



## BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

### AGENDA - MEETING JANUARY 8, 1987

#### 7:30 - 8:30 General Business

81-P Plan Scheduled - G.R. Brisson, P.L.S.

Call from Floor for additional 81-P Plans (Form A)  
and Submissions of the Following:

Preliminary Plan  
Definitive Plan  
Special Permit

Road Bonding/Bonding Reductions, etc. 10:30 p.m. Bruce W. Lord, Esq.  
Reduction - Hilltop Estates

#### ----- 8:30 Public Hearing - ZONING AMENDMENT

Alan J. Bernon, Trustee - Bernon Land Trust (2) parcels - One  
from Agricultural to Industrial and the other from Commercial  
to Industrial - 15 acres - Maple Street and ConRail

8:45 Continued public hearing - Hillside Estates, South Main St.  
Owner/Developer - DeVitt Realty, Blackstone St. Bellingham,

#### 9:00 Public Hearing - DEFINITIVE SUBDIVISION PLAN

"Bald Hill Estates" - G.R. Brisson, P.L.S.

Owners: Silver Lake Realty - Leo Dalpe/Burton Rhodes  
16 Lots on Northerly side of Pulaski Blvd.  
at Franklin Town Line.

#### 9:30 Public Hearing - DEFINITIVE SUBDIVISION PLAN

"Birch Tree Estates" - National Engineers & Land Surveyors  
601 Great Road, North Smithfield, R.I.

Owners: ABS Realty Trust, Bruce C. Wright, P.O. Box 121,  
Mendon, MA 01756

Location: 4 Lots located off Chestnut Street behind 700  
South Main Street.

#### 10:00 Public Hearing - ZONING AMENDMENT

Laurent A., Gerald V. and Ronald A. Dalpe  
approximately 14 acres from 585 Wrentham Road to  
701 Wrentham Road from Agricultural to Suburban



# **BELLINGHAM PLANNING BOARD**

**P.O. BOX 43**

**BELLINGHAM, MASSACHUSETTS 02019**

Agenda - 01/16/87

Special Meeting

5:00 Process extension for H. Rosenfeld - Definitive Subdivision  
Plan "Bellwood Estates" 44 duplexes on Route 140



## BELLINGHAM PLANNING BOARD

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AGENDA - January 29, 1987

7:30 p.m. 81-P Plans

Scheduled: Bruce W. Lord, Esq.

Applicant - Lad Inc., 181 Chestnut St., Wrentham, MA

Location: Prospect St & Lake St. Bellingham

Submissions: Preliminary Plans, Special Permits, Definitive Plans  
Call from Floor

Road Bonding/Reductions:

? Applieant - Onallam Realty, 1275 Main St., Millis MA

Phase I - Crystal Springs Condominiums

Representative - Sylvie Micchelutti

8:00 p.m. Pre-Preliminary Discussion

Representative - Jim Miller, Prof. Planner

Applicant: Two Acre Realty Trust

Property Located on Hartford Avenue between  
Farm Street and Deerfield Lane.

8:30 p.m. Continued Public Hearing "Lakeview Estates"

Applicant: Lakeview Development Corp.

William H. Hood/Joseph Buscone

Location: Acreage between Silver Lake behind  
Scott Hill Acres and between Blackstone St.  
and "Shores at Silver Lake"

Definitive Subdivision Plan - two lots for eventual  
townhouse development

9:00 p.m. Corlan Heights - Continued Public Hearing

Tomken Associates, Applicants/Douglas Resnick, Esq.

Verbal Extension to January 30th requested by

Atty. Resnick in a telephone conversation with  
secretary, B. Lavallee on January 22, 1987 (4:00 p.m.)

Location: 2 lot subdivision off Chestnut Street for  
eventual townhouse development

9:30 p.m. Bald Hill Estates - Continued Public Hearing

Definitive Subdivision Plan - 16 + lots

Applicants - Silver Lake Realty/G.R. Brisson, P.L.S.

Location: Pulaski Blvd. at the Franklin Town Line

(open hearing and continue to February 12, 1987)

Mr. Rhodes suggested an extension to February 13, 1987  
in a telephone conversation with B. Lavallee, secretary  
on January 27, 1987.



## BELLINGHAM PLANNING BOARD

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AGENDA - January 29, 1987

10:00 p.m. "Birch Hill Estates" - Continued Public Hearing  
Applicants: ABS/K&S Realty Trust  
Brad & Bruce Wright  
Definitive Subdivision Plan - 4 lots  
Location: Off Chestnut Street behind lots  
on South Main Street (700 So. Main St.)

Sign Definitive Subdivision Plan  
"Fairview Park Executive Estates"

General Business - Review and Sign minutes of past meetings  
Pay Bills

interdepartmental correspondence/general correspondence

Review Public Hearing Dates for the following:

Definitive Plan-Brook Estates  
Definitive Plan-Bellwood Estates  
Special Permit - Reduce Parking  
for Celtic Construction at  
Maplebrook Industrial Park  
for Van Lumber, Bradford Novelty  
and DeAngelis Iron Works  
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Schedule Meeting to Discuss Budget

Insert the following when schedule allows:

- Lot Release on Deerfield Lane
- Bond Reduction orig. \$25,000/less \$10,000/Retain \$15,000 which represents the 15% required by sections 365 & 366 of Rules/Regs. Park 140-William H. Hood.



## BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

AGENDA - February 12, 1987

7:30 to 8:30 General Business

81-P Plans

Submissions: Preliminary  
Definitives  
Special Permits

Road Bonding/Bonding Reductions

Under Reductions - possibly Hood Ent.

8:30 Continued public hearing Hillside Estates (Definitive)  
Lots off South Main St. - owner - Tom DeVitt

9:00 Continued public hearing Bald Hill Estates (Definitive)  
Lots off Pulaski Blvd. near the Franklin Town Line  
Owner - Silver Lake Realty Trust/Daple & Rhodes

9:30 Birch Tree Estates (Definitive)  
Continued Public Hearing - Lots off Chestnut St.  
Owner: ABS and K & S realty trust (the Wright Bros.)

Schedule a discussion between Oakridge Construction,  
Bachner, Roche & Cataldo and the Board regarding the  
preliminary plan "Cranberry Meadows" off Pine Street.



## BELLINGHAM PLANNING BOARD

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TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

AGENDA - February 26, 1987

7:30 - 8:30 General Business

Submissions: 81-P (Form A)  
Preliminary, Definitive Plans and Special Permit  
Applications:  
Sp. Permit: Corlan Heights  
Ken Lane, Townhouses  
Bucky Drive (off Chestnut St.)

Road Bonding, Reductions, Correspondence &  
Bills.

Not Definite: Overview of proposed sewage facility (on-site) at Maplebrook  
Townhouse Development off So. Maple St. with Dan McCarty  
and Celtic Construction Co.

Must Schedule: A discussion with Atty. Neil Roche & Oak Ridge Construction  
regarding "Cranberry Meadows located on Bellingham/Franklin  
Townline. Lots in Bellingham have no frontage in Bellingham.  
Board acted on this plan 12/18/87.

Must Schedule: A discussion with Bruce Lord, Esq. regarding the second  
preliminary submission of "Herthel Estates" for Iacovelli  
property behind the former Sawyers store between High St.  
and Main Avenue.

8:30 Special Permit Public Hearing - to reduce parking requirements  
at Maplebrook Industrial Park. Refer to 81-P plan dated 11/1986  
for site configuration and zoning compliance. Location: on  
South Maple St. and Mechanic Street, the three sites being:  
Van Lumber, Bradford Novelty, and DeAngelis Iron Works.

8:45 Continued public hearing "Hillside Estates" Tom DeVitt

9:00 Public Hearing - Definitive Plan - "Bellwood Estates"  
42+ duplex lots on the townhouse site between Saddleback Hill Rd.,  
the proposed Woodside Road and Brook Street.  
Davna Corporation, developers.

9:45 Continued Public Hearing "Birch Tree Estates" the Wright Brothers  
located behind South Main Street and off Chestnut St. abutting  
Hilltop Estates.

9:30 Continued Public Hearing - "Lakeview Estates" - Two (2) lot definitive  
plan for eventual development of 200 + townhouses behind Scott Hill  
Acres. Developers: J. Buscone and W.H. Hood.

10:00 Public Hearing "Brook Estates" Definitive Plan - 19 lots on proposed  
Steeplechase Rd., between Brook St. and Saddleback Hill Rd. Marlex  
Realty Trust, developers.



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AGENDA - February 26, 1987

7:30 - 8:30 General Business

Submissions: 81-P (form A)  
Preliminary Plans  
Definitive Plans  
Special Permit:

Ken Lane - Corlan Heights  
Roqnhouawa - Mucky Drive (off Chestnut St.)

General Correspondence &  
Bills

Overview of proposed sewage facility (on-site) at Maplebrook Condominiums with Celtic Construction /Dan McCarty (however, this is not a definite)

Schedule A discussion with Atty. Neil Roche and Oak Ride Construction of Cranberry Meadows, preliminary plan on the Franklin/Bellingham Town line. Board acted on this plan December 18, 1987.

Schedule A discussion with Bruce W. Lord, Esq. regarding "Herthel Estates" plan previously rejected with Herthel as applicant and Iacovelli as owner. Property located at High St., behind the former Sawyers Store and Main Avenue.

8:30 Special Permit to Reduce Parking Spaces at Maplebrook Industrial Park (refer to 81-P plan dated 11/1986) So. Maple Street, for the following sites: Van Lumber, Bradford Novelty & DeAngelis Iron Works.

8:45 Continued Public Hearing "Bellwood Estates" 42 Duplex lots on the Townhouse Site

9:00 Public Hearing - Bellwood Estates - Definitive Plan 42+ duplex lots on Townhouse Site between proposed Woodside Rd., Brook Street and Saddleback Hill Road - Davna Corp.

9:30 Continued Public Hearing - Lakeview Estates - behind Scott Hill Acres Definitive Plan (2Lots) for eventual development of 200 townhouses. Buscone & Hood.

9:45 Continued Public Hearing "Birch Tree Estates" Wright Bros. behind South Main St. and off Chestnut St.

10:00 Public Hearing "Brook Estates" Definitive Plan 19 Lots on proposed Steeplechase Rd. between Brook Street and Saddleback Hill Road. Marlex Realty Trust.

Conclusion of General Business



## BELLINGHAM PLANNING BOARD

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### AGENDA - MARCH 12, 1987

7:30 - 8:30 General Business

Scheduled: Signing of Definitive Plan  
Bald Hill Estates - G.R. Brisson, P.L.S.  
Location: Pulaski Blvd/Franklin Town Line

Scheduled: Signing of Definitive Plan  
Corlan Heights - Millis Engineering Assoc.  
Location: Off Chestnut St. on proposed Bucky Dr.

81-P Plan Submissions (Form A)

Applicant: John Allen for lot located on Ray Avenue  
John Andrews, Survey and Engineering;

Call from floor

Submission of Preliminary and Definitive Plans

Scheduled: G.R. Brisson, P.L.S. Preliminary Plan  
5 lots on Pulaski Boulevard across from  
Bald Hill Estates on the Bellingham / Franklin Line.

Special Permit Submissions:

Scheduled (?): Fred Sullivan "West Pine Condominiums"  
Located: Pine Street - approximately 30 townhouse units  
Millis Engineering Associates, Inc., 1275 Main St., Millis, MA

Call from Floor

Road Bondings/Reductions (from the floor)

Submission of Preliminary Plan by George Dowley, Medway, MA  
Lots located in the Wethersfield/Taunton St. vicinity.

8:30 Continued Public Hearing "Maplebrook Development"  
Van Lumber, Bradford Novelty and DeAngelis Lumber reduction in  
parking spaces for their respective site plans.

Bills, Correspondence and Budget



## BELLINGHAM PLANNING BOARD

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### AGENDA - MARCH 26, 1987

#### 7:30 to 8:00 General Business

81-P Plans, Preliminary Plan, Definitive Plans,  
Special Permits Submissions (call from floor)

Road Bondings/Reductions (call from floor)

- 8:00 Informal Discussion with Attorney Neil Roche,  
regarding "Cranberry Meadows" and Marguerite Builders;
- 8:30 Public Hearing - Oakview Condominiums (formerly Corlan Heights)  
Kenneth Lane, Principal Developer/30+ 2-bedroom townhouse  
units on the proposed Bucky Drive off Chestnut St.
- 9:00 Update on Valley Partners Project (Blackstone Valley Country Club)  
at Golf Course off Paine St., So. Bellingham, MA with  
Bruce W. Lord, Esq.
- 9:15 Public Hearing - Zoning Amendment  
Onallam Realty Trust - 25.94 acres fronting Farm Street  
from Industrial to Agricultural for eventual development of 96  
two (2) bedroom townhouse units.
- 9:30 Continued Public Hearing - Lakeview Estates  
Silver Lake Development Corp. Buscone and Hood  
Definitive (two-lot) Subdivision Plan for  
the eventual development of townhouses (200)  
James Roberti, Esq. representative. Guerriere & Halnon, Inc.
- 10:00 Davna Corporation, 14 Ross Avenue, Millis, MA  
Site Plan Review for Townhouses at Bellwood Condominiums  
located off Mendon Street between Woodside Road and Saddleback  
Hill Road, abutting Brook estates.
- 10:30 Public Hearing for Townhouse Concept Plan Approval  
Applicant: Onallam Realty Trust, 1275 Main St, Millis MA  
Proposed number of units 96 two-bedroom  
Parcel of land located off Farm St. and adjoining Twin Brook  
Condominiums.

Bills Correspondence and etc.



## BELLINGHAM PLANNING BOARD

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### AGENDA - APRIL 9, 1987

7:30 - 8:30

#### General Business

- 1) Clifford Matthews, Bellingham Conservation Commission - Letter re: Blackstone Valley Partners;
- 2) 81-P Plan: Davna Corp. Millis, MA  
Rte 140, Mendon St. (2 lots)
- 3) Special Permit Application  
Lakewood Development (Townhouses)  
Lake Street, Bellingham, MA  
Celtic Construction Co.  
Would like public hearing set for  
May 14, 1987 at 9:30 p.m. so that  
continuance of hearing would include  
benefit of town's consultant.
- 4) Submission from the floor:  
Preliminary-Definitive-Sp. Permits  
Road Bondings/Reductions.

#### Preliminary Plan Discussions:

- 1) Shellendy Estates  
5 lots, off Pulaski Blvd. on Franklin Town Line  
G.R. Brisson, P.L.S. owner: Dianne Renaud
- 2) Beaver Brook Gardens  
5 lots off Wethersfield Road  
Millis Eng. Associates, Inc. & Nautilus Trust (George Dowley-Medway)

Correspondence: Letter from Dept. of Environmental Management regarding Valley View Estates and the deed back to that state agency a biking/hiking trail in appropriate condition per previous contract agreement by and between D.E.M. and Morse Enterprises.

Other correspondence and bills



## BELLINGHAM PLANNING BOARD

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AGEND - APRIL 23, 1987

General Business 7:30 - 8:00

Submissions: 81-P  
Preliminary Plans  
Definitive Plans  
Special Permits

8:00 Site Plan Review - Davna Corp. Bellwood Condominiums

8:30 Continued Public Hearing - Brook Estates - Definitive Subdivision

8:30 Continued Public Hearing - Maplebrook Development  
Special Permit to reduce parking at Maplebrook Industrial Park

9:00 Continued public hearing Crestview Commons, a/k/a Corlan Heights  
& Oakview Condominiums on Bucky Drive off Chestnut St.

9:30 Informal Discussion of Preliminary Plan  
entitled "Northeast Acres" Commercial Subdivision  
Applicant - Ray Daniels (Northeast Fire & Safety) located on Mendon St.  
Rte 140 across from Bellwood Condominiums, between Warren Crimmings  
property and Robert Kempton/Thayer property  
5 lots proposed.

10:00 Continued concept hearing for Twinbrook Condominiums II  
Applicant: Onallam Realty, Millis Ma. 96 units proposed  
between Farm St. and Hartford Avenue.

Bills & Correspondence



# **BELLINGHAM PLANNING BOARD**

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## **AGENDA - SPECIAL MEETING April 30, 1987**

7:00 - 7:15 p.m

General Business

81-P Plans: Mrs. Visconti  
90 Brisson St., Bellingham  
Surveyor: William Rossetti

81-P Plan: Onallam Realty  
Farm Street  
Represented by Sylvie Micchelutti

Bills/Correspondence

7:15 PUBLIC HEARING (Technical Revisions By-Law)

Adjournment



## BELLINGHAM PLANNING BOARD

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### AGENDA MAY 14, 1987

- 7:30 81-P Plan Submissions
- Leonard J. SanClemente - Guerriere & Halnon  
Property Located at Linwood Avenue, Bellingham.  
(2 houses on one septic system/variance (?) case
- G.R. Brisson, P.L.S.  
Submit Definitive Plans of Shellendy Estates  
5 lots on Bellingham/Franklin Line at Pulaski Blvd.
- Silver Lake Realty - Dalpe & Rhodes  
81-P Plan Submission prepared by SEA, Inc. Wrentham, MA  
To create access for an abutter's property at Silver Lake
- 81-P Plan Prepared by William Rossetti, P.L.S.  
for Mrs. Visconti, Brisson Avenue, Bellingham.  
(this was supposed to have been submitted at last meeting)
- 8:00 Continuation of Preliminary Plan Discussion  
Northeast Acres - Raymond J. Daniels (Northeast Fire & Safety)
- 8:30 Public Hearing on Special Permit Application  
West Pine Village 30± Condominiums  
Frederick J. Sullivan - West Pine Realty Trust  
(Chliszczyk Property - Pine St., Bellingham)
- 10:00 Continuation of Public Hearing on Concept Plan  
Article 29 (I Believe) - 96 Townhouses connecting to  
Twinbrook - between Hartford Ave. and Farm St. owned  
by Onallam Realty, 1275 Main St., Millis MA

Bills, Correspondence, etc.



## BELLINGHAM PLANNING BOARD

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### AGENDA REGULAR MEETING MAY 28, 1987

- 7:30 81-P Plan Submissions (Form A)  
Possibly Silver Lake Realty from previous meeting.  
to provide access to Thayer property at Silver Lake.
- 7:45 Mr. Burkholder, Chairman of Affordable Housing Committee  
with an update on his committee's goals and progress as  
requested by Board's Consultant. Members are requested  
to appear at the meeting for 7:30 sharp so as not to  
delay the proceedings in view of the overburdened agenda.
- 8:15 Board's decision regarding Northeast Acres. The Consultant to  
have an opinion regarding the status of the proposed street  
as a collector street.
- 8:30 Continued Public Hearing - Lakeview Estates  
located to the rear of Scott Hill Acres Between School committee  
land and the proposal "Shores at Silver Lake."
- 9:00 Continued public hearing Brook Estates, 19 single family house lots  
located between Brook Street and Saddleback Hill Road.
- 9:15 Scheduled Public Hearing "Lakewood Development"  
Special Permit Application by Celtic Construction  
for the purpose of constructing 48 townhouses on Lake St.  
Parcels 12 & 13 Assessors Sheet No. 77.

In the event that Lakeview Estates and Brook Estates request extensions,  
Two Site Plan Reviews for Celtic Co. at Maplebrook will fill those time slots.  
If not, the Celtic Site Plan reviews will be taken whenever time is  
available throughout the evening.

General business and submission will be taken after all of the above  
stated items are processed.



## BELLINGHAM PLANNING BOARD

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### AGENDA - JUNE 11, 1987

7:30 -8:00 General Business

8:00 G.R.Brisson, P.L.S.  
Submission of Subdivision Plan - Dalpe Property/Wrentham, Rd.

Discussion - Northeast Acres Preliminary Plan  
Bald Hill Estates/Strategy for Redesign  
& Resubmission

8:30 Maplebrook Development - Resubmission of Site Plans  
So. Maple & Mechanic Sts.

\*\*\*\*\* (SEE BELOW)

9:15 Discussion of Preliminary Plan "The Woodlands"  
Developer/Owner: Leo Mayewski - Pentad Realty  
14.83± acres on Maple St. 800 ± ft. from High St.

Bills/Correspondence

\*\*\*\*\* Dave MacCreadie of Davna Corp. may be in with revised site plans  
and 81-P Plan for Bellwood Condominiums if the engineers are prepared.



# BELLINGHAM PLANNING BOARD

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AGENDA 6/25/87

Billiegene Lavalley absent for this  
meeting due to scheduled vacation

Sign Birch Tree Estates - Definitive Plan

Preliminary Submission: Country Club Estates

Hillside Estates- Problem with drainage as built - requires new plan  
for consistency

8:35 Public Hearing Shellendy Estates 5 lots on Pulaski Blvd.  
at the Franklin Line

81-P Fred Sullivan - Pine Street, Bellingham

Crestview Commons Review of Plans to be scheduled

81-P Blackstone Valley Partners - Palmer Property, Bellingham-Woonsocket  
town line

8:45 Public Hearing Nuissl Estates - 2 lots - between Lake St.,  
So. Maple St. and Prospect St., Franklin.

9:46 Public Hearing Lakewood Development Definitive Plan  
68 acres for condo/duplex combination off Lake Street

10:00 Public Hearing Lakewood Development -Special Permit  
Water Resource District

10:27 Public Hearing West Pine Village Special Permit  
Condo Development off Pine Street

11:35 Public Hearing "Oak Crest" 6 lots off Shirley Rd.  
Letourneau property

Preliminary Plan Discussion: Woodlands Leo Mayewski



## BELLINGHAM PLANNING BOARD

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### Agenda July 23, 1987

General Business 7:30 to 8:00

#### 81-P Plan Submissions:

Walter Darling Esq., P.O. Box 129, Norfolk, MA

Applicants: Alfred Broderick & Deborah Broderick

Location: Bertine Street (Silver Lake for Land Court Filing)

#### Steven Frechette

Location: Off Center St. acquired a strip of land to add to existing parcel

Surveyor: SEA, 73 South St., Wrentham, MA

Charles F. Cleves, Monique Dr., Bellingham, MA

Release of Covenants on his Lot in Wethersfield II in order to complete property transaction.

Jim Reger, P.E. - Millis Engineering Assoc.

RE: Empire Circle - Questioning Board as to whether the subdivision can be moderately revised without having to go through Definitive Review.

Atty. Greenwald had found no Covenants recorded with this subdivision and thought there should be prior to development to protect the town.

Brent Heinzer of Hillarie Construction

Introduction to small commercial plaza on Hartford Avenue near the intersection with No. Main.

Few questions on Site Plan Review Process and schedule an appointment for same.

John Morrissey from Consolidated Coatings

Brief review of revision to Site Plan at Park 140. Building has been reduced same location - may affect the parking.

8:00 David Dankens National Development Assoc. Informal intro to the Commercial Center including "Stallbrook Marketplace"

8:30 Continued Public Hearing Brook Estates

9:00 Lakewood Development - continued public hearing re: Water Resource Dist.

9:30 Lakewood Development - continued public hearing re: Townhouse development

10:00 Preliminary Plan Discussion - Blackstone Valley Partners  
Golf Course Subdivision, Paine St. Bellingham, MA

10:30 Continued Public Hearing Definitive Plan - Shellendy Estates  
located at the Bellingham/Franklin town line abutting Locust St.

Vote Due on West Pine Village - Public Hearing Closed

Discuss Cranberry Meadows with Consultant

Decision due on the Wong rezoning - public hearing is closed (Somerville Lumber)

Bills and Correspondence



# **BELLINGHAM PLANNING BOARD**

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AGENDA - 8/6/87

8:00 P.M. Continued Public Hearing - Lakewood Development

8:30 Continued Public Hearing - Shellendy Estates

9:15 Site Plan Review - Crestview commons

General Board Business:

Discussion/Set Dates for By-Law Amendment Hearings

Lot Release - So. Main St. (Old Ferigno Covenants)



## BELLINGHAM PLANNING BOARD

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AGENDA \_ - August 13, 1987

7:30 - 8:15

General Business - Bills & Correspondence

Road Bonding

81-P Plan Submission

Definitive & Preliminary Submission

8:15 Nuissl Estates - Continued Public Hearing Definitive Plan

8:45 - Oak Crest - Continued Public Hearing - Defintive Plan

9:15 - Stony Ridge - Continued Public Hearing - Special Permit - Townhouses

10:00 - Preliminary plan "Country Club Estates"

Golf Course - Blackstone Valley Partners



# BELLINGHAM PLANNING BOARD

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AGENDA 9/21/87

## Special Meeting

Special Permit Decision Signed - Lakewood Water Resource Permit

Letter of Complaint "cutting trees" Farm St. by Tom Palli

Special Permit Decision Signed - Lakewood Townhouses

Special Permit Decision - Stony Ridge Village Condominiums

Lakewood Definitive Plan Decision



## BELLINGHAM PLANNING BOARD

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### AGENDA - August 27, 1987

- 8:00 Site Plan Review "Crestview Commons"
- 8:30 Con't Public Hearing "Cranberry Meadows" (Definitive Plan)
- 9:00 Public Hearing - Special Permit for Cluster Development  
"Bald Hill Estates" - Bellingham/Franklin Town Line  
Pulaski Boulevard.
- 9:30 "Spring Hill Estates" - Preliminary Plan Discussion  
Dalpe Bros. property located on Wrentham Road
- 10:00 "Lakewood Development" - Continued Public Hearing  
Water Resource District - Special Permit
- 10:30 Discussion - N.E. Country Club Estates  
Preliminary Plan with Consultant, P. Herr  
Blackstone Valley Partners (Paine St. to Wrentham Town Line)
- 11:00 Lot releases/correspondence and bills



## BELLINGHAM PLANNING BOARD

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### AGENDA - MEETING 9/10/87

7:30 General Business

8:00 Shellendy Estates - Continued Public Hearing  
Definitive Subdivision Plan

8:30 Beaver Brook Gardens - Public Hearing  
Definitive Subdivision Plan

9:00 Special Permit Public Hearing  
9:15 Reduced Parking - Lot #3 & 4 (Maplebrook Commercial Park) ✓

10:00 Continued Public Hearing - Water Resource District  
Lakewood Development

#### 81-P Plans Scheduled:

Applicant: Burr Family, Railroad St., Bellingham  
Location: Railroad Street Bellingham  
Surveyor: SEA, Inc. Wrentham, MA 02093

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Onallam Realty Trust, Millis, MA  
Sylvie Michelutti  
Location: Recently Rezoned Parcel on Farm St.  
One Lot - 34.55± acres  
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10:30  
Scheduled: Review of Mini-Warehouse Site/Onallam Realty Trust  
Farm St., Bellingham, MA. (In response to Building Inspector's Complaint)  
(If paperwork is in order, this S.P.R. will be handled during general business)

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*Oak Creek - Planning*  
Road Bonding - Bucky Drive (Ken Lane & Tom Cordell) --- General Business



## BELLINGHAM PLANNING BOARD

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AGENDA 9/17/87 9/17/87

QDC - Site Plan Review

Miniwarehouses - Site Plan Review  
Omallam Realty Trust

8:00 Preliminary Discussion "N.E. Country Club Estates"

9:00 Lot #3 / Maplebrook Development  
special permit - reduce parking

9:15 Lot #4/ Maplebrook Development  
special permit - reduce parking

9:30 Continued Public Hearing  
LAKEWOOD WATER RESOURCE SP. PERMIT

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Road Bondings

Bellstone Drive

Bucky Drive



## BELLINGHAM PLANNING BOARD

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TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

### AGENDA 9/24/87

- 8:00 Continued Public Hearing on Bellwood Estates  
(Plan to be withdrawn w/o prejudice)
- 8:00 Definitive Plan Shellendy Estates  
Continued Public Hearing
- 8:15 Definitive Plan "Woodcrest Estates"  
Continued Public Hearing
- 9:00 Definitive Plan "Lakeview Estates"  
Continued Public Hearing
- 9:15 Definitive Plan "Bald Hill Estates"  
Continued Public Hearing

Work into schedule somehow

approx. 9:10 "Mini-Warehouses"

N.E. Country Club with letters of verification on status of Bound Road  
(Locust St.)

Submissions: Special Permit Reduction of Parking  
Sommerville Lumber

Special Permit-Water Resource District for  
construction of Sewer Treatment Plant - Maplebrook



## BELLINGHAM PLANNING BOARD

P.O. BOX 43

TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019

### AGENDA

OCTOBER 8, 1987

General Business  
7:30 to 8:30

81-P Plan (Form A) Applicant: Carlo Molinari  
one (1) lot located on the North Side of North St. at the Mendon town line  
presented by Guerriere & Halnon, Inc. Franklin, MA

8:30 Continued public hearing "Shellendy Estates"  
five (5) lot definitive plan located on Pulaski Boulevard abutting Locust St.

9:15 Site Plan Review  
Onallam Realty Trust, Farm St. (Mini-warehouses)

?? Possibly site plan review for Q.D.C.-Hartford Ave.  
Hillarie Construction Co.



## BELLINGHAM PLANNING BOARD

P.O. BOX 43

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### AGENDA - MEETING 10/15/87

- |            |  |
|------------|--|
| 7:30 -8:00 | General Business   |
| 8:00       | Site Plan Review<br>Q.D.C. Building 167 Hartford Ave.<br>Norman Hill - Hillarie Construction Co.   |
| 8:30       | Public Hearing "The Woodlands"<br>Definitive subdivision Plan<br>Developer "Pentad Realty Trust"<br>Leo Mayewski, Trustee<br>Location: Maple Street near High Street |
| 9:30       | Public Hearing - Definitive Subdivision Plan<br>"Herthel Estates" - 5 lots off High St., located<br>near North Main St. and Third Street                             |
| 10:00      | Site Plan Review - Somerville Lumber Co.<br>On Maple Street.   |



## **BELLINGHAM PLANNING BOARD**

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**TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019**

**AGENDA 10/22/87**

- 8:00 Woodlands "continued public hearing"
- 8:15 Beaver Brook Gardens - continued public hearing on Definitive Plan
- 8:30 Woodcrest - continued public hearing on Definitive Plan
- 9:15 Shellendy Estates - Continued public hearing
- 9:45 Preliminary Plan Discussion - Onallam Realty Trust (3) lots  
Farm St. - "Fox Run Subdivision" for purposes of townhouse development
- 10:00 Somerville Lumber - continued site plan review discussion with Consultant



## BELLINGHAM PLANNING BOARD

P.O. BOX 43

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### AGENDA - NOVEMBER 12, 1987

- 8:00 Site Plan Review - William Way  
Currie Construction Company
- 8:30 Public Hearing - Special Permit-Sommerville Lumber  
Reduced Parking
- 8:35 Public Hearing - Special Permit - Sommerville Lumber  
Water Resource District and Storage of hazardous Waste
- 9:15 Public Hearing - Special Permit  
Celtic Construction-Sewage Treatment Facility at Maplebrook
- 10:00 Continued Public hearing - Lawrence & Pauline Herthel  
"Herthel Estates" Definitive Subdivision Plan

General Correspondence/Bills



## **BELLINGHAM PLANNING BOARD**

**P.O. BOX 43**

**TOWN HALL, BELLINGHAM, MASSACHUSETTS 02019**

### **AGENDA - NOVEMBER 17, 1987**

- 7:45 Continuation of Site Plan Review - Lot #3 William Way  
Currie Construction Co. - Andrews Engineering and Survey
- 8:00 Continued Public Hearing - Beaver Brook Gardens(Definitive Plan)
- 9:00 Continued Public Hearing - Shellendy Estates (Definitive Plan)
- 9:20 Discussion of Preliminary Plan - Fox Run or Caryville Court  
Onallam Realty Trust (off Farm St.) for construction of Condominiums
- 10:00 Continued Public Hearing - Special Permit - Sommerville Lumber  
30% impervious in Water Resource District/Storage of Hazardous  
Materials

Decision due on Lots 3 and 4 - Maplebrook Park - Reduced Parking

Bills & Correspondence



# **BELLINGHAM PLANNING BOARD**

**P.O. BOX 43**

**BELLINGHAM, MASSACHUSETTS 02019**

**SPECIAL MEETING 11/25/87**

## **AGENDA**

7:30 Review language on decisions -  
"Shellendy Estates" and "Beaver Brook Gardens"

7:45 Bills and Correspondence

Adjournment



## BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

### REVISED AGENDA - 12/10/87

7:30 General business

Scheduled:

Reduction in Road Bond - "Birch Tree Estates"

Signing Definitive Plan, Presentation of Covenants &  
Road Bonding - "The Woodlands"

Submission - Preliminary "Thayer Park" - Owner/Developer:  
Robert Savioia (formerly the Hilda Thayer property -house  
& garage)

Other submissions - 81-P Plans, etc.  
Beaver Brook Gardens - Submission of Revised Plan

8:00 continued Public Hearing - "Sp. Permit - Sewage Treatment Plan"  
maplebrook Condominiums

8:15 Herthel Estates - Public Hearing "Water Resource District"

8:45 Herthel Estates - Continued public hearing "Defintive Plan"

Decisions Due: Special Permit Reduce Parking  
Celtic Lots 3 & 4 Maplebrook Commercial Park

Bills/Correspondence

Preliminary Budget Discussion



# BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

## AGENDA - 12/17/87

### 7:30 General Business

Submissions, Road Bondings/Reductions

81-P Plans

Public Hearings Zoning Bylaw Amendments proposed by Planning Board

8:00 Consider an Outdoor Commercial Recreation amendment;

8:15 Subdivision Timing Rules/Regs Amendment;

8:25 Wetlands Delineation & Identification;

9:00 Lot Area Definition;

9:10 Townhouse area amendment;

9:20 Target Housing

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8:30 Preliminary Plan Discussion - Thayer Commercial Park  
land formerly owned by Robert & Jeanne Kempton to be developed  
by new owner, Thayer Park Realty Trust, Robert Savioia

Bills Correspondence Adjournment