

**BELLINGHAM PLANNING BOARD**

**P.O. BOX 43**

**BELLINGHAM, MASSACHUSETTS 02019**

**EDWARD T. MOORE, CHAIRMAN  
EMILE W. NIEDZWIADK, VICE CHAIRMAN  
ANNE M. MORSE  
ROLAND R. LAPRADE  
PAUL CHUPA**

**MINUTES OF REGULAR MEETING**

**MARCH 9, 1995**

Meeting was called to order at 7:35 p.m. All members were present. Planning Board Associate Member William Wozniak was also present.

**DISCUSSION WITH MR. OZELLA  
RE: TURKEY HOUSE ON HIS FARM**

Mr. Ozella wants to build a turkey house on his farm. It will be over 1,000 square feet.

EM called P. Herr to discuss this. It requires Developmental Plan Review even though there is no parking since it is an accessory use. No engineer's stamp is required on the plan.

Mr. Ozella will be raising turkeys for the restaurant. The Department of Agriculture closed him down because he did not have a permit for a dining room.

EN notes that he was supposed to sell only Massachusetts produced stuff.

Mr. Ozella points out that it is 51%. It was triggered when he turned the store into a dining room. He will contact Clerk when he has the plans prepared to schedule a Developmental Plan Review.

**DISCUSSION WITH WALLY FRINK RE: 10 ACRE INDUSTRIAL BACKLOT  
MAPLE AND PINE STREETS**

EM points out that he cannot get to the site because there is no road. This is not the first time the Board has seen this piece of land. Some portion of it was put through Land Court so there is no longer a road there.

Wally Frink wants to leave it zoned industrial. He has questions relative to rezoning. At this point he wants to put a road in the strip of land to get to the back and then get to the rest of it.

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EM indicates that they do not do double cul-de-sacs. The lot shape factor comes into consideration also. There would be a problem with plowing.

W. Frink wants to obtain a 60' strip of land but is not sure of the pavement widths. He wants to put in a 4,000 square foot building.

RL asks if this is included in the proposed Maple Street rezoning.

EM responds in the negative.

AM thinks that he would have to put in a lot of road in order to gain a few lots.

W. Frink agrees but he has no land cost since his parents own the land.

EN asks how many feet he has in site distance in each direction.

W. Frink responds that it is 400' on one side and 380' on the other.

EN thinks that it is really a subdivision.

W. Frink wants to make two lots including one small one.

EN asks how long the road will be.

W. Frink responds that it will be 850' to the first cul-de-sac.

AM again states that it is a big expense for a small number of lots.

W. Frink has an opportunity to build one building with 8 - 9 acres still accessible.

EN states that he would have to build a road with drainage.

W. Frink is aware of that. The Planning Board could vary its rules and allow him to put in access even though it would be dead-ended as long as he provides access since there will be 12 or under.

AM indicates that the likelihood of the Board doing that is nil because they would be setting a precedent.

EM notes that there are a lot of wetlands on the land.

W. Frink asks about cluster zoning.

EM responds that it is usually done with residential. He can't have

residential in an industrial district.

W. Frink knows that there is no sewer service there.

AM also advises that Maple Street is a scenic road. He would have to request a hearing to clear trees.

EM thinks he would have a better shot at rezoning the parcel suburban.

RL points out that there is a rezoning proposal which will be considered at the Annual Town Meeting. The Board will hold a public hearing to make a recommendation to the Town Meeting. He will have to wait and see what happens.

AM suggests that he might want to wait and see what happens at the Town Meeting.

Clerk advises that the hearing will be held on either April 13 or April 27. It will be advertised two weeks and one week prior to the public hearing.

**DISCUSSION WITH AL FLORENTZ**

**RE: 3 LOTS ON 5TH AVE., ROGER STREET, CROOKS WAY**

AM notes for the record that Mr. Florentz is her engineer.

Al Florentz is here to discuss lots on an unimproved road. The pavement comes up to the center of the house.

EM states that they are pre-existing undeveloped lots.

A. Florentz indicates that they propose the driveway to come in off 4th Avenue. He asks what the Planning Board requires - a roadway or driveway to access the lots.

EM responds that the Board does not allow shared driveways.

A. Florentz indicates that it is only one house lot.

EN believes that allowing this would open up 5th Avenue without a road.

EM asks why they don't extend the street and have the frontage driveway off of it.

A. Florentz responds that they will never be able to put a road in there with the grade. They would have to put in a driveway.

AM asks about the utilities.

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EM indicates that there is town water in there.

A. Florentz calls it an unimproved existing paper street which was created in an old subdivision done in 1919.

EN never heard of an unimproved roadway.

AM notes that it is a dirt road.

A. Florentz explains that it is a paper street. There is a paved driveway into the yard.

EN indicates that it is mostly all swamp. Everything around it is conservation land.

EM states that Mr. Florentz is asking the Board to determine whether or not there is adequate access. He will have to go up and look at it and check with the Highway Dept. Mr. Florentz should bring it in again under general business at the next meeting.

A. Florentz points out that Roger Street is the same. There are two houses on it. The Martin family wants to put in two lots.

RL states that the Board approved the other side.

EM asks how they will access the lots. He does not see this as a problem but wants to discuss it at the next meeting.

A. Florentz also states that they want to build one house lot on Crooks Way.

EM asks where he will come in from.

A. Florentz responds from Silver Lake. He asks what has to be done.

EM indicates that there is no road in there to extend because it is dirt. He asks if they can make what is there longer.

PC notes that his daughter's house is there and 50' beyond is a gravel pit. There is a 1" water line there.

EM asks how big the lots are. Will they extend the road?

A. Florentz responds that it is 15,000 square feet and will just be one lot.

EN notes that it is across the street from the swamp.

HIXON FARMS  
PRELIMINARY SUBDIVISION  
CONTINUED DISCUSSION

EM reads letter from DPW Director, Donald DiMartino, dated March 9, 1995

EM notes that Cliff Matthews said that this project came before them. He understands that they are talking about rezoning.

Robert Stockton, applicant and owner, states that they will be using more land by going with a cluster as recommended by the Board.

EM talked with Cliff Matthews. They will petition to rezone the industrial land above.

Fred Lapin, Shea Engineering, explains that this is a new plan since two weeks ago. The plan was just completed yesterday. He explains that the green shade on the plan indicates the wetlands. There are quite a few changes which were addressed relative to the concerns talked about last time. The DPW wanted the roadway and water main looped. They attempted to loop to extend Hixon Street to wrap around and come back. They came up with a cluster layout that uses more land than the original proposal. They originally had 12 lots. This new layout uses all the land zoned suburban for residential use.

EM asks him to show where the zone line changes.

F. Lapin responds that it is shown on the locust plan. The stream divides the property to the north and the south and goes through the wetlands and then travels down to Beaver Pond.

EM notes that they are still only showing the suburban and not the whole picture. They cannot access industrial through residential or suburban.

R. Stockton did know that. That's why he is rezoning to industrial.

EM asks about the cluster.

F. Lapin responds that they will have 21 lots.

RL did not think they were supposed to be able to get more lots.

F. Lapin explains that the original proposal was for 17 acres. Now they have 25 acres for 21 lots. Open space is 7.7 acres. This will really address the Conservation Commission's concern relative

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to lots backing into the wetlands of Beaver Pond.

EN states that there is only one way to get in and out through Hixon Street.

EM points out that they are showing two accesses off the existing street. They could not put it all on one street because they have to have two accesses to the project even though they are both on the same street.

F. Lapin explains that they will provide possible roadway easements to Hixon Street in case it ever gets widened.

AM thought that was in another ownership.

F. Lapin responds that it is, but they retained the easements.

B. Wozniak points out that two cars cannot pass on Hixon Street for the first 2,000 feet.

F. Lapin talked with Sgt. Haughey who said that the site distance at the entrance to the subdivision is fine.

EM states that they went through the criteria for a cluster with 10 acres or more. However, the Board has no input from the consultant.

F. Lapin explains that this plan is not up to preliminary subdivision standards but is presented for discussion.

EM believes it is a better plan because it pulls back from the wetlands and loops the water and the road.

EN asks if the wetlands will stay the same.

F. Lapin responds in the affirmative. They do not propose to fill any wetlands.

RL asks if they have plans for open space.

F. Lapin states that it is contiguous along the wetlands and Beaver Pond.

RL asks if they will turn over land to the Conservation Commission.

R. Stockton responds in the affirmative.

F. Lapin notes that the Conservation Commission did express a desire to have a piece because of Beaver Pond.

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EM asks about the 4 81-P lots.

R. Stockton responds that they have already been sold.

EM asks if they will provide access to the Conservation Commission land.

F. Lapin explains that they propose a roadway where cars could access and they could put in a gravel parking lot.

EM points out that it could also access the industrial land out back.

F. Lapin responds that yes, they could go that way.

EM asks what would happen if the Board approved the cluster and rezoned to suburban.

F. Lapin responds that it would be another cluster with the same theme and open space along the wetlands and the pond.

PC asks how many acres are in the industrial.

F. Lapin responds that there are 41 acres.

EM asks how big the next development will be.

F. Lapin responds that the stream splits the property in half. The total acreage is about 60. This subdivision will have 25 with some front lots. They will propose 30 acres on the other side of the stream.

RL states that maybe they would have 45 houses in all.

B. Wozniak thinks it would be another 30 house lots.

PC thinks that this is a better plan because it has two accesses and will loop the water system.

EM wants to know which direction they will continue in.

F. Lapin states that the drainage is not shown on the plan. They do show where they will put the detention areas. The detention has to be located below the water table. The front yards flow towards the streets. 4 lots which are already being built are not included in the acreage.

EM thinks it looks a lot better and they are headed in the right direction.

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F. Lapin will send a copy of the new plan to P. Herr.

EM advises applicant that he needs to take the new plan to everyone on the distribution list and let them know that this cluster plan replaces the old plan. This can be continued to April 13, 1995 at 8:45 p.m. The Board will have to hear from P. Herr prior to the meeting.

EN makes a motion to continue to April 13, 1995 at 8:45 p.m. RL seconds. Unanimous vote of 5.

**HICKORY HILL**  
**DEFINITIVE SUBDIVISION**  
**CONTINUED PUBLIC HEARING**

AM abstains from the hearing because she is an abutter.

EM reopens the public hearing for this 5 lot subdivision off Scott Street. He explains the hearing procedure with presentation, Board member questions, audience questions. Audience is instructed to raise hands and state names and addresses for the record.

Normand Gamache, Guerriere & Halnon, land surveyor, introduces Robert Paxon who did the drainage calculations, Mr. Morin and members of his family who also are present. At the last meeting, the Board received correspondence from D. DiMartino. They have responded to that letter and made a number of additions to the plan. They went through Mr. DiMartino's letter item by item and responded with additions to the plan. They transmitted copies of the revised plans to him. They also sent a letter to P. Herr and received a verbal response.

Clerk reads notes of comments relayed by Joe Carroll, from P. Herr's office indicating that the applicant's engineer changed what they wanted on the drainage. There were a number of minor issues relative to drawing inconsistencies and tree line which have been resolved. They may move the drainage to lots 4 and 5 to alleviate the problems with the neighbors.

EM and PC did a walk through of the site.

N. Gamache finished the tree line on the property. They now show all trees over 4". They were asked to address the drainage issue and did an analysis of the drainage which will go under the tracks. There is one note on the plan showing the zoning as suburban. The proposed bound locations correspond to the definitive plan. they added the tree line to the Padula property. They submitted the drainage calculations which they were told to submit. They were also required to show the bearings and distance on the profile sheet. There was a note on the profile relative to the elevations



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on the site. They are required to show the lighting but they will be requesting a waiver for the street lights. He prepared a letter listing all waivers. The waivers are also on the plan already.

EM believes that a street light is required at the intersection.

N. Gamache states that it is required at the intersection and cul-de-sac. A waiver of all lights is requested. This project will add minimal traffic on Scott Street.

EM asks if there are any lights there now.

Maurice Morin, applicant, responds that there is one in the area. His kids intend to put a light at the end of the cul-de-sac for their kids to play.

N. Gamache was asked to look at the grading for lot 5. They added a spot elevation to better define how they are going in so they won't go to the driveway. The DPW Director asked them to move the hydrant. They had the hydrant in the cul-de-sac. They were asked to put it at the end of the cul-de-sac and add another. There is a note on the plan relative to the sewer connection to lot 5. They put a hydrant at 2+30. They will use a different type of connection in the street. They were asked to add a note to use a tapping sleeve instead of a valve connection. They added a note to the plan relative to the mechanical joint bends which will be used instead of curving pipes. They also added a note relative to the water main being installed in a sand envelope. They made reference that all materials will be to Bellingham DPW standards.

EM and PC went to look at where the drainage will be. There was a pole approximately at the headwall and discharge area. He asks if that is where it was proposed all along.

N. Gamache responds in the affirmative.

PC looked at the distance to Fox Fun Road. It is all up hill. This is all downstream from the properties. They walked it all downhill.

M. Morin took pictures of the property. From 50' on his property, he took the stream which is at the back of Crossland's house. He points out his house and his wall and the lot line. The stream is between the two walls between him and Crossland. 90% of the Fox Run water goes onto his property.

EM asks where the water drainage system will join in.

N. Gamache responds it is down below by the gas line.

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EM wants to make sure this does not add water to the Fox Run property.

RL asks him to show where the walls are on the plan.

Linda O'Neill, abutter, states that all the water under the street plus the culverts all come out one tube. She asks what happens to the culvert at the bottom of the hill.

PC asks if the applicant will be knocking down the two existing garages.

M. Morin responds in the affirmative.

R. Paxon indicates that is why there isn't a big change.

Michael Gregory, abutter is not concerned about the building. He is concerned that the clearing will diminish the amount of natural retention of water. What happens when it comes out of the ditch?

EM responds that there didn't seem to be any additional clearing. There is not any additional clearing at the road and the cul-de-sac. They will be collecting and channeling. He asks why they show the drainage off to the left.

R. Paxon responds that the lots were previously tested for sewerage disposal systems. They had limited locations which were suitable. It is not feasible to run the drain line down the lot line. There will be minimal disturbance to the natural wooded area. The drainage will be between lots 3 and 4. Moving the drainage would disturb a larger amount of woods and natural vegetation than what is proposed. The flow will be diminished more than it would at the pre-development site. The drainage area shown on the plan predominately flows to the left, hits the stream and goes to the culverts. The stream is along the railroad and enters the culvert. They will have a two culvert system with an area of ponding.

EM understands that they would be keeping it all to the middle lot. The other way it would be directed to the other people's lots. He asks if they will be raised lots.

R. Paxon responds that they will probably be raised. How each lot will be developed is based on the perc rate and septic design.

N. Gamache notes that the two lots at the cul-de-sac will be lower.

R. Paxon describes the field as poorly vegetated. The ground is more saturated. There are more trees sucking water.

M. Gregory asks what the natural flow of water is without

development on the property and how it is altered by channeling.

R. Paxon explains that the arrows on the plan show the current flow of the drainage. It is not really altered by the development.

M. Gregory asks if the stream will carry the same amount of water.

R. Paxon responds that is correct. There will be minimal runoff to two catch basins. It will flow into the road and enter the stream. The runoff is 90 degrees to the contours in the same direction as these arrows. The topography will not change. The lots are deep. The development will end 200 feet off the roadway.

EM notes that the Conservation Commission Chairman was at the last meeting and he said there was no problem with this.

N. Gamache had the site walked by a wetland specialist.

R. Paxon points out that it will always remain natural. The natural flow will be the same. As the outfall leaves the pipe it will be discharging naturally. There are large buildings on the field now with poor absorption. It will be replaced with well maintained lawns which will have less runoff. When all is taken into consideration, the difference is negligible.

L. O'Neill asks if PVC and gravel will be underneath the tarred road.

R. Paxon responds that there will be subdrains. The catch basin will collect the water from the road. It will not be picking up underground water.

L. O'Neill asks how far it will be extended.

R. Paxon responds that it will be 240' down the lot line. There will be a 20' section of rip rap.

M. Gregory asks how far it is to the north property line.

PC thinks that it is 1,000 feet from where the pipe is.

N. Gamache indicates that it is 135' to the Morse lot line.

L. O'Neill asks how far the pipe will be to the lot line.

R. Paxon responds that it is 135' away. The outfall of the pipe elevation is at 295 and 302 at the same point which is 7' higher.

L. O'Neill asks if the 3 septic systems will add to the water table.

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R. Paxon responds in the negative; not at all.

M. Morin explains that two of the lots are for his kids at 9.5 acres each. They could come in with more lots but they want to keep the backyard the way it is.

M. Gregory can't use the back part of his property because it is too wet.

EM points out that Mr. Morin is downhill from him. He is actually getting Mr. Gregory's runoff. He asks if there will be a sidewalk.

M. Morin responds it will be on one side.

EM asks if they need a waiver not to put in a retention pond.

R. Paxon responds that they do not since they will not have an increase in flow which they have to mitigate.

Mr. Bartelett is concerned about the size of the pipe.

R. Paxon indicates that it has been designed for the 25 year storm.

Mr. Bartelett asks if the pipe is the same going in and coming out the road.

R. Paxon responds that the outfall pipe is 18". There will be two culverts at the railroad. There will be a 24 x 24 stone culvert.

EM thought he was saying that there would be no increase in runoff.

R. Paxon responds that there will be no more than what is there now pre-development.

EM states that the Thayer rezoning which was scheduled to begin at 9:00 p.m. should be opened and continued for 15 minutes.

RL makes a motion to continue Thayer Rezoning for 15 minutes. PC seconds. Vote of 4 (EM, EN, RL and PC). AM not present.

Mr. Bartelett is satisfied as long as he knows what is happening there. There should be no problem as long as the pipe is clear.

M. Gregory asks what happens if they decide to change the lot size of the two large lots 4 & 5.

EM states that it would require another hearing and notices to abutters.

R. Paxon explains that since they are constructing the roadway with

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a bend, a change would require the demolition of two homes.

M. Gregory asks if the railroad bed would ever become a street.

EM thinks that the railroad bed went back to the state.

AM owns the railroad bed behind the Bartelett's to 126.

R. Paxton indicates that the developability of the land is questionable because of the streams and wetlands. It was difficult to get the septic systems in because of the water table.

EM states that the only letter the Board received was from D. DiMartino stating that he is not an engineer for the drainage review. He asks about street lights.

RL notes that there was a discussion that the Selectmen want to reduce the amount of street lights.

EM points out that the cul-de-sac will be dark at the end. He reads letter from N. Gamache indicating 3 waivers of index sheet at 1" = 100' instead of 200', lots 4 and 5 on more than one sheet of scale and waiver from the requirement for street lights.

RL makes a motion to close the hearing. PC seconds. Vote of 4 (EM, EN, RL and PC). AM abstains.

RL makes a motion to approve the plan with the 3 requested waivers.

EN asks if they can legally do the waivers.

EM responds in the affirmative. He asks if the wiring will be overhead and underground.

N. Gamache responds that it is shown as underground on the plans.

PC seconds RL's motion. Vote of 4 to approve Hickory Hill Definitive Subdivision for 5 lots (EM, EN, RL and PC). AM abstains.

EM explains that the decision will be signed at the next meeting and filed the next morning. The plan can be signed at the 20 day appeal period. Applicant should bring in a covenant when they bring in the plan.

**GENERAL BUSINESS**

EM reads speed letter from Donald DiMartino dated March 3, 1995 relative to Brookside Estates indicating that representatives of the development have approached his office indicating their

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intention to start construction to complete the subdivision with a connection to the town sewer in South Main Street as an addition. He is informing the Board about what is going on since no work has been done recently. He asks that he be contacted if he shouldn't allow them to proceed as planned.

RL makes a motion to accept the minutes of February 9, 1995 with a change to Mostek instead of Martex (correct December 94 minutes as well). EN seconds motion. Unanimous vote of 5 (EM, EN, AM, RL and PC).

**THAYER REZONING**  
**CONTINUED PUBLIC HEARING**

Norman Gamache is representing the applicants. Their analysis of the situation indicated that it would be better to extend the residential zoning. They are concerned if they rezone to suburban, the Attorney General may consider it spot zoning because they are in an agricultural zone and there is no suburban zoning there. Residential zoning abutts the parcel and they are intending to extend it.

AM asks about the zoning for the lots across the street.

N. Gamache responds that they are suburban size lots which are zoned agricultural. The zone runs parallel to Blackstone Street. There is a residential line up to the property. All the land in the area is zoned agricultural.

EM looks at the zoning map at the back of the room and determines that there is a residential finger which extends down Blackstone Street. It is easier to extend an existing zone. At the last meeting, he was thinking that there was suburban zoning across the street. He went up to look over the area with PC. It is all built up across the street.

PC confirms that the houses on the other side of the street are close together.

EM states that the lots will be suburban size with different frontage. The only reason why this land has not been developed is because it has not been for sale. Everything else around it has been developed.

AM asks the reason for jumping from agricultural to residential zoning.

EM explains that even though they are requesting rezoning to residential, the lots will really be suburban size.

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AM did not realize that residential abutts it.

EM continued the hearing to check with Lee Ambler to see if they would need another hearing to change the rezoning request from residential to suburban. It can be amended and changed without readvertising the public hearing. He doesn't know which would be easier to explain at the Town Meeting.

N. Gamache states that it is worded as an extension of a zone.

AM indicates that the problem is they are setting a precedent with other developers but it is easier to explain since they are extending the residential zoning.

Mr. Kempton called residential only a word at the last meeting because they are exceeding the suburban footage. Part of the residential zoning comes onto this property.

EN asks how many feet they are extending.

N. Gamache responds that it is 2,000 feet.

RL makes a motion to close the hearing. EN seconds. Unanimous vote of 5 (EM, EN, AM, PC and RL).

PC makes a motion to recommend the Thayer Rezoning to the Annual Town Meeting. AM seconds. Unanimous vote of 5.

EM advises that they will have to go before the Finance Committee.

AM suggests that they get a zoning map and color it to show the rezoning. There will be 4 - 5 rezoning articles at the Town Meeting.

RL asked D. Fraine to get one large map and a blackboard so the rezoning articles can be explained.

**GENERAL DISCUSSION**

Discussion follows relative to scheduling upcoming rezoning articles and proposed Zoning Bylaw Amendments. Hixon Street Rezoning is scheduled for April 13, 1995. Home Occupation, In Law Accessory Apt. and Developmental Plan Review Revisions are all scheduled for April 27, 1995 meeting. Depot and Maple Street Rezoning articles are also scheduled for April 27, 1995 meeting.

RL asks if the Planning Board would be willing to co-sponsor the Depot and Maple Street rezoning articles.

EM would be willing to co-sponsor Depot Street but not Maple

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Street.

PC is concerned about putting in more houses.

RL explains that the IDC is looking at economic development. It was part of Task Force I. The second task force was put together to implement the grant. They thought that it should come through the Planning Board as recommended by P. Herr. The property will be developed. It is up to the town which way it will go. The town will vote and decide which way it will go.

PC did not think that the Selectmen were supportive.

EN makes a motion to co-sponsor the Depot Street Rezoning Article. AM seconds. Unanimous vote of 5 (EM, EN, AM, RL and PC).

EM states that the Planning Board will pay for half of the advertisement expense. Two separate notices are to be prepared for Maple and Depot Street Rezoning Articles. They may want to only advertise in the Milford Daily News because both rezoning articles do not effect South Bellingham at all.

RL will check with D. Fraine to find out if the IDC will be paying for the advertisement expenses.

Discussion follows relative to the cul-de-sac at the end of the Woodlands Definitive Subdivision. Leo Mayewski, Pentad Realty Trust, was supposed to complete the cul-de-sac. Clerk received a phone call from a woman who lives at the end of the cul-de-sac. She has 3 small children and is very concerned about the dangerous situation. Cars that come down the road are turning in her driveway because there is no cul-de-sac. Hunters park at the end of her driveway. The bus will not come down the road to pick up her children. Clerk discussed the situation with Town Counsel who said that he would speak with Mr. Mayewski directly.

EM states that Mr. Mayewski went to Franklin requesting rezoning of the adjacent parcel but their Town Counsel said no since Garelick said no.

AM suggests that the Board send a letter to Mr. Mayewski with a copy to D. DiMartino asking why the cul-de-sac has not been completed.

RL discusses expanding the task force to include the Master Plan to develop open space and recreation. He would like to create a task force to concentrate on what will be implemented. It is the Planning Board's responsibility under the Charter. He suggests that they can look at the Maple Street parcel if it stays industrial. He is looking for the support of the Board to allow



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them to work with the Selectmen.

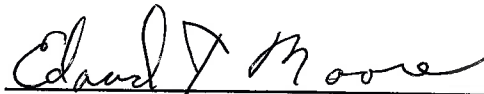
PC makes a motion for the Planning Board's support of the expansion of the Task Force. AM seconds. Unanimous vote of 5.

RL explains that designated open space was discussed at the Lincoln Institute. The state reimburses for open space so there would be a minimal cost per person. It would cost each person \$.61.


RL refers the February 9, 1995 minutes at page 4 relative to the issues of cape cod berms. He suggests that they get D. DiMartino and P. Herr here together to discuss and decide what everyone wants to see for a berm.

Clerk to send a letter to the Board of Selectmen and D. Fraine indicating that the Planning Board is in support of an open space/recreation development task force which was suggested to the Planning Board by RL. The Board discussed the issue of setting up a task force and took a vote to support it. The Planning Board is in favor of the task force and will work in cooperation with the Board of Selectmen to accomplish what needs to be done.

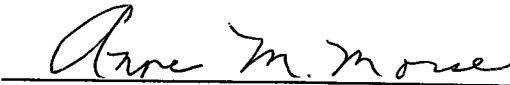
AM moves to adjourn at 10:56 p.m. EN seconds. Unanimous vote of 5 to adjourn.



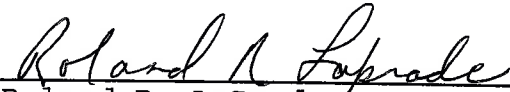
Edward T. Moore, Chairman



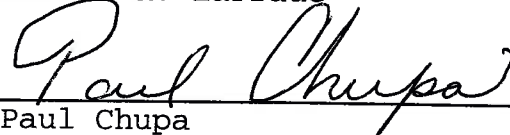
Emile W. Niedzwiedz, V. Chair



Anne M. Morse



Roland R. LaPrade



Paul Chupa