



# BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

EDWARD T. MOORE, CHAIRMAN  
GLENN E. GERRIOR, VICE CHAIRMAN  
EMILE W. NIEDZWIADK  
ANNE M. MORSE  
JOHN P. MURRAY

## MINUTES OF REGULAR MEETING

September 28, 1989

Meeting was called to order at 8:00 p.m. JM, AM and EN were present. Board's consultant, Philip B. Herr was also present.

JM acting as Chairman in EM's absence.

### SHELLENDY ESTATES DISCUSSION

Diane Renaud for Shellenady Estates explains they would like a meeting with the Board to discuss a change to the retention. They thought they would dig down to Locust Street with the original subdivision.

JM indicates it was all approved.

D. Renaud explains that an engineer told them they would have to dig all the way past Renault Street for the retention basin. He suggested they elevate and go right.

JM states this was a cooperative effort with the town.

AM thought there was a drainage problem and they had to repair drainage.

D. Renaud does not feel they should be solving the problem for Pulaski Blvd. They do not believe they are responsible.

AM would like to see the minutes regarding the approval. She believes they decided it would include solving the problem.

D. Renaud does not feel they should have to put in new pipes. They are taking one house out and adding 4. She lived there for years. There was never a water problem.

EN questions if they are across the street from Denault's.

D. Renaud responds they are past there.



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JM questions where it indicates they have to dig that far.

P. Herr states it is on the drawing.

AM asks if their engineer told them that when it was designed.

D. Renaud indicates he did not. They did not think they would have to go that far.

JM states they would need a public hearing to make that change. They would have to advertise, notify abutters and have a public hearing.

D. Renaud states they also wanted an extension since it was not approved in Franklin when it was approved in Bellingham.

AM questions if the extension is on the bond.

D. Renaud indicates it is.

JM states the approved plans were signed in 1988.

D. Renaud explains that the D-1 states they have to complete work within 24 months of November 1987.

JM states the plan was signed after the decision was approved. There is no problem with extending. They will open Pandora's box if they have a public hearing.

EN states the Board can grant an extension here.

P. Herr explains that an extension on a subdivision never came up before. If the Planning Board is comfortable with granting the extension, they should vote to grant it and send a letter saying that.

AM questions how long of an extension they are looking for.

D. Renaud states it is one year.

AM makes a motion to extend the Definitive Subdivision entitled Shellendy Estates to November 25, 1990. Clerk is instructed to send a letter granting the extension to the applicant. JM seconds motion. Vote of 3.

AM questions if the extension should be for one year from the date of this meeting.



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JM states they should do it from the date of approval in November 1989.

AM indicates that one year from date of approval would be November 25, 1990.

### RIVERVIEW PARK - PHASES 3 AND 4 CONTINUED PUBLIC HEARING

JM opens public hearing and explains there is no quorum for this hearing. There are only three members present and one of them can not sit. He reads letter from Bruce Lord, Esquire requesting an extension for Riverview Park, Phases 3 and 4 to November 15, 1989.

B. Lord explains the reason for the extension is because there are a limited number of members. AM can not sit. Therefore, the Board does not have a quorum.

EN makes a motion to continue the public hearing to October 26, 1989 at 8:30 p.m. and to grant the extension to November 15, 1989. AM seconds the motion. Vote of 3.

JM questions if the applicant changed the plans for Shoppes at City Lights. He heard it was going to be enclosed with a big dome.

B. Lord indicates he is not aware of any change like that.

P. Herr explains the Riverview project was discussed in the Charles River Watershed Association's monthly publication. It indicated this project would be a vital test case regarding the integrity of the Core of Engineers for the national valley storage system. He will try to remember the article next time.

JM explains the continuance for Riverview Park, Phases 3 and 4 to October 26, 1989 at 8:30 p.m. to the audience.

P. Herr put together a letter from the Planning Board to the other town boards transmitting the proposed Subdivision Regulations which have been revised since the last version.

EN questions if it should also be sent to the Zoning Board of Appeals.

P. Herr does not feel they have a role.

JM states the definitions are in the beginning. The definitions for the Zoning Bylaw book are in the back.



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P. Herr might decide to put it in the back. He is leaving copies to be distributed to all the Board's listed on the cover letter.

JM questions if there are any changes with respect to waivers.

P. Herr indicates they can do that.

P. Herr called EM regarding the Associate Member Article for the Planning Board. He sent a copy to EM and Town Counsel. The gist of it is that the state law changed to allow for an associate member of the Planning Board because special permits require a 4 member vote. It is a brand new law which will not be effective until October 1989. The only question pertains to the manner in which the associate member is elected and the term. The associate member will be appointed by a joint vote of the Board of Selectmen and Planning Board, the same way that vacancies are filled.

JM questions why it would not be filled by election.

P. Herr questions who would run for associate member.

AM questions if there would be a stipend or benefits and if the associate member would be required to come to all meetings.

P. Herr states they would not receive a stipend or benefits. It would be up to the associate member if they wanted to come to all the meetings.

EN questions to length of term.

P. Herr indicates that 3 years were suggested. He believes an associate member would want to become a member.

AM questions if they could run for member with an empty seat.

P. Herr states they could.

AM believes the associate member would have to attend most meetings to keep up to date.

P. Herr states the statute seems to say that the associate member's only role will be with special permits. It does not refer to a conflict under a subdivision. It is not real specific. The associate member should be invited to come to all the meetings and sit with the members in order to stay current. He can not vote unless the Chairman



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designates just for special permits. However, he would be able to ask questions just like any members.

EN questions if the associate member would fill in if there were a vacancy on the Board.

P. Herr responds if there is a vacancy, the associate can act in the interim until the Selectmen and Planning Board fill it. This is relatively rare. He is thinking about the absent member or a member with a conflict.

EN states it is still restricted to a special permit.

P. Herr indicates that is correct.

AM questions if they could use an associate member if a member was sick for a long period.

P. Herr indicates they could not.

EN makes a motion to schedule the public hearing regarding the associate member bylaw for October 26, 1989 at 9:00 p.m. AM seconds motion. Vote of 3.

P. Herr explains the status of the Stallbrook special permit decision draft. At the last public hearing, they decided the language of the decision should be changed. It was changed and copies were sent to the Board, NDAI, and various town officials for feedback. He had a meeting with David Dankens and Attorney Fishman when they went over the decision in detail. There is different wording with respect to town paragraphs. There is no substantive disagreement. The public hearing is continued to October 12. They will get back to him before that. B. Campbell suggested shifting alignment of what they build northward. D. Dankens would like the special permit to say they will try to make it work, but do not have to if they can not. This leaves the decision in their hands. It should be a town decision. D. Dankens indicates they can not get financed if it is a town decision.

JM questions what they will physically do to the road.

P. Herr responds they will widen, relocate, put in traffic signals from 495 past the curve and cemetery. It will cost a lot of money.

EN believes they can not do much because of the cemetery.

P. Herr states they are doing the best they can under the



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circumstances. The DPW may go for the applicant's alignment and may not go for B. Campbell's.

At 8:40 p.m. JM calls for a recess until the next public hearing begins at 9:00.

AM asks Clerk to note in the minutes that D. Troast for Evergreen Construction was phoned by Clerk to come in at 8:00 p.m. this evening instead of the 10:30 p.m. previously scheduled time. D. Troast did not appear at 8:00 p.m.

D. Troast came in to the meeting at 9:00 p.m. when he indicated that he misunderstood Clerk and thought he was supposed to come in at 9:00 p.m.

JM explains a public hearing is beginning now. He will have to wait.

## MAPLEBROOK COMMON

### DEFINITIVE SUBDIVISION

#### PUBLIC HEARING

JM opens the public hearing at 9:00 p.m.

Clerk reads notice of public hearing.

P. Herr states that EM is an abutter and can not act on this subdivision. GG can act but he is absent. There is some confusion if they have the necessary vote to approve with 3 members.

JM states they need a majority of the Board or a majority of those present.

P. Herr does not know if that is the case. The applicant might decide not to proceed tonight. The last time it came up, the third member voted with the other 2. There is real doubt if 2 out of 3 can carry it.

Thomas Riel, president of R.B. Walden Group thinks they will ask for a continuance from tonight.

P. Herr states that some of his attorney friends feel that if a member missed a meeting he can not vote. Reading the minutes is not enough.

AM questions if the Board can impose on applicant's attorney who is present to give an opinion.

Attorney Steve Kaye states he is not familiar with the issue. He has



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not researched it. They are uncomfortable with anything questionable. He can not give a definitive answer. It would be at their risk if it was not adequate.

JM calls for a 5 minute recess to give applicant time to discuss this with his attorney.

T. Riel returns and states they would like to go ahead now. He identifies himself, Bruce Wait from DeFeo, Wait and Associates, their engineering firm and Bill Goodman, the chief engineer. Trustees and residents of Maplebrook Common for Trusts 1, 2, 3, and 4 are here tonight. He will turn the presentation over to Bruce Wait. He received information from the Water Dept. regarding redesigning gates near the crossing for the wetlands. They concluded hearings with the Conservation Commission last night. They will issue an Order of Conditions. There have been no changes in the plans.

Bruce Wait explains there were 2 separate filings submitted. One was the definitive plan Form C and application for the layout of the existing units and lots which wrap around Maplebrook Road. The second submission is for the site plan special permit. They are proposing to add more units. They request the Planning Board consider the definitive tonight. He points to a 200 scale overview of S. Maple and Blackstone Streets. The overall property is shaded in black. Maplebrook Road runs to Blackstone through the project out to S. Maple Street. The road is completely built except for the final coat. All utilities have been installed on the road and is shaded in blue. Old Stonebridge Lane is brand new under the site plan. There are 6 buildings on lot 1. The sewage treatment plant has been approved and is in the corner of Lot 5. They are here to create lots 1, 2, 3, 4, 5, and 6. The lots have frontage and area on Maplebrook Road. They present the definitive plans which show the layout of the road and location of the existing buildings.

JM questions why they need a subdivision.

B. Wait explains they received approval under the site plan special permit to build a certain number of units. Only some of them have been built. The units in place need frontage on the road which they will not have until Maplebrook Road is accepted. DeFeo, Wait and Associates and R.B. Walden Group have come into this project after it was started by Celtic. They are in the middle trying to correct problems from the previous developer.

T. Riel states the creation of the 1st 4 trusts was a technical error which created a variety of problems for them. It will be totally



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separate for the 5th phase because they are all different associations.

JM states they are subdividing now to correct a mistake which was made. They want to create one association. The idea of having one association is more beneficial for the town.

EN does not feel it has anything to do with the town.

JM believes the town would rather have one association.

T. Riel states the road was built to subdivision standards. In conversations, the Planning Board and Conservation Commission requested they relocate 1/3 of the units. They will relocate the units. There are other issues regarding the setback, utility distribution and width of the road. This is a technical aspect for them to do housekeeping. They are picking up the lot lines created by the creation of the trusts. The technical error created lot lines.

JM asks if the requirement for condos was for 20 or more acres.

P. Herr states it was at the time this proposal came up.

T. Riel explains they have 120 units on the as-built portion of the property. They are trying to blend them together. The 153 units proposed by Walden Construction will not create legal entities.

AM questions how they became legal without coming before the Board.

T. Riel explains they were created and recorded in the deed for the parcel of the property.

AM questions how they were recorded without something on file. Wouldn't the banks pick up the error on closing.

T. Riel states they did not.

JM did not realize they recorded maps in Dedham.

T. Riel can show the Planning Board 4 different master deeds and 4 different trusts.

JM questions if the Board has the maps.

P. Herr indicates they do not.

EN questions if the plans were recorded and this error came out





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afterwards.

T. Riel indicates that is correct. They first recorded the special permit in January 1989. The trusts were recorded in 1984 and 1985. They found out when they were selling the units after the initial plan was recorded in Dedham. The boundary of the property has not changed. The unit count has not changed. They are using the site better. They worked closely with the trusts to mollify the problems.

EN asks why they can not get all the trusts under one.

T. Riel explains that DEQE was concerned about the issue of ownership with respect to the waste water plant. They asked them to create an umbrella trust which will exist between the trusts. It can be expanded to include any common area the trustees want. In order to abolish a trust, 100% of all trusts and lenders is required. This would be impossible to obtain. The umbrella trust brings it together enough. They have sludge contracts for removal which they will present to the Board. It will be going to lower Blackstone. DEQE requires they provide a licensed subremoval person-contractor to remove the sludge. It will be disposed at a waste water facility in Blackstone. They want to pick up the road and the lot lines.

JM states they will end up with 5 condo associations with 5 different presidents.

T. Riel states they are each trustees.

JM asks if they each have their own meetings.

T. Riel indicates they meet jointly now. The umbrella trust can take care of the common areas for maintenance.

JM is concerned if collateral easements exist. He believes it would be for the good of the residents to have one entity the town can deal with. The bylaw for a condo project requires 20 or more acres. There was supposed to be one organization when the special permit was approved.

T. Riel explains they inherited these problems. They are trying to right a wrong.

P. Herr states the lots do not meet the bylaws.

JM does not know why they can not get rid of the trusts.



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P. Herr explains it is because 100% of the signatures of all trustees, borrowers and lenders would be impossible to obtain.

T. Riel believes it would be impossible to resolve the problems that way.

AM does not believe it is within the Board's power to act because of the bylaw requirement. The trusts are separate entities which do not meet the 20 or more acres bylaw.

P. Herr suggests they focus on the subdivision plan. They should focus on the dividing road and 6 lots.

EN states it is wet on the property too. They may have a drainage problem.

B. Wait explains it was their understanding that the Planning Board wanted a definitive subdivision for Maplebrook Road.

T. Riel regarded it as a housekeeping issue for the residents. He does not have all the answers but sees no other way to approach the issue of the trusts.

JM believes they should look to the special permit decision.

P. Herr indicates there is nothing in the special permit which says 1, 4 or 5 or 6 trusts. There has not been a departure from the special permit. This is an unfortunate situation which exists. The applicant is trying to work it out. It does not violate the special permit. It is hard to imagine that the bank authorized it without recording the special permit and not showing the lots. There were different people involved at that point.

B. Wait states there are 4 master deeds for 1, 2, 3 and 4 which cover lots 1, 2, 3 and 4. The rest of the road is beyond lot 4 dividing the remaining land into lots 5 and 6. Lots 5 and 6 are part of the site plan which they will be filing under the special permit. They are not here to talk about that tonight. They are here to discuss the definitive which includes 7 sheets. It shows the geometry of lots 1 - 6 and as-builts, plan and profile with drainage, utilities and water. The other plan is the site plan for the proposed units.

T. Riel asked for a meeting with P. Herr to discuss the special permit. They need a public hearing before they can present it to the Planning Board.



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P. Herr went over the plans. It is clear they have to come back again. The lots do not meet the lot area requirements of the Zoning Bylaw. 1 existing building does not have the setback requirement from the right of way. Perhaps two buildings do not have it. The plan is illegal. Their counsel and Town Counsel can confer and discuss it.

JM states it is not under the Planning Board's jurisdiction. They will have to seek approval from the Zoning Board of Appeals.

P. Herr indicates they may need variances before the Planning Board can consider approval of the road which was previously approved under special permit and site plan. The drawing is identical to Mr. Drake's. The applicant is asking the Board to accept a road which was previously accepted. Some places do not meet the subdivision regulations. They may need waivers from what the Board agreed to under the special permit. There are other small items which he will discuss with applicant when they meet next week to go over the proposal. The issues of lot area and front yard are substantial. He will present the Board with a list of the waivers which they are seeking.

JM is not comfortable with the whole thing.

P. Herr believes the separation exist already.

JM is astonished that they got the financing.

EN states there is no law regarding condo associations.

P. Herr states the problem is a reality. They have to figure out how to make it work well.

EN questions if the umbrella association will include all the associations to make decisions.

T. Riel indicates they can vote to dissolve the trusts.

EN questions if that is one at a time.

T. Riel indicates that is correct. They can join the larger 5th trust any time.

JM questions if they are talking about stopping to road.

T. Riel responds they are not. He requests the Planning Board permission to ask his counsel to contact Town Counsel to discuss the waivers.



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P. Herr states the lot area and setback issues must be addressed to the Zoning Board of Appeals.

JM questions what the drawback is for making it all one trust.

T. Riel explains that all lenders would have to consent to abolishing the legal document which they bought the property under.

Philip Goodwin, Chairman of the Board of Trustees for Maplebrook, 216 Maplebrook Road, states there are 97 unit owners in the first 4 trusts. 5 trustee members regulate the 97 units. The umbrella trust would be in the best interest of all because it would create 1 trust. 1 board with 20 - 25 members would represent 250 units to regulate all common areas, road and sewage treatment plant. The umbrella trust would be for the sewage treatment plan and the road. It amends the original condo document which they bought under. He is here on T. Riel's behalf. He feels T. Riel is doing the best he can under the circumstances. It would be better for them to be under one trust.

Rose Miraza, 604 Maplebrook Road, #3 explains that the 4 trusts function as 1 trust. The 97 residents do not understand the 4 different trusts. It is their intent to function as 1 trust. Most residents agree.

AM agrees they should get all trusts together.

R. Miraza states it would take only one person to blow it since they would need 100% signatures. It would also change the percentage of ownership.

T. Riel indicates that is true.

AM does not understand how it will change the percentage of ownership.

R. Miraza explains that now there are 20 units in trust 3, therefore, the bank owns 1/20. They would be asking the bank to change ownership to 1/250.

T. Riel states they are making every attempt to keep the same insurance company.

Steve Cleary, 814 Maplebrook Road, states the trusts operate under one budget. They have one capital reserve for the 4 trusts.



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EN believes that is illegal.

P. Goodman explains the 4 different trusts are represented by people from each trust.

EN questions what happens if one trustee does not want to cooperate.

P. Goodman responds that is the potential problem.

S. Cleary states they would need the majority vote.

P. Goodman feels this is an unfortunate situation. T. Riel is working with them closely to try and resolve this problem.

R. Miraza feels it would be more difficult for one trust to break off and do its own thing if they put all amenities and common areas under the umbrella trust.

JM opens the public hearing concerning New England Country Club's rezoning petition and asks that they continue for 10 minutes to complete this public hearing.

EN makes a motion to continue the public hearing for New England Country Club rezoning petition for 10 minutes. AM seconds. Vote of 3.

T. Riel would like a continuance. He will submit the special permit application for public hearing. He requests the Board continue this public hearing to October 26 when they can hear the special permit at the same time. He would like to do them on the same night.

JM thinks they would need a modification of the special permit.

P. Herr states it would be the same road with some modification. If they want to hold the public hearing for the special permit on October 26, they would have to submit the application within a few days.

EN makes a motion to continue the public hearing for October 26, 1989 at 9:00 p.m. AM seconds motion. Vote of 3.

JM states they could hold the special permit public hearing at 9:30 p.m. on the same night. The Board can change the public hearing regarding the associate member bylaw to 10:00 p.m. on that night.

EN makes a motion to continue the public hearing regarding the associate member bylaw to 10:00 p.m. instead of 9:00 p.m. on October 26, 1989. AM seconds motion. Vote of 3.



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T. Riel requests the Board's permission to contact Town Counsel to discuss this project.

JM indicates that he has the Board's permission.

### EVERGREEN CONSTRUCTION SITE PLAN DISCUSSION

Donald Troast on behalf of Evergreen Construction is here to drop off the revised plans which he submitted to M. Megalli and P. Herr. He met with M. Megalli today. They will go over the plans next week. He will attempt to address M. Megalli's and P. Herr's comments before the next meeting.

AM questions if that can be done before the next meeting.

P. Herr states there is no substance remaining. The content is now in compliance. There will be no problem if D. Troast contacts him soon.

JM indicates that D. Troast is scheduled to return on October 12, 1989 at 8:30 p.m.

### NEW ENGLAND COUNTRY CLUB PUBLIC HEARING REZONING PETITION

JM reopens public hearing.

Clerk reads notice of public hearing.

Gary Martinelli, counsel for New England Country Club, explains they are requesting the Planning Board's recommendation at the next Town Meeting for approval of their proposed zoning change. In 1986, the particular parcels were not owned by New England Country Club. Since then they have been acquired. The Town Meeting previously approved the overall subdivision for 300 lots. They now have 228 lots. They are asking that 4 lots be rezoned residential.

JM states that it looks like it is subdivided now. The applicant is asking to rezone 30,000 square foot lots which are all part of the subdivision's land.

AM questions how many lots they will gain.

G. Martinelli responds that 4 lots are now 1 lot. They will be



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dividing them and will go from 228 to 236 lots.

P. Herr states this is the way it was presented all along.

G. Martinelli explains the zoning is 20,000 square feet per lot. The subdivision covenant requires 30,000 square feet.

JM states it would fall under the subdivision agreement if it is rezoned.

P. Herr indicates the applicant is saying he will do that.

G. Martinelli states that all areas were 30,000 square feet in 1986. The subdivision plan renewed the plan to encompass the lots. They are already subject to the 30,000 square feet.

JM indicates that the Town Meeting may tell them to come back with 20,000 square feet.

G. Martinelli states that lots 30, 31, and 32 are one lot now. They will have to come back to the Planning Board to subdivide the lots. Lot 38 will become lots 38, 39 and 40.

P. Herr points out the applicant is not asking to rezone the entire triangle. Some pieces will remain agricultural. They did not ask to rezone the road. 3 little scrapes will remain agricultural land.

G. Martinelli would be glad to cooperate with the owners of the land to rezone.

P. Herr does not believe it makes sense to leave the pieces agricultural. They should include all the land they own and the pieces owned by residents, unless the owners are against it.

Mitch LaPlante, 202 Paine Street, has property in two states. He is subject to 3 zonings. His neighbors down the road have the same problem. It makes sense to clean it up.

P. Herr points out that a portion of Country Club Drive would remain agricultural as well. The applicant did not ask to rezone all the property. He passes out a zoning map which highlights small remaining agricultural parcels which are not included by the applicant. It is a matter of tidiness. There is a question if it is appropriate to ask that this public hearing rezone other people's lots. Maybe the Planning Board should do it.



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G. Martinelli does not feel they have the authority to ask that others property be rezoned.

P. Herr states there are 5 owners in addition to New England Country Club involved here.

M. LaPlante states that two of the lots are owned by one person.

G. Martinelli believes it could be initiated by the Planning Board.

JM believes they should have the whole thing as one article which the Planning Board could put on a warrant.

M. LaPlante would ask the Planning Board to sponsor the article. He spoke with his neighbors, owners of Lots 33 and 35 Paine Street. They feel the same way. It would make their tax bill easier.

P. Herr states that all the residents would have to back the change. The applicant could restate his zoning change to include the agricultural piece on Country Club Drive. He suggests the Planning Board not recommend this article unless the applicant includes the roads. The 5 lots which are on Paine Street can not be done at the next Town Meeting.

EN believes they would have to have two articles. It seems foolish to have the Town Meeting act on this.

G. Martinelli explains there are two issues. The small pieces would require a revised description. They can amend the existing warrant at the Town Meeting to include all New England Country Club property. They can not amend to encompass the other land which is owned by other people.

P. Herr indicates the town zoning map which the applicant had blown up is misleading. It is drawn as if all the land between is in the existing residential district and is included. He can not see the existing district boundary lines.

EN believes the public hearing should be a joint effort by New England Country Club and the residents.

G. Martinelli states they would be deferring until another Town Meeting. They have no control over what other people will do.

AM does not feel the Planning Board has a right to hold the applicant up.





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Joseph LaPlante, 141 S. Main Street, questions if any portion of the land is still in Land Court.

G. Martinelli is not aware of anything in Land Court.

M. LaPlante states that lot 141 is the only land which was bought from Vandewall.

G. Martinelli points out lot 141 which was acquired from Vandewall and is now owned by New England Country Club. There is a Land Court proceeding regarding the Daigle parcel which is already rezoned.

JM does not believe it would make a difference whether or not it were in Land Court.

G. Martinelli requests the Planning Board recommend rezoning. They *will* amend the article to include the portion of land which they own.

M. LaPlante states the Town Meeting is a zoo. It will be difficult to explain something two times.

AM states he would have to come back with a petition. The Planning Board can not put it in the warrant unless the residents want them to.

P. Herr believes they could.

JM believes it would be courteous for the Planning Board to let people know.

M. LaPlante will secure a letter signed by his neighbors, if the Planning Board makes the initiative.

JM states if the Board votes to recommend rezoning for New England Country Club, they could then institute rezoning of the remaining lots. He requests P. Herr write an ad to hold a public hearing.

J. LaPlante states the notice did not include Manchester Road for rezoning. He questions if they can just add it on the Town Meeting floor.

P. Herr responds that they can at their own risk.

EN makes a motion to close the public hearing. AM seconds the motion. Vote of 3.



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P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

MINUTES OF REGULAR MEETING

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September 28, 1989

AM makes a motion to recommend the rezoning for New England Country Club. EN seconds the motion. Vote of 3 to recommend.

JM requests that P. Herr draw up an article sponsored by the Planning Board for rezoning the remaining land. The Planning Board will notify abutters of their intention and explain the intent.

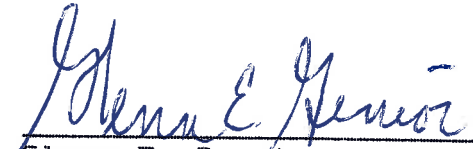
EN makes a motion to do the above. AM seconds motion. Vote of 3 to sponsor an article to clean up the zoning map.

Mail/Correspondence.


Meeting adjourned at 11:00 p.m.

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Edward T. Moore, Chairman

  
Glenn E. Gerrior, Vice-Chairman

  
Emile W. Niedzwiadek

  
Anne M. Morse

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John P. Murray