



BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

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ROLAND R. LAPRADE, ASSOCIATE MEMBER

MINUTES OF REGULAR MEETING

April 12, 1990

Meeting was called to order at 7:46 p.m. GG, EM, AM and RL were present. EN and JM came into the meeting later.

Submission:

GG asks if there are any 81-Ps for submittal.

Robert Salbetti, from Salbetti Survey, presents an 81-P on behalf of Joao Soaves and Maria Udete Baptista for property off Beech Street in Franklin. He explains that the house was put in the wrong place. They are doing the 81-P to comply with the side yard. The person who owns the property is combining the lot. Part of the property is in Bellingham and part is in Franklin. They had to go to Franklin to gain approval.

GG asks if it is a new lot.

R. Salbetti explains it is a 40,000 square foot lot. They are deeding a piece to make the lot legal. They are giving the sidelines to see the house and make one new legal lot.

EM believes it looks like a duplex lot. He questions the zoning.

R. Salbetti responds the zoning is residential in Franklin.

EM believes it is then a duplex lot.

R. Salbetti states it is only a single family lot in Franklin.

RL states that the more stringent rule will apply.

EM indicates they must apply for both lots in Bellingham.

EM makes a motion to sign the 81-P. AM seconds. Vote of 3 to sign.



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Members sign plan.

GG reads letter dated April 6, 1990 from the office of attorney Philip Quatralo requesting release of lot 2016, 54 Monique Drive, Wethersfield III. Mostly all the lots in the subdivision have been released.

EM makes a motion to sign the Form G, lot release subject to Town Counsel's review. AM seconds. Vote of 3.

GG questions if they should sign it now.

EM indicates they can sign it now. If Town Counsel approves it, the Clerk can mail it back to Attorney Quatralo.

EN enters meeting at 7:55 p.m.

GG points out that the release must be signed by a notary as well. The Board will sign it when JM comes since he can notarize it.

GG reads letter from Gerald Burke, dated April 9, 1990 requesting release of his bond for Tropeano Court. The letter refers to an attached Highway Dept. letter. However, there is no attachment.

Clerk reads letter from the Highway Dept, dated June 1988 which was in the file.

AM thought that the applicant was supposed to come in with an as-built plan. The Board is supposed to see an as-built which would show the meets and bounds.

EM makes a motion to send a letter to Mr. Burke citing the section of the Bylaw which explains what needs to be provided i.e. an as-built. They also need an up to date letter from the Highway Dept.

GG states that landscaping was done there.

EN seconds motion. Vote of 4 to send letter.

EVERGREEN CONSTRUCTION SITE PLAN DISCUSSION

GG states that at the last meeting there were certain changes which were requested on the plan including the use listed as a contractor's yard on the plan, no hazardous waste storage, wall side of the building 2' higher, brick building labeled as an office, and 2 catch basins as



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requested by the Town Engineer.

Marjorie Gallagher, on behalf of Thomas Clark, applicant, brings the revised plan forward for the Board's review. Donald Troast was unable to attend tonight's meeting.

GG reads letter from Town Engineer, dated March 26, 1990 which states that he met with William Halsing of Land Planning to review the revisions. The letter states that the revisions seem adequate and the plans reflect the changes. During a conversation with the Town Engineer yesterday, GG was told that all the changes were on the plan. The use of a contractor's yard was noted on the plan. The building was labeled. The catch basins and 2' wall are also on the plan.

AM questions the legality of the catch basin being on a private way.

EM states it is tied into the existing drainage on William Way.

AM questions if it is a public or private way. She questions if they can legally sign a plan on the Town Engineer's advice knowing it is going to have a catch basin on a private way. She does not know the answer.

GG points out that Makram Megalli found no problem with the plan during their conversation. He reads letter from the Conservation Commission, Clifford Matthews, Chairman, dated April 10, 1990 which states the plans show the applicant's intention of connecting a portion of the property's drainage into the existing drainage at William's Way. The existing drainage outflows into the bordering vegetated wetland of a tributary stream to Box Pond, the Charles River. This proposal is under the jurisdiction of the Conservation Commission and the filing of a Notice of Intent is required. The design of the proposed detention basin should also be considered. A gate structure may allow for periodic release of stored water. Any release of water will be discharged onto an abuttor's property. Depending upon frequency, duration and extent, any release of water from the detention basin may be within the Commission's jurisdiction as well. The applicant should consider filing a Request for Determination of Applicability to discuss the potential impacts and containment measures. GG explains that this letter resulted from a site inspection conducted by Clifford Matthews yesterday. GG discussed this with Makram Megalli and they agreed that it is like Bald Hill. The Planning Board can approve the site plan. The Conservation Commission will handle what is under their jurisdiction. The applicant is aware of this. The Board is looking at it from a Planning Board point of view. The applicant has provided everything which the Board asked for at the last meeting. The Town



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Engineer found nothing wrong.

Bob Kempton, Mendon Street, Bellingham, is speaking on behalf of Thayer Estates, the property abutting this parcel. He questions if the legal definition of a retention/detention pond allows someone to drain water onto an abutter's property without problems.

AM responds it has to be a certain percentage only.

EM states they can not increase more than 10%.

B. Kempton states there is no water flowing now. The property is all filled in with gravel at lease 6' high. There is no discharge at this time.

AM indicates the bylaws do not allow for more than 10%.

B. Kempton states that 10% of nothing is nothing.

EM explains that the bylaw says they can not increase more than 10% of the existing runoff.

EN states there is nothing flowing there now.

GG spoke with Makram Megalli about this yesterday. This is a Conservation Commission issue.

AM states it is all gravel. She does not think it shows the drainage at all.

B. Kempton states it is ripraff. There is gravel at the bottom. It will not penetrate. He can not understand how the law says the applicant can discharge water onto someone else's property.

AM indicates that the retention pond will not gush. It just slows it down.

EN states there is no water right now.

GG points out this was brought up yesterday morning during a conversation with the Conservation Commission.

B. Kempton questions how the Board can vote on this without going out to the site.

EM responds that the Board does not go out to the site. They view the



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information which is presented to them. The Conservation Commission can issue a cease and decist order.

GG explains that the Planning Board basically closed the hearing as of the last meeting per review by the Town Engineer.

B. Kempton does not understand how they can discharge water onto someone else's property.

EM states they may not be able to do it.

EN explains this is the same thing which happened on Bald Hill Estates. The Planning Board approved the plans, but the Conservation Commission stopped them. The applicant had to come back to the Board with new plans.

GG states the Conservation Commission should have gone out when the plans were submitted. The Conservation Commission is now asking the applicant to file a Notice of Intent. It is in their jurisdiction now.

AM explains it is not in the Planning Board's jurisdiction at this point. The Board made a motion at the last meeting.

EN states the applicant may not be able to do it. The Conservation Commission will deal with that issue.

B. Kempton is just concerned about water being discharged onto his property.

EM indicates the next step is for the applicant to file a Notice of Intent and go before the Conservation Commission. It may end up getting redesigned. Mr. Kempton can contact the Conservation Commission and ask them to notify him when the meeting to discuss this issue will be held.

GG explains that the Conservation Commission knows where the site plan stands from a Planning Board standpoint. Clifford Matthews asked him to read his letter into the minutes. The applicant has verified that he received this letter. Makram Megalli agrees that what the Board asked for has been done. From a Planning Board point of view, this is in the Conservation Commission's court. The Board must make sure that P. Herr's comments relative to the use only as a contractor's yard and not granting any other intended uses is included.

AM states it is on the plans. She makes a motion to approve the plans.



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EM explains that P. Herr suggested the Board's letter to the Building Inspector state the use as a contractor's yard only.

AM indicates that the use as a contractor's yard is noted on the plans.

JM enters the meeting at 8:20 p.m.

AM continues her motion stating that the letter to the Building Inspector should state the use as a contractor's yard and any explicit uses but not any other uses.

EM seconds motion. Vote of 5 to approve site plan for Evergreen Construction.

EM indicates that the letter should include the revision date of March 23, 1990 and Revision #11. At the Board of Selectmen meeting Monday night, one of the Selectmen asked what the Town Engineer does for what Boards. This site plan is a perfect example. It had 11 revisions, all of which the Town Engineer had to review. In the past, the town did not have a Town Engineer. This town definitely needs a Town Engineer. This was proven and 4 Selectmen voted in favor of reappointing the Town Engineer. One Selectmen voted against it even after she was told what the Town Engineer does. They should stamp the plan.

AM sees no problem with signing the plan since it does have a signature block.

JM recommends that the Board's letter to the Building Inspector reference the date of the revised plan.

Members sign plan.

EM indicates the applicant is aware of the fact that he has to go to the Conservation Commission now. That is reflected in the minutes of this meeting. It is not legal for the Board to approve the site plan subject to the Conservation Commission's approval. They would not really be approving it in that case, the Conservation Commission would be approving it.

AM states that the minutes of the last meeting stated approval was subject to the applicant's obtaining a letter of approval from Hood. Linda Gasper, reporter for The Call, found it in the minutes.

GG states that if they can not tie in with Hood, they can not go anywhere anyway.



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EM states that Hood sold the applicant the lot. He will not give him any problem.

GG states that if the applicant can not get the hook up, he can not go on.

LAKEVIEW FARM STAND DEVELOPMENT PLAN REVIEW CONTINUED DISCUSSION

AM removes herself from the discussion.

Anthony Ozella, applicant, states the additions have been made on the plans.

GG reads letter from Makram Megalli, dated April 4, 1990 which states that the plans reflect the changes which were requested by the Planning Board. Makram Megalli reviewed the plans and found everything to be o'kay. GG states this is a different plan. He questions why they cut the parking down.

A. Ozella responds it is not necessary for him to have that much parking now. If they add on, they will come back in for additional parking. The wetlands have been flagged. He filed with the Conservation Commission.

GG states there are no wetlands in the back. If the second floor is finished, the applicant has enough space to add parking. The lighting is to shine inward, not outward.

A. Ozella states they took the pole out.

GG points out that the plan shows the lights shining outward.

A. Ozella will move it. On the top of the building on the awning, they will have a sign lit up from within. They will not have spotlights.

EN questions if there is a zoning restriction on the size.

EM states there is. It is zoned B-2.

A. Ozella is aware of that. The lighting is in the notes.

GG states there is enough parking for what is there. Makram Megalli concurs that there is more than adequate room for parking.



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A. Ozella states there is a note on the plan that all lighting must meet the Town of Bellingham's specifications.

GG questions the distance from centerline to centerline.

A. Ozella responds it is 110 and 101.

EM indicates the distance is then 211.

GG does not think that sounds right. It is at least 200.

EM questions if P. Herr and Makram Megalli reviewed the revised plans.

A. Ozella responds they did.

EM thought there would be a single entrance instead of 2.

GG indicates there is no problem with 2 means of egress.

EM states the reason must be to keep the driveway 200' from the other driveway.

A. Ozella explains that he put shrubs in on this section. He wants to have flow.

EM makes a motion to approve the site plan for Lakeview Dairy and Farm Stand, dated April 6, 1990, prepared by Land Planning, located on South Main Street next to the Getty Mart. EN seconds motion. Vote of 4.

Linda Gasper, reporter for The Call, questions the size of the parcel.

A. Ozella responds it is part of his farm of 100 acres. It will be the market part of the farm. They are raising corn and vegetables. It can never be subdivided. It will always be a farm.

L. Gasper questions when it will open.

A. Ozella responds they will start building as soon as they get a building permit. He was instructed to bring in 6 plans. He requests the Board sign all plans.

GG refers to fee for Development Plan Review. Makram Megalli and P. Herr are supposed to get together to discuss the fee.

AM abstains from the vote because of a conflict of interest.



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GG reads new act protecting farm lands which states that during the summer months, only farm owned produce be sold.

A. Ozella states that refers to Massachusetts grown produce.

EM states that act came out because farm stands sell jellies, candies and maple syrup which is not produced there.

A. Ozella explains that he had to go through the Dept. of Agriculture to gain approval for this farm stand. He is supposed to raise 50% of what he sells. They told him that anything which is grown in the Commonwealth of Massachusetts can be sold.

EN questions where A. Ozella grows his produce.

A. Ozella has 100 acres of land.

EM points out that that includes a pond.

A. Ozella explains that the state gave him a suppliers green book which lists all producers in the Commonwealth who sell produce. They deliver to him.

Members sign plan.

A. Ozella indicates he plans to have a greenhouse next year to sell plans, shrubs, and trees. He questions if he has to come back before the Planning Board or just the Building Inspector.

EM does not think there would be any problem because it is an accessory use.

MOBIL OIL DEVELOPMENT PLAN REVIEW CONTINUED DISCUSSION

AM returns to meeting.

Neil Roche, attorney for Mobil Oil, states they were here 3 weeks ago. The suggestions which P. Herr made relative to land and lighting revisions have been made to the plan.

EM requests someone point out the revisions.

Alex Trakimas, Gale Associates, is the project manager. He points out the lighting revisions on the plan.



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EM points out the plans are in the package which the applicant forwarded to the Board.

A. Trakimas states they originally had one parking space. They now have 3 parking spaces which complies with the Zoning Bylaw. He notes the proposed septic system which Mr. Wirtanen, Health Agent, wanted. The gas/oil separator is noted. They are relocating the existing tank area. Before they had it between the building and the tanks. They moved it as far away from the tank as possible. They have a hooded catch basin for the second degree of protection with the final degree being a gas and sand separator.

EN questions where the gas is.

A. Trakimas states they will have an on-site catch basin which is kind of on the premise of a large separator tank to hold the gas.

EN questions if they will empty part of it at some point in time.

A. Trakimas responds it is maintained annually.

EM states it has ripples in the concrete which allows the gas to evaporate.

EN states it still has to be cleaned.

A. Trakimas states that any type of gas spill will go slowly. It is designed to handle a small spill. Beyond that, it would be filtered to go into the gas/oil separator which would contain the larger spill. There are 2 degrees of it.

EN asks if this is their own catch basin.

EM responds that it is on the site.

A. Trakimas states it is their own catch basin.

AM questions zoning.

A. Trakimas responds they are going before the ZBA next week for the pre-existing nonconforming use.

AM states it will not be pre-existing and nonconforming if they take it down.



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N. Roche indicates they are using the same plan for the ZBA.

GG states that Makram Megalli brought up the issue of the traffic study.

N. Roche received a copy of the Bruce Campbell report. He talked with the Town Administrator who supplied him with a copy.

GG reads letter from Makram Megalli to Neil Roche, dated April 4, 1990 forwarding part of the traffic study for Hartford Avenue prepared by Bruce Campbell and Associates. The material was forwarded at the Town Administrator's request. GG also reads letter from Alexander Trakimas, project manager, Gale Associates to Neil Roche, indicating that they reviewed the traffic study and contacted Bruce Campbell and Associates. It is their understanding that the proposed improvements do not involve any taking of Mobil property or close any curb cuts. Essentially, the improvements along this property predominantly involved widening the traveled ways within the existing street sidelines. They further understand that the study recommendations have not been approved by the Town of Bellingham. They do not foresee any conflicts with the traffic study at this time.

EN believes the applicant expects an increase in traffic as a result of this proposal. He believes that people will come off 495 to get gas at the Mobil Station.

A. Trakimas indicates that is not necessarily true. People will go by the 495 ramp unless they knew the station was there.

GG points out that someone would hit other gas stations first. Makram Megalli thought they should be aware of the traffic study. Even if there is a land taking, it will not substantially change what is there.

N. Roche explains that this point came up at the Board of Selectmen meeting. He assured Mr. Fraine they will cooperate with construction. The study has nothing to do with the Mobil Station. It has to do with Stallbrook and Fafard. They are meeting with the ZBA one week from tonight. The meeting with the Board of Selectmen has been rescheduled to April 23, 1990.

GG reads letter from Makram Megalli, dated April 4, 1990 to Neil Roche acknowledging receipt of the revised plans and forwarding same to the Planning Board. Mr. Megalli further stated that he would like to receive 5 additional copies of the plans for the different town officials who have jurisdiction and may have comments to make to the Planning Board prior to the meeting. A copy of that letter was



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forwarded to the Board of Health, Police Safety officer, Fire Chief and Conservation Commission. GG is aware the Fire Chief has not been getting site plans. He sent a letter to the Board stating that he would like to be included in the Development Plan Review process.

N. Roche states the original site plan was sent to the Fire Chief.

EM makes a motion to approve the site plan but he does not want this approval in any way to be confused regarding the ZBA special permit request.

N. Roche states they are going to the ZBA for a special permit to take down the old structure and put up a new building.

JM questions if the new building will be less nonconforming than before.

N. Roche states the new building is more conforming than they are now. The principle building will be smaller and they are eliminating the repair business. The reason it is nonconforming is because of the size of the area. They attempted to buy land to comply but they could not.

JM seconds EM's motion.

AM has a problem with this if the ZBA shoots it down.

EM points out that it will not be built then.

GG states the Planning Board's approval is contingent on ZBA approval.

N. Roche indicates that if they have to make additional changes as a result of the ZBA or Board of Selectmen, they will have to come back.

A. Trakimas states they would like the Planning Board to send a letter of recommendation to the ZBA.

JM states the Board recommends the site plan to the Building Inspector.

EM made a motion to approve the site plan because it meets the criteria of Development Plan Review. The lot size can not change. It involves zoning requirements,

EN states the applicant might have to come back if there are changes.

N. Roche states the Board can make a condition that approval is subject to approval of all other town boards.



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EM indicates the Planning Board does not want the ZBA to think the Planning Board's approval is pushing them to approve.
Vote of 4 to approve site plan for Mobil Oil. AM abstains.

EM states the Board's letter to the Building Inspector should state that the site plan is approved in concept.

GG states the letter should state it meets all the requirements of the Planning Board for Development Plan Review contingent on and subject to applying for and being granted a special permit from the ZBA.

BROOK ESTATES SPECIAL PERMIT DESIGN CHANGE DISCUSSION

GG asks Huna Rosenfeld, applicant, if he has the plans which the Planning Board approved for comparison.

H. Rosenfeld does. They went back to the drawing board. His partner met with P. Herr and they talked about the concept. They originally had a circle come out. They went down to 3 connected units in each cluster. P. Herr thought they should not be across from each other. They should be opened up. P. Herr did not see the need for a circle. P. Herr thought the concept was good and had no objection to it. There was a question about connections - if it should be boarded in or not as long as it is connected. He understands that P. Herr is not here and therefore the Board is receiving this information second hand.

GG has not had any correspondence relative to this from P. Herr.

EM questions if the applicant has pictures showing the buildings and the connections. Are they real connections or an underground wall?

H. Rosenfeld states they came up with a new plan. It shows a garage which would be \$7,000 extra. Otherwise, the units will sell for \$110,000 to \$115,000.

EN questions if there will be a choice about the garage. If they see a unit without a garage, can it be added afterwards?

GG questions if someone can add a garage 10 years later.

H. Rosenfeld responds it can not be added. They talked to the bank. They will spec 3 for garages. If they sell, they will build more. Without the garage, it will be 10% more impervious than what it was



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approved for.

EM questions if it will be 10% more even though they are doing away with the loop.

Mr. Kamram, DAVNA Corporation, indicates there will be more drive.

H. Rosenfeld indicates they will have the same number of bedrooms (2 bedrooms) and same number of units. They will be finished units.

David Loege, DAVNA Corporation, explains they will have 3 different unit styles, i.e. one floor unit, one cape with one bedroom up and one down and a 2 story units with 2 bedrooms up.

EN questions if they will have cellars.

H. Rosenfeld responds that they will. They will all have basements.

D. Loege further explains that they can exchange the order of the units. Each building is a slightly different shape. This will allow for variety. If the garage is left out, they can tie it all in.

EN believes this is basically a single family development which is tied in with greater density.

EM states it is the same density. It is spread out a little.

EN believes it is like single family.

JM questions how the units will be attached.

D. Loege explains they will have a trellis grape arbor structure with a couple of columns and beams.

AM questions if there is a way someone could close that in for an addition.

D. Loege responds it will be common space which the condo association owns.

H. Rosenfeld states there will be a slab on it.

JM questions what happened to the foundation wall.

H. Rosenfeld responds it is still there. The top is connected with a connected roof.



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JM states they were in here one month ago with the foundation underground.

H. Rosenfeld explains they are not doing that any more. They will have the same parking spaces. They are allowing for 3 spaces for the individual driveways.

GG questions what the next step is.

H. Rosenfeld will give the Board the plans and start grading.

EM questions if they are planning on doing this as a revision.

H. Rosenfeld is.

EM likes the concept. The number of units and the number of bedrooms are the same. It must be done as a public hearing and the Board must give notice. He likes this idea and is a strong advocate of clusters.

GG questions what happens if they take the middle garage out.

D. Loege explains they will slide it all over 12' which is the width of the garage.

GG wants to make sure that someone would not be able to add a garage 10 years from now.

H. Rosenfeld would say they can not. It would be common space, belonging to everyone.

EN questions the price of the units with a garage.

H. Rosenfeld states there would be an additional \$7,500 for the garage. The units would sell for \$110,000 to \$115,000. They are now selling for \$105,000 to \$107,000.

JM questions the number of units they have sold now.

H. Rosenfeld states they may have sold 5.

AM states the applicant is not talking about any more units. It is just a different design.

GG explains the problem is if the Board lets H. Rosenfeld come in with a different design without holding a public hearing, then everyone else



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will want to do it. He does not want to set a precedent.

JM states the applicant has to demonstrate that 80% of the land will remain untouched.

H. Rosenfeld did draw the hot top and impervious in. It will not be more than 10% of what is there now.

JM feels this is a drastic change.

H. Rosenfeld wants to make sure it is not a new application. He will check with Town Counsel.

EM states the applicant wants to stay with the permit which was issued with the same numbers. He already talked with Town Counsel. He asks what H. Rosenfeld will do with the white house out front which is all boarded up.

H. Rosenfeld states they will do something with it.

JM likes the idea of undisturbed land. Condos do not draw kids by their nature. This may draw children.

EN states that a bedroom could always be made out of the garage.

EM questions how they can police it. The applicant already has a permit to build.

RL questions how someone could build a garage without his neighbor knowing it.

GG states Mr. Rosenfeld did build the Tannery in Medfield. He questions what the houses sold for. They are very large houses.

H. Rosenfeld did build the Tannery. The houses sold for \$425,000. They are on small 20,000 square foot lots.

GG states they are the biggest houses he has ever seen on the smallest lots.

EN questions where they draw people from for those houses.

H. Rosenfeld responds that Medfield is a wealthy town. The lots are tight. They sold 11 out of 14. 3 of them are still being built.

EM questions the number of bedrooms they will have in the units which



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they are now proposing.

H. Rosenfeld responds they will all be 2 bedrooms. The unit styles will vary. Everything will be finished. Nothing will be unfinished.

EN questions if they will have one bedroom up and one bedroom down, what will be in the additional rooms upstairs and downstairs.

D. Loege responds there is no additional room upstairs. Those units will be capes. There will only be one room upstairs which can not be made into two.

AM states that the public hearing notice should probably say amended. They should check with Town Counsel.

H. Rosenfeld would like to get this in right away.

EM states they should have a public hearing and give notice. An extension already exists for the same number of units.

H. Rosenfeld states they missed one year of the phasing.

EM indicates they can not gain on units. They can only build so many each year. If they want that changed or another extension, they should do it at the same time as the public hearing for the design change.

EN questions the condo fees.

H. Rosenfeld states there are 2 different kinds they can have. Usually it is between \$120 to \$130, but if the 3 unit owners agree to cut their own grass and plow their own driveways, he can charge \$35.

EN states that normally condo fees take care of the outside of the building as well.

H. Rosenfeld explains that the big expense is the regular maintenance. Duplexes are condos. They get together and decide what needs to be done.

EN points out that some people do not agree. The roof needs to be replaced in 20 years.

H. Rosenfeld states they will put money away for that.

D. Loege indicates that is a small amount on a monthly basis.



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H. Rosenfeld will apply for a public hearing and get an abutter's list. He requests that the Board expedite the matter when it is received.

EM notifies Mr. Rosenfeld that the Board still has to advertise for 2 weeks prior to the public hearing.

Betty Lowry, Selectmen, enters the meeting and asks for someone from the Planning Board to be on the capital improvement committee.

EM used to be on the committee. He asks if the Board could ask the alternate member to be on the committee.

B. Lowry responds they can.

EM makes a motion that the Chairman appoint RL.

GG asks RL if he would like to be on the committee.

RL responds that he would.

GG appoints RL to the Capital Improvements Committee.

MAIL/CORRESPONDENCE/GENERAL

GG states that earlier the Board acted on a lot release for lot 2016, Monique Drive, Wethersfield III. EM made a motion to sign the lot release. AM seconded and there was a vote of 3 to sign. The lot release has to be notarized.

JM will notarize.

GG reads letter from the Board of Selectmen, dated March 27, 1990 stating that a meeting to discuss the access road for Shore of Silver Lake will be held on April 26, 1990. They are asking for 2 delegates from the Planning Board to attend that meeting.

EN is on the Affordable Housing Committee. He is a delegate already. However, he will not be here on April 26, 1990.

GG states that because of where he lives (he is an abutter), he should not be on the delegate. He can go to the meeting however.

AM questions what they are looking for. She is not sure she is sold on the access road. She feels this committee is being formed to sell the town on the access road.



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RL states the committee is to review the access road for the town, not sell it.

GG believes the committee will look at how to handle the access road.

EN believes it is a feasibility study.

EM states the land needs an access road to be properly developed. He would like to see the access road. The only way to do it is to do it openly and get everybody involved.

GG states the subcommittee can fight against or in favor of the access road.

EM does not mind being on the committee but does not want them to think he is trying to sell it.

AM feels the committee wants to advocate the access road to sell it to the town.

JM will not get involved. At one time, Fafard offered to give the town \$1 million as a form of linkage for the access road. The town did not want it at the time. The \$1 million from Roy for the Cogeneration Plant is the same thing.

GG indicates that right now they need two people to sit on this committee. They do not have to be in the affirmative.

AM does not think that is what the Board of Selectmen is looking for. She knows their stand already.

EM states the Board of Selectmen are not appointing the people to be on the committee. They will be from all the boards.

JM is sure that Fafard will give something to the town for the access road.

GG believes it is o'kay to go into the committee with a negative attitude.

AM states the access road went to the Town Meeting before. She does not see what is different now.

EM does not feel that was a vote against the access road. It was a vote against the school committee. The access road will open all traffic to Blackstone Street.



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GG states that Bruce Lord told him that Rosenfeld's people should contact him regarding the access road but they never did. The same engineer came in on the two properties. One plan showed a road. the other plan showed a house where the road would be. The engineer knew it was a mistake.

EM states that apparently one house was built in the roadway. He feels that one could go to the meeting and not be in favor of the access road.

AM does not think they would want her there. She would go with a negative attitude.

RL indicates the school dept. is looking to do this because they are in dire straits and need the money.

GG questions why they need new athletic fields because they can not take care of what they have now.

AM will go to the meeting but with a negative attitude. She would like more clarification.

GG reads a letter from Roland Laprade, Planning Board Associate Member, suggesting that the Board develop a community master plan to guide in the development of the town. He points out in his letter that in 1985 P. Herr developed a document for the Planning Board entitled "Economic Development, An Element of the Bellingham master Plan." RL feels the plan needs to be updated, revised and expanded to address all of Bellingham's community needs. He recommends the formation of a task force comprised of representatives from all affected departments and citizens at large to develop this master plan. He is willing to direct this task force if supported by the Planning Board.

RL indicates that he sees the need for a master plan.

EN states that we already have one, but it is not approved by anyone.

RL believes they are really suggestions put together by P. Herr. They were never accepted. This would stop people like the Millpond Association.

EM questions how he proposes to come up with a master plan.

RL states they should use the guideline which P. Herr put together.

JM questions if anything would change if they had a master plan. They



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would still have associations like Millpond coming in. Even if they had a master plan and the town voted in favor of it, people will still come in since it could be changed.

RL points out that the master plan which P. Herr put together targeted commercial development.

JM states that a master plan can not be etched in stone.

EM indicates they should talk to P. Herr about it.

JM feels they change the master plan constantly by rezoning.

EM got the feeling that P. Herr thought it should be changed. Some portions of it should be adopted and some should not.

RL wants to develop a formal guide be put together and put before the town for acceptance.

GG has a problem with that. It would end up being like a bible.

EM states they should discuss this with P. Herr at the next meeting.

GG instructs Clerk to send P. Herr a copy of RL's letter.

EM reads the letter referring to the committee which the Board of Selectmen is putting together to discuss the access road for Shores at Silver Lake. After reading the letter, he does not feel that the Planning Board should be on the committee. The committee is trying to sell affordable housing.

GG states they should then go to the meeting and make that point.

EM feels that if one sits on the subcommittee, one would not be able to sit on the Board for that proposal. Two members from Affordable Housing are on it. They are looking to go affordable housing. The applicant is also going to the ZBA for smaller lots.

AM states this issue was addressed in litigation which the Planning Board is involved in over the access road. She does not think anyone from the Planning Board should sit on it.

EM indicates they are not in litigation over the access road. There are other issues.

AM has a problem with it.



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JM will go with EM.

GG appoints EM and JM to attend the subcommittee to discuss the access road.

GG states that minutes for November 30, 1989 and December 14, 1989 must be accepted by the Board.

EM makes a motion to accept minutes of November 30 and December 14, 1989. EN seconds motion. Vote of 5.

GG states that tonight Clerk presented minutes of February 8, February 22, March 8 and March 22, 1990 for the Board's review.

GG has the 1991 budget. It shows the 7% cut as requested by the Board of Selectmen. It has to go before the Finance Committee. Clerk is scheduled to receive a 6% raise. Supplies are dropping to \$900. Total expenses are decreasing from \$18,000 to \$16,000.

EM indicates they need 10 copies if they have to go before the Finance Committee. D. Fraine may submit it on the Board's behalf.

RL who was previously on the Finance Committee thinks it was probably already submitted.

EM suggests Clerk call D. Fraine to check on this.

GG instructs Clerk to determine a description of expenses.

GG instructs Clerk to find out how RL can become registered at the Registry of Deeds. His signature must be registered. Clerk is instructed to ask L. Ambler about the Registry of Deeds Registration fee for the revised Subdivision Rules and Regulations.

Meeting adjourned at 10:50 p.m.



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Glenn E. Gerrior
Glenn E. Gerrior, Chairman

Edward T. Moore, Vice-Chairman

Emile W. Niedzwiedek
Emile W. Niedzwiedek

Anne M. Morse
Anne M. Morse

John P. Murray