



BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

MINUTES - 8/25/88

Chairman Edward Moore called the meeting to order at 7:30 p.m.

81P - Beechwood Estates

Terry Maher of Onnallam Realty presented a road bond in the amount of \$33,598.00, letter of credit #8858 by Home National Bank of Milford along with a request to approve an 81P plan to redesign some street lots in Beechwood Estates.

Lots numbers 17A, 18A, and 19A. It was moved by Glenn Gerrior and seconded to sign the plans and present them to town council for approval.

The motion was accepted by a unanimous vote. The planning board also voted to continue with the plan on 9/8/88 in order to wait for a new letter of credit with an extension of the deadline to one year after completion of the work.

New England Country Club - Cont'd Public Hearing

Developers presented modifications of their plans in order to address concerns voiced by the Planning Board regarding roadways and grading. The plan changed the number of houses to be built on the 340 acre site from 279 to 238 homes, changing the density from 1 home per acre to 1 home per 1.4 acres.

The planning board was also concerned about an access which would open onto Locust Street. This access was eliminated and a new access through Springhill Estates was proposed.

Consultant Phillip Herr requested that more details be provided regarding the collector road within the development. He also stated that he felt that the revisions presented responded to issues previously raised by the planning board.

A continuation of the hearing to 9/22/88 at 8 p.m. was unanimously voted by the board.



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Stoney Ridge Village - Public Hearing

The planning board opened a public hearing regarding Stoney Ridge Village on Hartford Avenue.

James Miller of Two Acre Trust presented the plans and modifications which would eliminate 1000 feet of roadway to access 2 cluster at the back end of the site, moving closer to the front, and reducing the number of cluster from 5 to 3.

A water loop is required in order to obtain a special permit requested by the developers.

It was moved and seconded to closed the hearing.

It was moved, seconded and unanimously voted to approve the modifications with all the special conditions which were attached to the original permit.

Nuissl Estates - Public Hearing

The planning board opened a public hearing regarding Nuissl Estates.

The planning board read letters from the fire department and the board of health.

The fire department expressed concerns re: no access through Bellingham and the absense of water mains.

The board of health has not reviewed for comment.

Other concerns were: safety factor of curve of access road, whether actual addresses would be in Bellingham or Franklin.

It was moved and unanimously approved to continue the public hearing to 9/8/88 at 10:30 p.m. in order to await information regarding these concerns.

Pine Meadow Homes - Public Hearing

The planning board oopened a public hearing regarding Pine Meadow Homes.

Concerns: Drainage down Pine Street, question of ownership regarding a small pond.

The planning board unanimously approved a continuation to 10/13/88 at 8pm in order to address concerns and await comments from the conservation committee.

The board also requested that an independent engineer be consulted.



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Brook Estates - Cont'd Site Plan Review

Concerns: Drainage on pond, placement of handicap spaces, pedestrian system and bi-level entry to units.

Received letter from Fire Chief recommending that water lines be installed during Phase 1.

The site plan was approved unanimously approved with the requirement that a special permit be required for each phase. Only Phase I was approved at this time, which will be sent to the Building inspector.

①

8-25-88

~~held~~
~~SP permit public hrg~~

8. N.E. Acres

Cont'd to 9-8-88 10PM
motion was ~~was~~ made & seconded
to cont'd to ~~ore~~ ~~port~~ site plan review
unan vote to cont.

8³⁰ ~~EEEE~~ -

Onallom 81P Plan - Beechwood Rd

Terry Maher - Onallom #85
Ed Ball 33,588⁰⁰ ^{15% inflation rate} Bond - by Home Nat'l Bank
& related paper work Beechwood Estates
w/ dept - advises P.B. to accept bond
ngwy Dept

Will have to obtain letter of credit.

probs: ^{E. Moore} Reg. letter extended 1 yr
past time allowed for const.

P.B. will then present to T. Courne
cont'd to 9/8/88

81P - Beechwood for 3 lots ^{not made & signed} Oct 17, 18, 19 87P
17A 18A 19A Reason ^{presented} ~~but~~
- case sit w/ systems.

8-25. (2)

presented paper work & need
signed plans

Stony Ridge - P. Proj.

N.E.C.C. - use cont'd on subdivision
of N.E.C.C. -

Charles Sokoloff

Questions

Who

Answer

modification -

Responding - concerns fly cons. comm
reduced by 38

presented major chgs in Roadways
prop. revisions for definitive plans

presented revisions in R. Plans
& one Access rte.

mod from 279 to 238 or 340
acres $1^{\text{unit}} = 1.4$ acres

orig 1 unit per acre.

negot - between CC & La Plante for
sm piece of land. - (La Plante - still
review.

addressed conc: 2nd ent of Locust
St.

8-25-3

2nd

to Springhill Est. -

Bd just site distance requirements

Springhill exit has better usability

~~EM~~ ~~Clair~~

Sp Hill will grant easement to
DECC

asking not to be req. to imp
Locust St due to chg in 2nd
access.

~~E.M. Brought up ques to of~~
~~Owner ship of~~

Eng recd. Collector St to add
12% grade conc P.B.

Waiver requested:

1. width 29' Coll

26' minor st

24' lanes

~~all requests except~~

See
List

1 sidewalk 5' wide on

1 side of st.

drg

8-25 (4)

~~8-25 (4)~~

~~P. Herr - Guest sm parcel~~
Concerns:

Ownership of sm parcel of land
drainage

more details collector Rd.
Locust

P. Herr - feels revisions resp to
issues Rsd by P.B. Clodier

independent eng w/ be reviewing
prior to approval

Dige problems on Wrentham Rd.

W. Rd site plan - westerly side ^{regd} 527'
450' - def ^{easterly approach} 475' - 650'

~~One reason to claim with the~~
~~spigot~~

~~Easterly Approach~~

presented

Site distances on new
access

Extension form

825 (6)

NFCC Concerns

grading pkg
move to cont to Sept 22 ³⁰ 8 PM

Unam -

Extension ~~start~~ to accept
Feb 28, 1989

Unam. Voted

Stoney Ridge Village on Hartford Ave
Applied Sp perm

James Miller representing
Two Acre Trust

seek mod sp premit issued
by P.B. on Se 9-17, 1987 -

23 acres w/ front on Hartford Ave
Orig plan attached (49).
mod to -49 + 8 same

water loop upgraded

6 units pre-affordable Hsg

Pkg 143 cars retains

46 in garages

entry drive same as approved

Setbacks upheld

modifications

delete 1000' ft rd to access

2 clusters orig at end of Prop

8-25(7)

Reduced 5 Clusters to 3
Clusters

Elim - D+E

A 9 to 12

B 13 " 24

C - 11 " 21

Submitted submitted 6 copies of
Corrected plan
architect mod to create in exist
ence - from turnhse to indian units
Bldg footprints increase marginally
incr open spaces 64 - 78%
8 acres to less than 3 acres surface
rdway & parking

by Waterloo is cond of Sp permit -
~~M. Rizzo~~

~~CMO~~

it was mnd & see to close phy
unanimous to close phy

moved to appr mod of S.R Village
w/all sp concl that were attached to orig
permit

8.25 (8)

ATTY

Bruce Lord - Weiss Est^{on} S Maple
~~to~~ ~~→~~ ~~land~~

2 lot subdivision -

lot in franklin - to prove
turning radius (~~adjusted~~)
all pre concerns were addressed
intended for 3/4 acre farm

Bd concerned about usability
on S Maple St

Hkr concerned about drg.

& runoff to W.W.

- Rd coming out at that intersection
exist has been hit several times

citing numerous accidents
on that curve

2 letter

from FD - 8-16-88 - 2 concerns

NO access thru BHam

emerg veh

NO water mains

from B of Health - 8-16-88 - was

not reviewed comment

(per
sect
454)

- Bd artic commenting within

45 days

- concern - frontage in other town

- denied yr ago -

825. (9)

due to issues & need to
provide doc. that they can
put in wells

Concerns - safety on curve

agricult. zoning wld allow
only sgl family homes

wld address to B. Horn? Franklin?
asking for no sidewalks

P. Kerr

small strip of land w regit away

10³⁰ pm
moved to Cont 9-8-88 for
to await info re: concerns
unan app.

Pine Meadow Homes
P. Kerr - def go Subdiv on
Pine St in

1st time sp permit

2nd prelim plan -

- suggest was make a
now nice 8 lot subdiv
~~have~~ 8 lots

8-25 (10)

Concerns:

Drainage down pine St

- comment of Cons. Committee
see for applic to file notice of
intent for utility const
request for ~~state~~ determination
~~state~~ application to be filed
for lot 5+6

Absence of sm pond bordering
lot 8 & determination to its
import of in relat to plan
ltr B of Health 8-22-88

- not commenting yet
E.M. - ^{quest} lot 1 - shape of law for
odd shape lots in effect?

Question of ownership of pond at City
Arge concerns - thru catch basins
& into wetlands.

need set for ^{Engineering} Consultant
- developer will pay engineer
Contol p. hrg to

Awaiting comments from Cons. Comm's
pond is part of not part of
this subdiv. but will have to
be consid.

prelim before or after zoning on
odd shape lot.

Contol 10-13-88 8PM

825 (12)

Bi = level entry?

- 2 volms only

chgs needed

Handicap units (2)

Phase I -

Site plan as whole -

Sp perm req each phase
be presented.

parking handicapped too far away
to send ltr of recommend for
Site plan he sent Bldg Insp -
- only phase I is auth!

8-25-11

Contd site plan Review
Brook Estates
concerning ^{new} drainage on pond (calculations
elevation of pond
redesigned pond.

provided new plans
Chgd tree line
added shrubbery & parking spaces
added Hydrant w/er req of
fire chief.

Ltr Fire Chief - recommend water
lines be installed during
phase I - (waterloop)

Bd concern - no guar that 142
be built due to market
E.M. should hear from water dept.
waterloop was cond. of sp. permit.

P. Herr - concerned Plcmt of Hemicap
spaces

pedestrian system
assigned pte.

17 units 1st phase - condos
phase 1, w/o waterloop ac
to sp permit