



BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

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

MINUTES OF REGULAR MEETING

February 8, 1990

Meeting was called to order at 8:00 p.m. All members were present.

EVERGREEN CONSTRUCTION SITE PLAN REVIEW CONTINUED DISCUSSION

EM states that Evergreen Construction site plan review discussion was scheduled for 8:00 p.m. tonight. He has a letter dated February 8, 1990, delivered to him at 4:30 p.m. today. The letter states they will not be able to meet this evening. They would like to request time on the agenda for the meeting of February 22, 1990 to continue review of the site plan on Williams Way. The letter is signed by Donald Troast. February 22, 1990 is tied up.

GG states that it is not the Board's fault they are unable to meet tonight. He makes a motion to move it to March 8, 1990.

EN points out that Shoppes at City Lights is scheduled for 8:00 p.m. on March 8, 1990.

EM asks B. Lord how long the Shoppes at City Lights meeting will take on March 8, 1990.

B. Lord responds they would like to be able to bring it to a conclusion. There is not much presentation. It depends on how much the Board would like to discuss.

EN asks if P. Herr will be here on that night.

EM responds that P. Herr is here the second meeting in March on the 22nd. He would like to hear from P. Herr on this. He talked with P. Herr yesterday and told him that even if the engineer o'kays it, the Board wants P. Herr to look at the plan for the zoning point of view. He talked with the Fire Chief and he would like to look at the plan



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because it now has tanks which were not there originally when the plan was distributed a year ago. He will have input on that also.

EN makes a motion to continue Evergreen Construction to March 8, 1990 at 8:00 p.m. GG seconds. Vote of 5.

W. Arcand wants to make sure that P. Herr will be here on the 8th.

EM states P. Herr will not be here on the 8th, but if the plan has not been to him and he has not had time to review it, then the Board will not act on it.

W. Arcand questions if the procedure is that P. Herr comes in and talks to the Board and he does review it after the fact.

EM states that is the procedure. P. Herr will either come in and discuss the plan or they will discuss it over the phone or he will send something in writing. How he responds depends on when the plan gets to him. When in doubt, the Board does not act.

EN indicates that the Board usually gets something in writing or when P. Herr is here so it can become part of the minutes before the Board acts on it.

W. Arcand is very concerned. He questions if the Board is looking for an as-built or an on-site review plan.

EM responds the Board is looking for a site plan review. The Town Engineer has asked for an as-built so he can compare it to the site plan review or whatever he needs to do on his end. On the Board's end, we are looking for a site plan, not an as-built. The Board does not get as-built's until after something is built. We would not think that something would be built before the site plan. After the Board approves the site plan, then they will go build something and bring in an as-built afterwards. The Board would not expect to get an as-built before a site plan.

W. Arcand states the buildings are up without a site plan review.

MAIL/CORRESPONDENCE/GENERAL

EM states the Board will go over some bills and correspondence prior to the 8:30 p.m. discussion. The Board received a letter from the Board of Selectmen on the zoning change for Maple Street. EM reads letter dated February 7, 1990 enclosing the rezoning article submitted by the Millpond Association for proper action by the Planning Board. The



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association is requesting this article be placed on a warrant for the next available Town Meeting. It takes two weeks to advertise.

W. Arcand indicates there is a petition with enough signatures.

EM has the petition. There is no way the Board can hear it for the next meeting since it has to be advertised 2 weeks prior.

B. Lord indicates the Board has 60 days to act. If they do not act by the time of the Town Meeting, then it will be just passed over.

EN states that is what is going to happen because the Board does not have enough time to hold a hearing.

EM suggests they schedule it for March 22, 1990 at 8:00 p.m. for Maple Street Rezoning.

JM questions when the annual Town Meeting is.

B. Lord responds it is around May 23, 1990.

AM questions if there were enough signatures to call for a special Town Meeting.

W. Arcand states they are not calling for a special Town Meeting.

GG makes a motion to schedule the meeting for Maple Street Rezoning to March 22, 1990 at 8:00 p.m. AM seconds. Vote of 5.

EM explains that the minutes are recorded. To anyone who was at the all board's meeting last week or watched on TV, it is clear that we need to work out something with the surrounding towns when it comes to borderline developments which overlap each other. They made an attempt at doing something like that last week. He suggests that both towns get together and form some kind of committee with 3, 4 or 5 members from each town. It should probably have someone on it from the Planning Board of Franklin and Bellingham to try and work out and come out with some kind of a draft solution for these things. We still have the lawsuit pending on Cranberry Meadows on Pine Street because the Board denied it. Apparently Franklin has denied another submission which starts in Bellingham and goes into Franklin. Bellingham denied one that started in Franklin and came into Bellingham. The only way this will be settled if there is some kind of a group or committee formed to work it out which could then go to the Bellingham Board of Selectmen and explain it to them as well as the Franklin Town Council. They should have it worked out ahead of time and then try to solve



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something. This has been going on for years. He still does not think they are getting anywhere. This is just a suggestion.

AM questions if this is a suggestion the Board is going to make to Franklin. She asks if they are interested in this.

EM does not know if they are interested or not. He was just thinking about it after being at that meeting last week.

AM thinks the Board should send a letter to Franklin to see what they think.

EM thinks they should have Denis Fraine, the Town Administrator get in touch with the Franklin Town Administrator and let them work it out and set it up. They can make the appointments for the committee for both towns.

W. Arcand states that since Bellingham has a problem with Franklin and Franklin has a problem with Bellingham, they should also include the other abutting towns like Medway, Milford, Mendon and Blackstone.

EM agrees. They should contact all of the towns and have members of all of the towns on some kind of committee.

B. Lord suggests they deal with the towns one by one. If they have an agreement with Franklin, it would be a lot easier because they would all have different views. If they have an agreement with Franklin, they could then take that agreement and take it over to Mendon and work out a similar agreement.

EN thinks it would be a lot easier to do it that way.

EM states his main point was to bring this idea to the Board because the Planning Board is the one that deals with this and runs into this.

EN states they would have to do it individually.

EM states that if the Board agrees he will contact D. Fraine with the suggestion. Franklin has a new Town Administrator now and they can work together on this and maybe they can appoint a committee.

EN questions if they would eventually talk to other towns surrounding Bellingham to see if they can come up with something.

EM imagines they would want to do it with Blackstone, Milford, Medway, Mendon and Franklin because every town has this problem. It seems



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funny to him that when you drive through Boston there are different areas with Jamaica Plains, Dorchester and Milton. They work out these problems. There has to be a way to deal with this.

JM points out that works out because everything was built prior to zoning.

EM states they still have to have a way to determine who goes to what school and who pays. We have mutual aids with Fire and Police so the issue is schools. They can tell you right to the dollar what it costs to send a student to school. It would just be some kind of a monetary agreement.

GG agrees that EM should talk with D. Fraine about it.

JM thinks it sounds like a good idea.

MEADOW WOOD CONDOMINIUMS SPECIAL PERMIT DISCUSSION

EM states that Meadow Wood Limited Partnership is here to discuss their special permit.

AM indicates she is a direct abutter. She can not sit in on the discussion.

GG states that he is a direct abutter also.

AM believes that the last time they were in, she thinks it was agreed that GG could stay. She is really abutting this property.

GG is abutting the whole rear quarter of their property, the whole last section with 17 acres.

AM does not feel she should sit on it. She will use her judgment.

EM questions who sat on the original proposal. Maybe they should ask the applicant if they have objections.

? indicates they do not object.

AM is uncomfortable with sitting on it. They are developing a subdivision which abutts it.

EM notes for the minutes that AM will not participate because she is an abutter and feels there could be some conflict.



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JM does not think it is a matter of feelings. It is a matter of law.

GG sat in after the last 2 special permit decisions.

EM states the special permit has already been granted.

AM does not think it is a good idea for her to sit because they are developing the property.

EM asks the applicant to state their names for the tape.

Leo Blair and John Rabe are here from Meadow Wood Condominium Limited Partnership for the purpose of requesting that the Board extend their special permit for one more year. He emphasizes that the Board extend it just for one more year. That would be until March 19, 1991.

JM questions why it will be extended for just one more year.

L. Blair believes that by then the sewer will be available to the site. The information which they have received is that the actual sewer will be complete to Center Street by the fall of 1991. Their game plan would be to come back to the Board the summer of 1990 to begin the site plan review process with the idea of starting construction in the late winter of 1990 or early spring of 1991 to tie in the 50 units and the phasing with the sewer availability in the summer or fall of that year.

JM questions if they recently purchased this or if it is up for sale.

L. Blair responds they have had this since 1984.

EN questions how many extensions have been granted so far.

EM does not know when the original one was. He has a letter from the Water/Sewer Dept., dated January 28, 1990. The Water/Sewer Commission would like to inform the Planning Board that this area of South Main Street will not be serviced by the sewer system until mid to late 1991. That is if everything goes on schedule. It is signed by Paul Chupa, Commissioner of the Water/Sewer Commission.

JM feels there have been too many extensions. Everybody liked the project when it started. The only real reason why the project was not built is because of the market.

EN states that is not what the applicant is saying.



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JM thinks it is because of the sewerage and the market.

EN thinks it makes a difference. The applicant said they were going to put in on-site sewerage if the sewerage was not coming through.

JM states they should all be happy that they do not have these condominiums. There seems to be some kind of a misinterpretation of what is going on in this town in the last few years. He saw a letter to the editor from a selectmen's wife of the town which said there have been too many condos built in Bellingham. The point in fact is that *out of* every surrounding town in Rhode Island or Massachusetts, around Bellingham, we had less growth numbers wise and percentage wise by a long shot than any other surrounding town. This means that the town of Bellingham did a good job in the last 10 years in controlling growth. It kind of irks him when he sees a letter from a selectmen's wife who really does not understand what it going on around here.

EM questions if JM read what the School Committee said. In one paragraph a member said it was too bad that the town voted down Fafard's access road for the athletic fields, it would be great for the kids. In the next paragraph, she says the town has had too much residential growth. The access road was for 700 units of residential property.

JM has a study of the surrounding towns. Bellingham had less residential growth than any town in the whole southeast of Massachusetts.

EN thinks the Planning Board has had a complete handle on everything which has been going on.

JM agrees. If controlling growth is what the people want in a democracy then Bellingham wins the prize in the state of Massachusetts. People are very simply misinformed about what is going on here. The Planning Board did like this project when it was initiated. He does not see what has changed. The only thing which he has seen different instead of 260 units, there are now people with the same amount of land sliding low income units in with 200 to 500 and 600. He would like to see this project stay where it is. He believes it is no secret the reason they are asking for the extension is because of the market, not the sewerage.

EM does not believe that is true. The market was there in 1985, 1986 and 1987. The sewerage was not there. It is not just the market.

JM states it is a combination of things. Maybe if the Board renews the



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permit, they will find a customer.

EN states the Board can not be sure that someone else who bought it would not do the same thing.

JM believes that by denying the permit, they would be forcing them into an alternative. The big alternative today seems to be low income housing.

EN indicates it is not low income, it is affordable. There is a big difference between them.

JM states that if they are worried about growth, 260 units is better.

EN believes that a year's extension will not guarantee that is not going to happen anyway.

JM believes it would hold for another year. He sees no reason from a planning standpoint to say they have gotten too many extensions. What is too many extensions?

EN states that one is too many as far as he is concerned, but they have gone that route already.

JM has seen cases when someone wants to build one house and the Zoning Board says no. The next thing you know the landowner is before the Planning Board trying to put in 5 lots. It draws a big neighborhood of people. It has happened twice.

GG states it happened. They went before the ZBA and then came to the Planning Board.

JM states that in both instances the applicant went to the ZBA for one house and then ended up before the Planning Board for 5 houses. He thinks this project is worthwhile. It was nice in 1985. He does not see much change.

EN thinks it is going to change considerably.

JM thinks that by denying it, the Board would be forcing them into something else.

EM states the Board has not voted to approve or deny it. He is concerned with the two condominium projects which are incomplete which are started and unfinished and much smaller - Crestview Commons and Stony Ridge Village.



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GG does not think Crestview Commons will go anywhere.

EN thinks it will once sewers are put in.

EM does not know. It may not go anywhere. The problem with Crestview Commons according to their engineers when they came in afterwards when they were building was that the water level was not where the Board was told it was when it was approved. Also, the percs were not what the Board was told they were. This project is across the street. How does the Board know that the water level was where the Board was told it was at that point? We do not know. His concern is that Crestview Commons is half built and it is a safety hazard, but they are not selling. Stony Ridge is not selling. They dug a hole and put in a foundation. There are 2 special permits for condominiums there. This project is for 264 units.

GG states that EM is worried about the materials which were submitted then. Clearly, if the Board extends the special permit, couldn't they have the Town Engineer review it. They did not have a Town Engineer before.

EM states that we all know that condos are not selling with the market the way it is. The condos are not selling and the sewerage is not there. This project was based on an on-site sewerage facility, not septic systems.

JM states that no banks are going to give the applicant money if the condos are not going to sell. No banks are giving out money for condos any more.

EM questions what the benefit is to the town.

JM thinks there is a risk to the town by not extending it because they would invite something less desirable.

EN questions what less desirable means. If JM is saying that affordable housing is less desirable, he disagrees with that.

GG questions if the applicant is asking to extend the same permit on the same structures which were presented to the Board back then.

L. Blair indicates they do.

GG is only concerned that the numbers and building styles are the same. If this ever comes through, he feels it will be one of the nicest



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condominiums that ever came to town.

EN does not think that will ever happen.

GG states that if they do not build that is not the Board's problem.

EN states it is the Board's problem right now.

GG states that if they have the potential to sell they will.

EM questions what direction it would go into if it were not extended. Would the property be better suited for single family development, cluster development or what? Apparently, there is a lot of wetlands. That is why it needs to be sewered. Otherwise, they would be in here looking to go another way. Do we need another half finished property? There are things all over town that got started and then they got shut off.

GG points out that this project was not phased like Crestview Commons. It was phased more on the same idea as Maplebrook Commons. That was done by the same people, Design Science. If they were to get 100 units in, it would probably still look finished. Crystal Springs will never look finished. Everything was presented to the Board topnotch.

JM believes they have to look at the developers too.

EM states it was one of the first.

GG believes they have to look at a piece of property and see if it is suited to that. He would say that it is suited for this project by walking that property.

EM states that is his concern. It was acted on in 1985 and early 1986. The decision was January 17, 1986. It was submitted in August of 1985. This was an excellent proposal, the best proposal they ever saw. The members all agree on that. The area was right, the numbers were right, the proposal was right. The Board was buried with information and showed slides and movies. He asks himself why it did not get built. Why did other things come along afterwards and get built and this one did not? He questions if it works or does not work. They even missed the greatest market which has ever been. Maybe this is not the right thing. There has to be a reason. Many people have called him about buying this. He tells them he is not in real estate.

EN thinks this extension is just an extension until they can get a buyer.



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GG considers a different scenario. The applicant owns 100 acres of land. They are probably allowed to have a number of affordable homes which are selling. He has abutting property next door. Joe LaPlante has abutting property next door. If this were turned down, they could scoop up all the abutting properties around which would give them more property to put up more affordable housing.

EN states they can do that anyway. Besides people need affordable housing. They are mandated by the state to have a certain amount of affordable housing.

JM does not think the town wants to see an overabundance of affordable housing.

EN does not think the town has a choice. He thinks it is a percentage.

EM points out to JM that nobody referred to affordable housing except him. The applicant never offered to go affordable.

JM is saying the Board would be forcing them into that. People are concerned about the schools and growth. When they talk about growth, they care about the kids. They do not want to be building new schools. He is here representing the people of Bellingham.

EN states he is here representing the people too. He knows a lot of people who call him and would like to buy a house in Bellingham but can not afford it.

GG feels that JM brought up a good point.

EM points out that the school bus goes through Maplebrook too.

GG states it is not as much as if it were affordable.

EM states there is a shopping center right beside this parcel. He questions if another parcel could be built on the same parcel or an extension. There are a lot of alternatives.

L. Blair states that in terms of alternative uses for the site, there could be some sort of commercial development on the site. With sewer available, one could probably build single family homes. They could build affordable housing. He feels that affordable housing within the next few years is very remote. The money is not there from the state. Until the state's fiscal situation gets straightened out, he does not think that would happen. It is not their intention to build affordable housing. There were two ways they could have gone with this thing.



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They could have tried to build an on-site sewage treatment plant which discharged into the ground or they could have built a septic system design for the first 50 units.

EM indicates they did not propose to do that in the original special permit.

L. Blair states they chose the option of waiting for the sewer for two reasons. The first reason was that they felt in the long run it was a less expensive and preferable way for them to go. The second factor is the market.

EN questions why they missed the market. Were they waiting for sewerage?

L. Blair indicates that the permit was first granted when the market was turning.

EM states that was in 1986. Bellwood and Marlex came after that.

J. Rabe states it would have been spring 1987 when they had gotten through the site plan review and really into the ground. By that time, things had really started to change.

L. Blair states the market risk is their risk, not the Board's risk. They think there are several benefits to the town. In terms of actual construction to the project, they feel that the configuration of the project is such that if that built 50 units, it would look completed 50 units. If they built the next 50, it would look like completed 100 units. It is not the type of design or site that would look like an incomplete condominium development from their point of view. At the time that the original proposal was submitted, some pretty comprehensive studies were done to assess the impact on the town in terms of numbers of school age children generated by the single family residences versus condominiums. The numbers showing the impact were roughly half. He has a copy of that report. That at the time was one of the big factors in making the decision to grant a special permit for this use as opposed to some alternate uses.

EM states that all the same members of the Board were here at that time. They all voted for it. They felt it was better used than single family. Now he is not so sure.

L. Blair feels that is fair. The Board has been more than kind and considerate to them in extending the special permit on two other occasions. They appreciate that. They are here to ask the Board for



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their help. It is the Board's decision to decide whether this is a good idea or not. This project is not inexpensive. It is not inexpensive to own that land. They are trying to get into this market with the same product which they had designed at a very reasonable price and sell units. If that means they do not make any profit in the early stages of the development, so be it. It is their goal to do 2 things. One is to provide financing packages.

EM questions what indicates to them that the market is going to change this year.

L. Blair responds that the market only has to come back well enough for them to be able to sell 50 units in 1991 at attractive prices with attractive financing.

EN questions if they are going to do their own financing.

L. Blair responds the bank will do the financing.

EN states that a lot of companies today are coming up with their own type of financing.

L. Blair states that if they have the deep pocket to do it they would. The key these days is that people are going to the bank as purchasers of condominiums and the banks are giving them a real bad time.

EN states it is the same thing for affordable housing. They want 10% of whatever the price is. If the price is \$75,000, someone has to come up with \$7,500 plus costs. The average family does not have that kind of money.

L. Blair indicates the most compelling argument for the Board's consideration to extend the special permit is that if they are not for real, next year the Board will say no.

EM thought the Board had said that last year.

L. Blair does not think that is true. Maybe he is wrong.

EM questions if they are going to tie in on the sewer line on Center Street.

L. Blair indicates that is correct.

EM thought the benefit to the town for extending it was that they were going to pay for the sewer line up to that point.



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L. Blair states it is from that point. It will bring sewer to other sites.

EM questions how it will do that.

J. Rabe states it will cut into the corner of Newland and Center. They would come from the corner of Newland and Center, up Center Street to their site. That will provide sewer for all the homes along Center Street and immediately adjacent to that. It will come through their site which opens up to S. Main Street situation and also opens up Crestview Commons. It provides sewer to the entrance there.

EM questions if they are proposing to pay for quite a bit of sewer line which is not on their site.

L. Blair responds they will pay for 2500' on Center Street.

EN questions if this is going to be sewer into Woonsocket.

L. Blair indicates that is correct.

B. Lord questions if the change in sewerage is considered a change in the special permit. Would going from on-site sewerage to sewerage need another special permit.

EM responds that the Board already worked that out in the past with the Water/Sewer Dept. and with Town Counsel. They all agree that municipal sewer is better than on-site.

B. Lord understands that but the special permit states one particular thing.

EM states the Board already handled that the last time around. If not, if that came to be, they would do it at that time.

B. Lord understands that the Board has some misgivings about this proposal. Perhaps if they had a hearing on the sewerage, they might get some particular idea if there was some opposition relative to the neighbors.

JM states that part of it is all over. The Board granted a special permit here.

EM indicates it was granted with a treatment plant. Now they are not going to do a treatment plant. Now they have the question of whether



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the town has the capacity for them which was never figured in before. He thinks that question came up in the past but they should address it again. They do not want to be taking sewer away from somebody down in South Bellingham area who has been waiting for it for 30 years.

B. Lord understands they contracted sewerage with Woonsocket. They probably have the capacity.

EM would like to follow up on that.

L. Blair understands that there is a certain flow calculation which is necessary to make the system actually work. In their conversations with the Water/Sewer Commission, they got clear indications that they could easily handle their site. He assumes that a sewer system tying into a sewer system would be preferable to an on-site sewerage treatment plant to most people.

EM states he has a letter from the Water/Sewer Dept., dated January 20, 1989. It says that the Water/Sewer Commission at their meeting of January 17, 1989 were in agreement that they would rather see it tied into the public sewer when it becomes available. Last year the Water/Sewer Dept. said that they thought the sewer project would be going in 1989. Now we have a letter that says 1991.

L. Blair indicates that the funding has been appropriated. The contract is actually out there.

EN questions if the town picks up the sewerage at Newland Avenue heading toward Woonsocket.

B. Lord states the contract has to be awarded by the middle of April.

L. Blair points out that they have to be digging by June. They have to be in the ground by June. They have been in contact with the engineering company involved, Weston and Sampson. The latest information they have was that it is on track.

EM states that L. Blair has been involved since April of 1988.

L. Blair indicates that is correct. Lancer Luntz was serving in his capacity. He was their former partner for a couple of years. It was the Blakely Company originally. They were the developers. They did it as part of a partnership of which he was a partner, J. Rabe and Lancer Luntz.

EN questions if there are just two partners now.



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L. Blair responds they have a third partner, Sid Halamon.

EN questions the name of the corporation.

L. Blair responds it is Meadow Wood Condominium Limited Partnership.

EM does not want to vote on this tonight. He does not know how he really feels about it or how the town feels. He wants to check around a little bit and take it under advisement.

JM questions who EM will check with.

EM would like to talk to the Water/Sewer Dept.

JM states that as far as he is concerned the Board knows what is there. It is safe. It is nice.

EN questions if this will stay the same if they extend it.

GG states they will change the start date to March 19, 1991.

EN questions if they have 5 years after that.

L. Blair states they will have the phasing.

EM points out that nothing would change other than the fact that it would be extended one year.

JM states his only reason is that they should go with the known rather than the unknown.

EN states that anything could happen. They may never develop this. They may sell it. He questions if it is up for sale now.

L. Blair states they were trying to presell the units. Their goal is to build this project. They hung in for a long time. They started in 1985. When they started in 1985, they thought they would be long gone by 1987. They want to build the project which they submitted. He sees the advantages of granting an extension of the special permit of leaving the options open to the town. If they do not meet the criteria of the special permit for this last extension, then the town's options were open to have the condominiums for this year. The other options are always there anyway. If the Board does not grant an extension of the special permit, they can not build.



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EM states they could build. They would have to reapply.

L. Blair indicates they would have to reapply and go through the Town Meeting. As a practical matter, if the Board determines not to grant the extensions, the condominiums will not be built. He sees that as narrowing the options.

EM questions if anyone remembers the single family numbers for the same proposal.

J. Rabe indicates it was 90.

EM states they could get 90 single family homes as opposed to 264 condominiums.

J. Rabe states they could get 162 2 families.

EM states that when you weigh 90 to 264 and think of the traffic, he does not know which way to go. They are not getting the road improvements now. The traffic study is practically a dead issue. They are not going to get any impact fees from Varney. He states they would be running 2500' of sewer line from Newland Avenue up to and through Meadow Wood to South Main Street. He sees that as a benefit.

GG points out that when you look at the 264 in comparison to the 90, they must consider the impact to the land. 90 will use up every inch of the property.

L. Blair indicates that the 90 used up 80% of the land and left 20% over. The condos uses 30% and leaves 70% as open space.

EN states they may not even get the 90 when they consider the water area.

L. Blair indicates that obviously they do not want to build in the wetland. If it came down to building single family, they would not come in with a plan which maximizes the uses. They are not going to come in and try to get every last lot. They would try to build a subdivision which was attractive and appealing. They think condominiums is the right way to go. They also think the benefits to the town are the extension of the sewer line to loop through the 10" water line. Part of the difference is the phasing. They are really looking at 50 units in 1991.

J. Rabe states that in terms of where the traffic goes, some of it definitely will go down into South Bellingham and around and out



BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

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Pulaski.

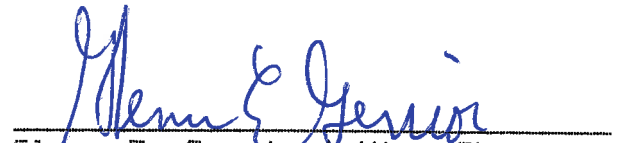
EM states the Board will discuss the Meadow Wood special permit with P. Herr on February 22, 1990. On March 8, 1990, the Board will decide whether to extend it or not at that time.

EN makes a motion to adjourn. GG seconds. Vote of 4.

AM did not sit on the Meadow Wood special permit extension discussion.


Meeting adjourned at 9:25 p.m.


Edward T. Moore, Chairman


Glenn E. Gerrior, Vice-Chairman


Emile W. Niedzwiadek

Anne M. Morse


John P. Murray