



## BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

### EXECUTIVE SESSION MINUTES 8/4/88

All members present

Lee G. Ambler, Town Counsel present

LGA recapped the proposal - No 81-P lots would be allowed. Recapped what was relayed regarding Herr's comments and Fafard objected to the affordable housing and rental units.

His argument was that he could go Chapter 774 and get 800 units. The long and short of it is Fafard will entertain no proposals with affordable or rental units incorporated.

LGA: Fafard followed it up with willingness to follow-up with some kind of program to offer a percentage of units to Bellingham Residents as first time buyers.

ETM Would people who have been lifelong residents but moved because all they could afford was out of town be considered as Bellingham Residents for the first time buyer program?

LGA: most probably - would be handled like the housing for the elderly.

Doesn't want the affordable/rental restriction will stay at 60 single family homes and 450 condominiums for a total of 510 units.

He agreed to varying architectural and the roadway all the way from Blackstone St. to Silver Lake, no frontage lot homes (i.e. 81-P Lots with excessive curb cuts onto South Main, Cross St., Center St. and Silver Avenue). This board does not wish to get into how the money for infrastructure improvements will be spent, however this Board must know and take into account the formula prior to granting approval of a concept plan. \$800,000 over a time frame to be determined by Bd. of Selectmen, Conservation Commission, Fire and Police Departments.

GG: What is the population of Bellingham.

LGA: 14,200 or 300.

GG: Wouldn't the Water Board be interested in these monies?

LGA: some negotiations with the CoGen Plan would entail funding with the Water Department. Rather than a tax dollars reduction, they prefer to solve the water departments problems through research and developmental donations.



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LGA: We are going to have those numbers.

LGA: Getting back to Fafard - he should submit a new plan for Lakeview with no more than 100 units and no more than 20 single family homes. Withhold the final approval of 350 units. Both Lakeview and Shores at Silver Lake will require modifications. Shores will have to be modified to show 40 single family homes and 350 units.

LGA: recapped the town's options: offer approval of 350 multifamily dwellings at Shores, no frontage (81-P) lots, differences in architectural style and 40 single family homes. Offer approval of Lakeview with 100 multifamily dwellings, 20 single family homes, Option "A" road connecting the Shores at Silver Lake, through Lakeview Estates and out to Blackstone Street and the infrastructure money.

LGA: 2 plusses - gaining an overall reduction in units and gaining \$800,000 in improvements.

LGA needed to know whether to act on the "offer" for the Bellingham first time buyers.

AM: Am I sitting here in conflict - I will be living on Center St. We are not there yet.

LGA: You are far enough away from this project. This is a small town. We'd never have people sitting on boards making decisions.

ETM: This should be made very clear where the numbers came from.

LGA: 450 is reduced to 350 (townhouses), instead the # of homes which could have been constructed on 81-P lots, we have approved only \_\_\_\_\_. LGA has a given sense that these negotiations can now be fine-tuned.

ETM: Should you be ready to discuss this again. Perhaps by next meeting.

LGA reviewed the decisions for Backlot Sp. Permit and Lakewood Petition

Regarding the supplying of Mr. Cibley with executive session minutes, LGA stated that providing the text is approved and signed, it may be delivered to Mr. Cibley with a note clearly stating that the subject matter is still pertinent to negotiations in executive session and that the Planning Board respectfully requests that the minutes not be released with the vote of the Board.

JP Murray wished to amend executive session minutes dated page 3 to include: AM: Asked who "empowered" you?



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Then should appear John Murrays response using "empowered"

Amend paragraph 11 on page to remove the \$.

EN/AM motion to return to regular session. Motion carried unanimously.

Edward T. Moore, Chairman

Glenn E. Gerrior, Vice Chairman

Emile W. Niedzwiadek, Clerk

Anne M. Morse

John P. Murray