



BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

GLENN E. GERRIOR, CHAIRMAN
EDWARD T. MOORE, VICE CHAIRMAN
EMILE W. NIEDZWIADK
ANNE M. MORSE
JOHN P. MURRAY
ROLAND R. LAPRADE, ASSOCIATE MEMBER

MINUTES OF REGULAR MEETING

August 9, 1990

Meeting was called to order at 7:30 p.m. All members except RL were present.

Submissions:

Abram Rosenfeld submits an 81-P for Silver Heights.

GG abstains from voting because he is a direct abutter and works for the Rosenfeld Company.

EM acts as Chairman in GG's absence.

Abram Rosenfeld explains that the 81-P is to give some land to the town and to take some back. It was all part of a Town Meeting vote.

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

A. Rosenfeld presents \$10.00 fee. He does not have the completed Form A or 3 copies of the plan for the Board, but will get them to Clerk on Monday.

R. Bernard
~~Arbena~~ Byron, Attorney, representing Bellingham Housing Authority, presents the 81-P which was presented at the last meeting. Their engineer added the wording "not to be considered a separate building lot" on the plan.

GG states that P. Herr said the wording should be "not a buildable lot. GG spoke with Ray from the Bellingham Housing Authority and told him that. He explains that it is the Town of Bellingham's lot and the Ukrainian Cemetery. They are now selling a piece to the Housing Authority.

h.
A. Byron states they are in the process of buying the parcel.



BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

MINUTES OF REGULAR MEETING

page 2

August 9, 1990

EM questions what the parcel was originally.

✓
N. Byron indicates that it was a trolley line.

GG states that P. Herr said the Board could not sign the plan unless it says not a buildable lot.

✓
A. Byron indicates that P. Herr agreed with the 125.

GG does not know if the verbiage means the same thing.

✓
A. Byron does not know how it can be construed as meaning anything different.

EM agrees and makes a motion to sign the 81-P. EN seconds motion.
Vote of 3 to sign.

AM abstains because she is an abutter.

Bruno Santini, Chairman, Bellingham Housing Authority, indicates that this is a state project.

EM makes a motion to waive the fee for the 81-P. EN seconds motion.
Vote of 4.

John Emidy, Building Inspector, came to the meeting to meet Planning Board Members. He would like to receive copies of all minutes, decisions and 81-P plans.

GG reads letter from P. Herr, dated August 7, 1990 regarding the Letourneau back lot special permit. He suggests that the Board provide Mr. Letourneau with documentation that the Board has determined that recording of a plan showing the divisions authorized by the special permit constitutes substantial use of that permit. Mr. Letourneau should submit an original 81-P drawing and include wording that "Recording of this plan constitutes substantial use of the special permit approved ..." The 12 month expiration is removed once substantial use is made of the special permit. Simple recording of a plan does not constitute substantial use of a special permit in the usual case, but in this instance it does, and in the instance of a cluster subdivision it does. Attorney Ambler suggests that the Board insert language into the Zoning Bylaw indicating which types of special permit would constitute substantial use. GG instructs Clerk to contact Mr. Letourneau and request that he present his original 81-P to the Board with the above-noted language as well as a signature block for the Board to endorse.



BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

MINUTES OF REGULAR MEETING

page 3

August 9, 1990

EN makes a motion to adjourn. EM seconds motion. Vote of 5.

Meeting adjourned at 7:45 p.m.

Glenn E. Gerrior, Chairman

Edward T. Moore, Vice-Chairman

Emile W. Niedzwiedz

Anne M. Morse

John P. Murray