



# BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

## AGENDA MEETING JANUARY 14, 1988

- 7:30 General Business  
81-P Plans, Submissions, Signing Shellendy Estates (acceptance of Covenants)
- 8:00 Continuation of Both Special Permit and Definitive Plan  
Herthel Estates from December 17, 1987.
- 8:00 Public Hearing "Northeast Acres" Definitive Subdivision  
Commercial Development 7 lots off Route 140 at former  
Desjarlais location.
- 8:30 Discussion on Preliminary Plan "Thayer Park" mixed  
commercial/residential development abutting Northeast Acres
- 9:00 Maple North Park - Commercial Development Preliminary Discussion  
location: maple St. near Ma Glockner's  
Developer - Robert Barletta
- 9:30 Onallam Realty - Beechwood Estates  
RE: waivers not requested at the approval of plan

Bills/Correspondence/ Signing of minutes



# **BELLINGHAM PLANNING BOARD**

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AGENDA 1/21/88

81-P Campano Property - Elbow Street

81-P Consigli Property - between Mellen and Grove Streets



# BELLINGHAM PLANNING BOARD

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## AGENDA - JANUARY 28, 1988

- 7:30 General business
- 8:00 Lakeview Estates (continued Public hearing)  
Hood/Buscone Parcel abutting "Shores at Silver Lake"  
69± acre parcel (Access being sought through school department  
land from Blackstone Street)
- 8:30 Continued Preliminary Plan Discussion  
Maple Park North (near Ma Glockners)  
Commercial Subdivision
- 9:00 continued public hearing "Celtic Sewage Treatment Plant"  
Special Permit Application  
for Maplebrook Condominiums
- 9:45 Mr. Craker from Gale Associates, Weymouth MA  
Preliminary Site Plan Discussion for new South District School
- 10:15 Continued Public Hearing on Definitive Plan  
Herthel Estates - located off High St.& also Fourth Ave.

Correspondence, etc.



# BELLINGHAM PLANNING BOARD

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AGENDA 2/11/88

8:00 Continued public hearing on Northeast Acres

Preliminary Plan Submission: Pine Village 12 lots  
Applicant: Fred Sullivan & Son

Site Plan REview: DA-Lin David Road - commercial buildings

Fox Run Road - REsidents complaints

Preliminary Plan Update: Thayer Park

Public Hearing "Bald Hill Estates" Cluster Defintive Plan  
Applicants: Dalpe & Rhodes Silver Lake Realty

Preliminary Plan Discussion "Pine Crest Estates"  
Applicant: Bozek from Florida

Site Plan REview - South District School



## BELLINGHAM PLANNING BOARD

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### AGENDA 2/25/88

- 7:30 General Business
- 7:45 Continued Public Hearing - Bald Hill Estates
- 8:00 Public Hearing - Definitive Subdivision Plan  
Silver Heights (adjacent to Scott Hill Acres  
from So. Center St., Florance St., Dorothy Ave.  
Brion Road.
- 9:30 Continued Public Hearing - Special Permit  
Water Resource District/Celtic & Milford Savings Bank  
at Maplebrook Condominiums off South Maple St.
- 10:00 Public Hearing - Special Permit for 49 Townhouses  
Brook Estates Condominiums  
located between Saddlebackhill Road & Brook St.
- 10:30 Public Hearing on Amended Plan "Beaver Brook Gardens"

Bills/Correspondence



## BELLINGHAM PLANNING BOARD

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### AGENDA 3/3/88

7:45 Dennis Letourneau, 14 Old Elm St. (former Borowski property)

8:00 Lot Shape Control-Proposed Amendment

8:15 Outdoor Commercial Recreation-Proposed Amendment

8:30 Environmental Controls-Proposed Amendment

8:45 Water Resource Refinements - Proposed Amendment

9:15 Continued public hearing Northeast Acres/Definitive Plan

Site Plan Review (continued) South District Elementary School  
Loren Craker/Gale Associates - Weymouth, MA

10:00 Access Road from Blackstone Street (school property)  
discussion with Jim Roberti, Esq and representatives  
from the proposed development firms.

#### General Business:

Thayer Park - Recommendation on the Preliminary Plan Due -  
Revised plan expected

Bald Hill Estates - Decision still outstanding (under advisement)



# **BELLINGHAM PLANNING BOARD**

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**AGENDA MARCH 10, 1988**

**7:30 General Business  
Submissions**

**7:45 REview of revised So. District Elementary School  
Site Plan**

**8:00 Site Plan Review (preliminary)  
Proposed Town Library**

**8:45 Fox Run Road Residents**

**9:00 Empire Circle - Jim Reger East Coast Engineering**

**9:45 Preliminary Discussion - Pine Village Sullivan Realty Trust**

**10:00 Celtic Affordable Comprehensive Permit  
overview (Lakewood Development off Lake St.)**

## **Additions:**

**81-P William Way**

**David Road - check on D-1 Approval and Bond dates;**

**Decision due - N.E.Acres**

**Signing of Bald Hill D-1 Cluster Development**

**Review of Preliminary Denial Thayer Park/Judy Lane Extension**



# BELLINGHAM PLANNING BOARD

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## AGENDA - SPECIAL MEETING 3/21/88

7:30 General Business

8:00 Public hearing on Town Meeting Article  
Scenic Road Petition -- Farm & Maple Sts.  
ARTICLE NOT INITIATED BY PLANNING BOARD

ADJOURNMENT





# BELLINGHAM PLANNING BOARD

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## AGENDA 3/24/88

- 7:30 General Business/  
Site Plan Review for Phase II of Part I Chrystal Spgs. Condominiums  
Release of Bond on Crystal Springs/Phases I & possibly II  
based on letters in file from Gerry Daigle  
Submissions from the floor (preliminary, definitive, sp. permit and  
81-P Plans)
- 8:00 site Plan Review - Bellingham Public Library
- 8:30 Informal Discussion  
with Sylvie Michelutti/Spindlewood off Farm St.  
Developers: Wyn Co. Chapter 774 Condominium HOusing
- 9:00 Continued Public Hearing  
"Silver Heights" - 4 lots Definitive Plan - completing the old  
Scott Hill Acres Subdivision - location - So. Center, Brion and  
Dorothy and Florance Sts.  
Developer/Owner: Abram Rosenfeld - Hopedale, MA
- 9:45 INFORMAL DISCUSSION  
Possible condominium project - Maple St.  
22.5± acres - Edmond LaPointe from Wrentham, MA  
**THIS IS NOT A PUBLIC HEARING - will be limited to 15 - 20 minutes  
of discussion.**
- 10:00 Continued Public Hearing - Celtic Co. & MSB (corporation)  
Water Resource Special Permit - based on the bylaw water resource  
district criteria - for the purposes of constructing  
a sewage treatment plant.
- General business between Planning Baord and their Consultant, Philip B. Herr.



# **BELLINGHAM PLANNING BOARD**

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## **AGENDA**

**APRIL 7, 1988**

7:30 General Business

8:00 Continued Public Hearing - Brook Estates Condominiums

8:30 Site Plan Review - Fire Police Station

9:00 Discussion with the proponents of the Cogeneration Preliminary  
subdivision - Northeast Energy Associates

10:00 discussion with Edmond Lapointe of Wrentham  
Feasibility of 49 condos on Maple Street

General business



# **BELLINGHAM PLANNING BOARD**

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## **AGENDA 4/14/88**

8:00 Continued Public Hearing - "Brook Estates"

9:00 Cogeneration Subdivision - Preliminary Plan Discussion

9:30 Discussion - Riverview Phases I,II,III (preliminary plan)

General Business/Bills/Correspondence



# BELLINGHAM PLANNING BOARD

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## AGENDA 4/28/88

7:30 General business

Signing of Definitive "Northeast Acres"

8:30 Lakeview Estates - 2 lot Definitive Plan  
Continued Public Hearing

9:30 N.E. Country Club - Definitive Public Hearing

10:30 Discussion of preliminary Plans with Phil Herr  
Riverview Industrial Park

### General Business:

Possible Discussion/ Empire Circle

Setback from Brookside Drive & Bellwood condos

Discuss Brook Estates Condo Decision with Phil Herr

Decision regarding "Silver Heights" definitive plan

Decision preliminary plan "Pine Street" (Sullivan)



# BELLINGHAM PLANNING BOARD

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AGENDA - May 12, 1988

Executive Session: Cibley Matter and Shores at Silver Lake

81-P Dalpe/Rhodes property between Scott and So. Main Sts.  
former Waldo Cook property

81-P Applicant: Onallam Realty Trust  
Location: 3 lots Industrial on Farm St.

Definitive Plan Submission

Applicant: Skip Savoia

Location: Judy Lane/Thayer Park between Mendon St. and Judy Lane

Crestview Commons Discussion about Failed/Breached Detention Facility  
and the condo's off Chestnut Street abutting Pheasant Hill Estates

Discussion of Report needed for Spindlewood Chapter 774



# **BELLINGHAM PLANNING BOARD**

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## **AGENDA MAY 19, 1988**

### **7:30 General Business**

81-P (Form A) plans  
Definitive, Preliminary & Special Permit Filings

**8:00** Public Hearing Special Permit Application  
Backlot Subdivision - Brad & Leslie Letourneau  
Shirley Road.

**9:00** Discussion on Empire Circle  
Jim Reger/East Coast Engineering

a completion of the old Country Club Estates II subdivision  
in the vicinity of Rome Avenue and Benelli Streets.



# BELLINGHAM PLANNING BOARD

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## AGENDA 5/26/88

- 7:30 General Business
- 8:00 Executive Session with Lee G. Ambler, Esq.  
Howard A. Fafard vs. Town of Bellingham  
Shores at Silver Lake
- 8:30 Continued Public Hearing Definitive Plan  
"New England Country Club"
- 9:30 Site Plan Review - Sommerville Lumber  
Progressive update.

General Business



# BELLINGHAM PLANNING BOARD

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AGENDA JUNE 9, 1988

**7:30-8:00**

## **General Business**

Beaver Brook Gardens - Road Bonding/Lot Release

Rolling Hills/David Rd. Reduction in Bond

Signing of Celtic/Maplebrook Sp. Permit "Sewage Treatment Plant"

Signing of T.Goguen, Esq. Special Permit  
"Brook Estates Condominiums"

Sign the Definitive Plans "Silver Heights"

## **8:00 Continued Public Hearing**

Special Permit - Brad & Leslie Letourneau  
Backlot subdivision

8:30 Site Plan Review - ASDI - William Way  
Marty Barnes (Representative)

9:00 Continued Public Hearing  
New England Country Club - Definitive Plan

9:30 Discussion - Crestview Commons  
Detention/Retention Pond Problems

Bills & Correspondence





# BELLINGHAM PLANNING BOARD

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## AGENDA JUNE 9, 1988

- 8:00 Continued Public Hearing  
Special Permit Application - Brad & Leslie Letourneau
- 8:30 Site Plan Review  
ASDI- Marty Barnes (representative)  
William Way
- 9:00 Continued Public Hearing  
New England Country Club - Definitive Plan
- 9:30 Discussion - Crestview Commons  
Detention/Retention Pond Failure & Proposed Mitigations

GENERAL BUSINESS: Sign the Definitive Plans "Silver Heights"  
Road Bondings/Reductions  
Board to Sign Documents "Water Resource Permit" &  
"Brook Estates Condominiums Sp. Permit"

Bills/Correspondence



## BELLINGHAM PLANNING BOARD

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### AGENDA JUNE 23, 1988

- 7:30 General Business
- Atty. Wm. Sack - Bonding "Beaver Brook Gardens"  
Lot Releases
- 81-P Plan "Gift to Conservation Commission"  
Brook Estates Condominiums - by Davna Corporation
- 8:00 Public Hearing "Petition to Reconsider"  
Special Permit "Lakewood Condominiums" - which if voted affirmatively  
by the Board on June 23rd, would require a public hearing to review  
in depth the revised proposal at which time abutters notices  
will be sent out once again.
- 8:30 Public Hearing - Definitive Subdivision Plan  
Judy Lane Estates presented by Thayer Park Realty Trust  
Proposal 6 lots located between Mendon St. (Route 140) and Judy Lane.
- 9:00 A.S.D.I. - Site Plan Review  
Continued from June 9, 1988 - Located on William Way
- 9:30 New England Country Club Estates  
Continued Public Hearing on the Definitive Plan



## BELLINGHAM PLANNING BOARD

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AGENDA JULY 28, 1988

**7:30 General business**

81-P Plan Guerriere & Halnon

Road Bondings:

Beaver Brook Gardens  
Oak Knoll Estates  
Woodlands

7:45 ASDI - Site Plan Review (continued)  
Marty Barnes *LOT #9*  
William Way - site for Original Crispy Pizza

8:00 Continued public Hearing "Lakeview Estates"  
Definitive Plan

8:30 Judy Lane - continued public hearing  
Definitive Plan

9:00 Walden Group - Maplebrook Update under new ownership

9:30 Stony Ridge Village - Jim Miller  
Update - possible revisions

10:00 Brook Estates Condominiums - Davna Corp.  
Site Plan Review



## BELLINGHAM PLANNING BOARD

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### AGENDA AUGUST 4, 1988

- 7:30      **general business**      LAST MEETING COVERED BY  
Billiegene Lavallee. Refer to  
Brenda Crews for minutes occurring after  
Raymond Daniels - Applicant for Special Permit this date.  
Reduction in Parking  
Northeast Acres Commercial subdivision  
Forge Development Corp. - Application To Modify Special Permit  
Stony Ridge Village  
Modify Building Position on Site  
Set Public Hearing Dates for Pine Village Homes & Nuissl Estates  
providing that postage check is received by board.  
81-P Plans/Submission of Preliminary/Definitive Plans  
Road Bonding/Reductions, etc.
- 8:00      **Executive Session with Town Counsel**  
**for purposes of discussing Pending Litigation**
- 8:45      **Tri-Town Open Space Plan**  
**Pandora Carlucci/General Presentation**
- 9:00      **SITE PLAN REVIEW - "Brook Estates Condominiums"**  
Providing that drainage calculations and test/observation pits  
information has been provided and reviewed by P.Herr - Consultant  
  
Board bills, correspondence, etc.



## BELLINGHAM PLANNING BOARD

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AGENDA - 8/25/88

*See Brenda Creus  
for minutes*

7:30 General Business

Onallam Realty

81-P Plan - Redesign of some street lots in Beechwood Estates

Road Bonding - Beechwood Estates (paperwork received)

8:00 Northeast Acres - Public Hearing  
Parking Reduction on a Lot

8:30 N.E.C.C. - Continued public hearing

9:00 Stony Ridge Village - Public Hearing  
Modification of Special Permit

9:30 Nuissl Estates - Public Hearing  
Definitive Plan (2 lots Bellingham/1 Franklin)

9:45 Pine Meadow Homes - Public Hearing  
Definitive Plan

10:15 Site Plan Review - Brook Estates Condominiums

Discussion with Consultant concerning by-law amendments

Correspondence



## BELLINGHAM PLANNING BOARD

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### AGENDA - MEETING 9/8/88

*See Brenda Crease  
for minutes*

7:30 General Business

81-P Plan Submittals  
Road bondings

8:00 Site Plan Review  
Cedar Hill Associates - Atty. Mike Healey  
(previously reviewed by Celtic Co. as applicants  
located in Maplebrook

8:30 Site Plan Review  
ASDI (Lot #9 William Way)  
originally submitted as Original Crispy Pizza  
cold warehouse storage building  
needed approved testpits/observation pits for storm water runoff  
acceptance.

9:00 Public Hearing Under "Scenic Roads"  
Petitioner - the Town of Bellingham  
for installation of watermains on Farm and Maple Streets.

10:00 Special Permit ---- Continued public hearing Northeast Acres  
Request to reduce parking in commercial subdivision

10:30 Continued Public Hearing - Nuissal Estates - Definitive Plan

Bills/Correspondence (including 2 received on Farm St. one in July  
and one in August)



*minutes  
completed from  
tape by Valerie DeAngelis*

## BELLINGHAM PLANNING BOARD

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AGENDA 9/22/88

*See Brenda Crews  
for minutes*

- 7:30 General Business
- 8:30 N.E.C.C. - Continued Public hearing



*Minutes completed from  
tape by Valerie Sedgwick*

## BELLINGHAM PLANNING BOARD

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AGENDA - OCTOBER 13, 1988

7:30 to 8:00 General Business

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

Road Bondings/Reductions (call from the floor)

8:30 Nuissl Estates - Public Hearing

9:00 Pine Meadow - Site Plan Review  
Continued Public Hearing

9:00 Cogeneration Plant - Northeast Energy Associates  
Public Hearings

Bills, Correspondence, etc.





*Minute Completed from  
Tape by Valerie DeGels*

## BELLINGHAM PLANNING BOARD

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AGENDA - OCTOBER 27, 1988

7:30 to 8:00 General Business

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

Road Bondings/Reductions (call from the floor)

8:00 Lakeview Estates

8:30 Cedar Hill Associates  
Site Plan Review

9:00 New England Country Club  
Public Hearing Reopened

9:30 Staples Form Company, Williams Way  
Site Plan Review for Lot 12

10:00 Nuissl Estates  
Public Hearing Continued

Crestview Commons Update

Bills, Correspondence, etc.



*Minutes Completed from  
Tape by Valerie Doherty*

## BELLINGHAM PLANNING BOARD

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AGENDA - NOVEMBER 10, 1988

7:30 to 8:00 General Business

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

Road Bondings/Reductions (call from the floor)

8:00 Bellwood Condominiums Phase II  
Site Plan

8:30 Town Administrator Report to Planning Board Re: Mapping  
Cabinets

9:00 Midstate Electric Addition  
Site Plan

9:30 Stony Ridge, Hartford Avenue  
Site Plan Review

Bills, Correspondence, etc.



# BELLINGHAM PLANNING BOARD

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## AGENDA - DECEMBER 8, 1988

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

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

Road Bondings/Reductions (call from the floor)

8:00 Site Plan - Nason Building

8:30 Continued Public Hearing - Nuisel Estates.

9:00 Public Hearing - Northeast Energy Associates re: subdivision  
for cogeneration plant.

9:30 Continued Public Hearing - Northeast Energy Associates re: 30  
percent impervious conditions.

9:45 Continued Public Hearing - Northeast Energy Associates re:  
reduced parking.

Bills, Correspondence, etc.



## BELLINGHAM PLANNING BOARD

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AGENDA - DECEMBER 15, 1988

7:30 to 8:00 General Business

B1-P, Preliminary Plans, Definitive Plans, Special Permits  
Submissions (call from the floor)

Road Bondings/Reductions (call from the floor)

8:00 Calarese Discussion

8:30 New England Country Club Continued Public Hearing  
Preliminary discussion on Spring Hill Subdivision being used  
as an alternate means of access.

Bills, Correspondence, etc.



# BELLINGHAM PLANNING BOARD

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- 8:00 Continuation of Both Special Permit and Definitive Plan  
Herthel Estates from December 17, 1987.
- 8:00 Public Hearing "Northeast Acres" Definitive Subdivision  
Commercial Development 7 lots off Route 140 at former  
Desjarlais location.
- 8:30 Discussion on Preliminary Plan "Thayer Park" mixed  
commercial/residential development abutting Northeast Acres
- 9:00 Maple North Park - Commercial Development Preliminary Discussion  
location: maple St. near Ma Glockner's  
Developer - Robert Barletta
- 9:30 Onallam Realty - Beechwood Estates  
RE: waivers not requested at the approval of plan

Bills/Correspondence/ Signing of minutes