong look be taken at special permits, variances, concept plans which are discretionary. Towns such as Blackstone and Franklin have adopted townwide growth controls-this town has not and it would be incumbent upon the Planning Board to initiate such action.

ETM stated that the chart shows what's built and not what's approved for building.



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### **Affordable Housing Presentation can't**

Herr suggested the marketplace would cause the blue-line to fall.

Burkholder stated the purpose is for diversity not just affordable.

JPM Questioned how affordable housing worked. How can the town support affordable housing and serve Bellingham residents if the lots are worth \$80,000 and up.

Herr replied that the developer would agree to attach some form of security so that the units would stay affordable throughout time.

Stony Ridge would employ 10% at FNMA/FHA guidelines.

That way affordable stays with the unit.

There are two other developers who have different ideas if the Town is interested in pursuing it. Herr emphatically stated that between the developers, the Town and State funding, some proposals which are coming will be dynamite if they happen.

Herr cautioned not to amend the by-law too quickly to make lot sizes smaller. Benefit not going to the homeowner but to the property owner.

Herr cited a hypothetical situation - there are 17 acres of Town land which abuts Hilltop Drive. It could be sold to a developer for a buck (\$) under agreement to develop affordable housing.

EN suggested there were definite irons in the fire.

Herr there is existing land/lots available in older subdivisions which could be filled in. If the developer runs into a situation where zoning won't allow, the Planning Board, it's consultant and the developers could find a way to do it.

Herr indicated that since the last time the Board met with the consultant, three (3) developers have spoken with me on how to win the heart of the planning board.

ETM suggested that the members attend these meetings more regularly and tune in to what's happening with affordable and controlled growth.

Herr suggested that multi-family is "out of hand" we need very expensive range of homes and we need to promote some affordability.

JPM cited an excerpt from Banker and Tradesman that homes were still available in Bellingham for \$110,000 which he estimated as affordable.



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Mr. Moore Thanked Mr. Burkholder for his committee's update.

### **LAKEVIEW ESTATES continued public hearing DEFINITIVE PLAN**

Letter from Roberti & Roberti, Esqs. requesting a 90 day extension from this date. JPM moved to grant the extension to October 8, 1987 and continue the public hearing to September 24, 1987. EN seconded the motion/motion carried by unanimous vote of 5.

### **Representative to the Selectmen's panel - Growth Committee**

John P. Murray appointed to that post. Clerk notified selectmen.

### **NORTHEAST ACRES PRELIMINARY COMMERCIAL SUBDIVISION**

Discussion - continued

Streets serving non-residentially zoned land is considered a "collector street."

Mr. Crimmins had purchased a portion of the trolley track and added it to his property.

G.R. Brisson: 50' layout 29 ft. paved. Suggested that if the Board desired, two walks and grass strip. He met at the site with the Safety Officer and maintained the posted speed could not be determined. Site distance toward Milford fine. To the left out of the site was a rise and site distance was approx. 350 ft.

ETM stated there were two (2) other questions - was it possible to go out another street and retention area, what's the alternative going down Maple St. to the dump the retention basin is always full. Such areas should be fenced/indicated it was premature to discuss that now.

GRB replied that no possibility of annexing out another street. Herr indicated that he was uncomfortable not knowing what businesses would be going in there. 50' might be o.k. Is 29' adequate - that was John's questions.

ETM onlylanes may be dead ended. Three industrial areas are dead ended.

JPM: Minor/Collector sts. may be dead-ended.

ETM stated he had to hear from the Police Department with regard to safe site distance and safety in general. We're going to have to check into that.

JPM suggested a postponement of discussion until the safety officer could comment.

### **81-P Plan**

Applicant: Burton Rhodes, 269 lake St., Bellingham, MA

Surveyor: G.R.Brisson, P.L.S. 99 Harpin St. (Located: approximately next door to Dr. Clean on Lake St.) Book 4667, Page 176. Easterly side of Lake 200' / 2-acre lot.

### **BALD HILL ESTATES - APPROVED PLAN PROBLEMS**

the road must be moved out of the wetland.

Herr: I have a problem with this - how will you get to this building site.

GRB: Drainage calcs will be same - the configuration will be similar. Number of lots will



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### Bald Hill Continued

be basically the same.  
Herr cited similar problems with a site on Farm St.

GRB stated he could take some of the blame. I should have formally requested to walk the site.  
ETM ConsCom and Planning Board should work together so ensure that this doesn't happen anymore.

Herr suggested that the real problems with this road are the lines.

Phil to determine whether a complete resubmission and review will be necessitated.

ETM stated there were two (2) public hearings which had to be heard.

Lakewood Townhouse and Water Resource District and West Pine Village.

Safety Officer was getting his report on all three Lakewood, West Pine and Northeast Acres.

Clerk read the notice of public hearing for Lakewood and continued it to 9:45 p.m.

West Pine Village was opened and continued to 10:30 p.m. The motions were made by JPM/  
En and unanimously voted.

### POLICE REPORT

RE: Northeast Acres - He viewed the property with Mr. Brisson (GRB) Site distance to right was adequate/to the left not adequate and cannot give a favorable recommendation.  
He also cited that there was posted speed. He didn't physically measure it but knows that it is not safe and unfortunately no other land is available further down so that the entrance could be moved further toward Milford as was the case with Davna Corp.  
Sulahain stated that as a state highway it is protocol to notify the D.P.W. for input and to request the curb cut.  
EN stated it would be an advantage to have the sight distance and curb cuts determined.

ETM question of 7 businesses - 1 business is allowed by the D.P.W.

Sulahain stated that business uses pose a greater safety hazard than a residential use would due to tractor-trailer movement, etc. with regard to length of vehicle.

Herr stated that the preliminary merely provided guidance.

Safety Officer reported several meetings with Developers of Lakewood relative to sight distance. Left toward Pulaski Blvd. was adequate. Right was found to be inadequate. 2nd meeting more alternatives were discussed. The third meeting decided the cutting of the crest in the road to a depth of 1 foot lower to improve the site distance. Area was thickly settled.  
30 m.p.h. was the determined speed. D.P.W. has been petitioned to post at 30 m.p.h. for traffic enforcement. Sulahain cannot recommend cutting a crest in this situation.

JPM what about Northeast Acres? It's under advisement.



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### Northeast Acres

JPM moved to take the preliminary plan under advisement. E.N. seconded the motion; motion carried by unanimous vote of 5.

### PUBLIC HEARING -LAKWOOD DEVELOPMENT SPECIAL PERMIT APPLICATION FOR TOWNHOUSES

Location: Lake St.

Tony Lionetta from whitman and howard gave the presentation.

Site located on the Franklin side of Lake St. and contains approximately 68 acres. Six lots altogether. Two family dwellings are located on the front portion of the site (lots 1-5) Lot 6 is reserved for the multi-family dwellings. A hydro-geological study had been provided. Environmental report comparing single family to the multi-family scheme.

Site is located in Water Resource District #2. Previously submitted the Wetlands Report. Public Way at the entrance for the five (5) duplex lots. Up 10% grad going up to Bald Hill will have fingers with units located off those fingers. 48 two (2) bedroom townhouses are proposed. There will also be such amenities as a club house, pool and tennis courts. Septic is collected, down to the front of the project for subsurface disposal. Presently a 6" water line services Lake Street. They propose to upsize the pipe to 12" from Cross St. down to their project on Lake St.

Worthy of note is the applicant's willingness to install 4,000 ft. of water main for domestic and fire protection. Detention/Retention areas are located to the front of the site. They are making full use of the wetlands contained within the site. Water is collected from the townhouses and regulating the flow as it exists, as very common device to avoid impacting downstream properties.

They will still file a Notice of Intent with the ConsCom. They have walked the site with several members of the ConsCom./

Jim Smith discussed the architectural renderings. Buildings slip up and down jogged back and forth. Traditional forms mix with contemporary flair. Each building has three different fire places, 1400 s.f. of living space. Some buildings feature walk-out basements, and covered balconies off the Master Bedrooms and living rooms.

JPM noted decorative chimneys.

The units feature 2 bedroom, two-floors, 2 and 1/2 baths and in some units 1 1/2 baths.

They will have a "Quioske" to collect mail at the entrance to the site.

Duplex units are 2300 s.f. each unit. They have the feeling of a single family home and are constructed all on one floor. Very private from one another.

They submitted a survey done at Maplebrook to summarize those reports to assess the pro's and con's which may be a useful tool to the Town of Bellingham, due to demographic information contained therein. By removing the crest in lake St. it becomes a benefit to the area as well as their access road.

Lionetta restated that the condo's would be two floors and duplexes would be single floors.



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### **PUBLIC HEARING LAKEWOOD DEVELOPMENT (first night) con't**

ETM expressed dislike of retention ponds, citing a difficulty with one which this same developer created on So. Maple. Who maintains them - the one on So. Maple has had a broken headwall since last year.

Lionetta stated that it was already a ponding areas.

ETM cautioned that they were going to be adding to it.

W/H (Whitman & Howard): Test pits, preliminary percs are excellent. Area is sand and gravel. Borings went down approximately 35'. The area will provide excellent discharge.

ETM questioned whether the Notice of Intent shouldn't be filed simultaneously with this proposal and not wait until Site Plan Review which may be too late.

W/H: special permit allows multi-family concept. We'll have to get much more involved.

ETM: Cited the recent problems with Bald Hill Estates and the change in road configuration, etc. He further cautioned that time and money would be saved if both efforts were simultaneously coordinated.

W/H stated that the best plan was before the Board.

JPM stated that all special permits were subject to build-out rates. The Board recently approved one for 30 units at a two-year build-out rate (Crestview Commons)

W/H: Installing a water main and cutting and repaving the road would be a considerable expense to the developer.

ETM challenged W/H to view the water main this company installed on So. Maple St. I question whether the water department should oversee the work or whether this job should be put up for bid.

Joe Antonellis, Esq. stated that all parties met - Celtic and Highway and have discussed the So. Maple St. problems.

ETM cited Bradford Novelty water pressure less than it should have been.

ETM called attention to a letter dated 5/21/87 to Mr. John Kaitz and addressed to Celtic Companies. The project on this location was originally called Bald Hill Estates and came from direct abutter, Roland Arcand, regarding the culvert at driveway of Charles A. Camelli. He forwarded copies to the Planning Board and Town Counsel. Mr. Arcand is employed by the Bellingham highway department and is extremely familiar with the roadway conditions in this area as well as other areas in town.



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### Public Hearing - Lakewood Development - con't (first night)

W/H stated 12" pipe existed at the first driveway. 24" pipe at the second driveway.

Arcand stated there were two 12" pipe's there.

W/H stated two pipes were there 1 crossed Lake St. under the abandoned RR to Peter's River. Peak flow travels northerly through drives out to Peter's River. Flor from this site goes in the direction of Peter's River. WE propose detentionare to control the flow over our site to your drive (Arcand). W/H stated they would prepare computations and submit them to the planning board.

### Anne Farris left the meeting due to illness 10:15 p.m.

ETM stated that without a full complement of the Board the applicants may wish to have their hearing continued. An approved Special Permit application requires four affirmative votes.

Joe Antonellis, Esq. stated the point was duly noted. His clients would prefer to have the hearing contineud and prefer that all members be present.

Roland Arcand questioned whether this was the same plan give to the highway superintendent.

W/H responded yes.

ETM stated we've got to stop - Anne has left.

Herr: Not clear - he thinks a decision is due 95 days from tonight.

GG moved to continue the public hearing to 7/23/87 at 9:30 p.m. JPM seconded the motion; motion carried by unanimous vote of 4.

Herr found some submittal deficiencies and technical questions. He will send a letter to the Planning Board with a copy to Whitman and Howard.

This water resource hearing will become the precedent. The materials should be reviewed by a Water Resource Technician. He was going to check with Mike Jaillet. Water Resource District #2 is special.

Clerk to advertise the Water Resource Hearing separately and immediately.

ETM stated that West Pine Village had to be given the same consideration as Lakewood with regard to members of the Board and A. Farris' absence. Atty. Doug Resnick requested that the hearing be continued to **June 25, 1987 at 9:00 p.m.** JPM/En moved and seconded to continue the hearing to the aforementioned date and time.

ETM reviewed minutes concerning Corlan Hgts and Crestview Commons.



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### **81-P Plan , two lots Commercial & Industrial Lots 1,2, and 10. put on hold.**

Site Plan Review - Celtic Construction at Maplebrook Commercial Development  
Frontage on Mechanic Street. Five tenants were anticipated. Dumpster, landscape lights shown, zoning information drainage system shown using catch basins and detention ponds with roof drains. Loading of commercial vehicles would be to the back of the building. More efficient to have two entrances and more efficient for loading and unloading.

ETM cited Truckadyne and the traffice problems that exist there now.

W/H stated that a single, center, double-barrel entrance would pose a hazard and too much criss-cross traffic.

ETM stated police deparment input regarding site.

Herr: Couldn't find existing vegetation. Sign to be located where existing sign is now? 32 s.f. remarkable. There would be more signs on the shops themselves.

Entrance and Exit at ends of property people look for the signs.

Overflow going to the back of the property and not out to the street.

Herr stated that generally, site pitches away from the street. Does the Board have deed restrictions documented? Nothing on this plan denotes it has been documented. Ken Racicot should have an easement or covenant or restriction recorded at the Registry of Deeds with a Book and Page and furnish the Board with a recorded copy. No provisions have been made for pedestrian movement.

Racicot stated taht 140 is a state highway - can he do a sidewalk on it?

Herr: Only auto accessible. Tie in from So. Maple St., construct 5' sidewalk. Amenity to area to have people access from rear (Maplebrook townhouses).

Racicot stated there would be a two year waiting period before he could receive state permission to construct a sidewalk along Rt 140.

Racicot stated he would run a fence around the detention area as they had done in the "park". Racicot stated that Drake engineering designed the detention pond on so. Maple. At a point last summer, it was very dry and we sprayed hydroseed.

Herr stated visibility of parking area should be minimized.

Trees reduce visibility from low flying helicopters. Vehicles are level with the "sea of parking."

GG linden trees look o.k. Maples look like hell.



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**Site Plan Review con't /Celtic Commercial Development**  
Herr stated that GG's issue is legitimate.

ETM Drainage problem area.

ETM We must have input from other boards.

**Second site plan review - professional building at Maplebrook**

**Both site plans will be resubmitted on June 11, 1987.**

State law addresses the Building enforcement officer the "Building Commissioner.

Shellendy Estates and Bald Hill Estates should examine the cumulative effects of additional run-off to the abutting areas.

Herr suggested by-law amendments to fit into the new time frames.  
Betonists should be sought to flag all wetlands.

RE: Cranberry Meadows - a copy of Paul Shew's letter stating that FKLN wouldn't provide water to Bellingham. Key is give them a letter stating that we will not furnish services to Franklin.

JPM proposed changing the by-law from 10 acre parcels to 30 acre minimum parcels for townhouse development.

Herr: Each townhouse unit needs lot area equal to 1/4 or 1/5 that of single family dwellings. 7,000 s.f. per bedroom is an easy system but not nice.

Clerk left meeting at 12:30 a.m.

Meeting adjourned at 12:30 a.m.

  
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Edward T. Moore, Chairman

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Glenn E. Gerrior, Vice-Chairman

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Emile W. Niedzwiadek

  
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Anne M. Farris

  
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