



BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

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

MINUTES OF REGULAR MEETING

MARCH 12, 1992

Meeting was called to order at 7:45 p.m. Vice Chairman JM acted as Chairman in AM's absence. EM, EN and GG were also present. AM was absent.

DISCUSSION RE: BELLINGHAM AFFORDABLE HOUSING CENTER STREET PROJECT

Clerk reads memo from Michael Cook, Chairman, Zoning Board of Appeals, dated March 12, 1992 relative to the plans for the Bellingham Housing Authority project on Center Street and Pheasant Run Road. The ZBA requests that the Planning Board review the plans which they have forwarded and respond before their meeting on Thursday, March 19, 1992 at 7:45 p.m.

Members look over the plans.

EM states that the price of the units is approximately \$130,000 per side. The Housing Authority could buy houses all over town for that amount. He is against the proposal if they are wasting money.

GG has no problem with what it is, but does not understand why they are wasting money in today's economy. He asks if the money includes the streets.

EM does not know. He believes that the money could be better spent. The money could be put toward buying existing housing.

EN believes that the low income individuals would be better integrated into the community that way but they can not use that phrase.

EM thinks they could use the money better by buying existing housing in town. It would be in the better interest for the area's economy. The money would help the town and economy better by buying existing houses which are unfinished and brand new.

EN thinks that if they say that it would look like prejudice to a



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certain group of people. Most people want brand new houses.

EM states that there are new houses for sale now.

GG states that if the sewer was in at his development, Rosenfeld would put in 8 more houses which he could build for \$126,000.

EM thinks that the Board should ask the ZBA if a copy of the plans were sent to P. Herr for his review. The ZBA should be advised that the Board looked at the plans but P. Herr was not at this meeting.

GG thinks that P. Herr may be more familiar with the proposal. The Board should ask the ZBA to send it to P. Herr.

Wilfred Arcand joins the discussion and asks a question for a point of information. When the Planning Board subdivides land and lots which are labeled as not buildable, is there anything in the law which states that those lots are not buildable and no variance can be requested.

EM notes that the Planning Board can not tell another Board not to grant a variance.

W. Arcand states that sometimes when a lot is noted as not buildable, the developer waits 1 to 2 months and then goes to the ZBA to get a variance.

EM asks if he is referring to the Grove.

W. Arcand responds that yes, they created two undersized lots. It gets him that a variance can be given by the ZBA when the Planning Board says that a lot is not buildable. He refers to Norfolk Street where there are 3 undersized lots and a building is being put there. He also refers to the area near Hartford Avenue, O'Toole's land where a guy from Millis wants to put in cluster homes.

EN states that the Board has not heard about that.

GG notes that the Affordable Housing plan must be reviewed by the Board's consultant for his educational and community expertise.

EN would also like to have P. Herr look at the plans.



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EM points out that the Affordable Housing development does not have to come to this Board for approval.

CORRESPONDENCE

Clerk reads letter from Toni Martin, Secretary, Finance Committee, dated March 2, 1992 stating that the Finance Committee recommends the following amounts for the Planning Board budget: Elected Stipend/Salary - \$0; Other Salaries - \$5,257; Expenses - \$12,726; Out of State Travel - N/A.

Clerk reads letter from Lee Ambler, dated February 24, 1992, relative to the Planning Board Consultant's Contract, suggesting that the Board contact the Town Accountant and determine the appropriateness of having the Town Meeting Vote be for the sum of money and a specific authority to authorize the Planning Board to retain Philip B. Herr & Associates for that sum of money for the services described. The Board can do so by simply amending Article 1 appropriation for same.

EM notes that there is no longer a Town Accountant. Clerk is advised to retain this correspondence for future reference but to do nothing at present.

Clerk reads letter from John Emidy, Building Inspector, to the Board of Selectmen, dated March 11, 1992, wherein he describes his inspection of the property at 7 Wrentham Street, Jack's Sport Cards. He notes that there are not enough parking spaces at the site since there are two dwelling units on the upper level. At present there is a deficiency in the number of parking spaces required. Further impacting by increasing the use of the building shall require additional parking and Development Plan Review by the Planning Board.

GG makes a motion to adjourn at 9:04 p.m. EM seconds motion. Vote of 4 to adjourn (JM, EN, EM and GG).



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Anne M. Morse

Anne M. Morse, Chairman

John P. Murray

John P. Murray, Vice Chairman

Emile W. Niedzwiedz

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Glenn E. Gerrior

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Edward T. Moore

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