

BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

**EDWARD T. MOORE, CHAIRMAN
ANNE M. MORSE, VICE CHAIRMAN
ROLAND R. LAPRADE
PAUL CHUPA
WILLIAM M. WOZNIAK**

MINUTES OF REGULAR MEETING

DECEMBER 21, 1995

Meeting commenced at 7:09p.m. All members except AM were present. Richard Dill, Planning Board Associate Member and Planning Board Consultant Philip B. Herr were also present.

SUBMISSIONS

Orlando DiPetro submitted an 81-P prior to meeting for Mechanic Street, south east of David Road along with \$10.00 fee.

EM reviews plan and explains that lot 9A is not to be conveyed but to be cut out and joined.

RL moves to sign the 81-P. PC seconds. Vote of 4 (EM, RL, PC and WW). AM absent.

Daniel Driscoll, Paul Robinson and Associates, submits an 81-P for MG Land, Inc., for the Circle G Campground on North Main Street. He explains that it is a Land Court plan. The applicant is buying a one acre lot from Richard Hill and joining it to his lot.

EM indicates that there is a notation on the plan which says it is being joined.

PC moves to sign the 81-P. RL seconds. Vote of 4 to sign. \$10.00 check presented for fee.

CENTERVILLE ESTATES - REQUEST FOR BOND REDUCTION

Mark Staniscia, developer, presents the deed. Don DiMartino told him that he had to have the deed because the Town's Attorney wanted him to get the deed. He was told that he could reduce the bond to \$1,255 if he brought in the deed.

EM reads December 21, 1995 letter from Mark Staniscia enclosing the revised Guaranty Price

MINUTES OF REGULAR MEETING

DECEMBER 21, 1995

Estimate on Centerville Estates based on the original Guaranty Price Estimate. He requests a reduction of his performance bond to \$1,014.39.

EM reads December 18, 1995 letter from Donald DiMartino, DPW Director, relative to the Centerville Estates bond reduction with which he submits a copy of the Form J, Guaranty Price Estimate, dated December 2, 1995. All work on the site is complete and acceptable with the exception of the installation of one property line bound and the topsoil installation. Both of these items cannot be completed during this wintery fall season. He marked his suggested changes to the Form J in the column to the right. He has two copies of the As Built plan on file at the DPW. The cost of the bound was accidentally forgotten when marking the Form J. He estimated the cost of the deed to be \$500.00. This may be high, but it is an item that only Mr. Staniscia can obtain. It would be costly for the town to prepare the deed. He suggests that the Board have Mr. Staniscia submit a deed to be held for recording upon total completion and street acceptance. He suggests the Planning Board hold \$1,900 at this time. If the deed is delivered, he suggests reducing the bond amount to \$1,255.00. EM reviews the December 2, 1995 Guaranty Price Estimate.

WW suggests reducing the bond to \$1,300.00 and makes a motion to reduce it to that amount since it is a round number.

PC notes that the Board usually holds 15%.

EM indicates that the DPW figured in 10%.

RL seconds motion. Vote of 4 (EM, RL, PC and WW) to approve reduction of the bond to \$1,300.00. AM absent.

Mark Staniscia presents As-Built plan of Centerville Estates for the Board's files.

CUMBERLAND FARMS DEVELOPMENTAL PLAN REVIEW CONTINUED

Bruce Lord, Esquire, submits a letter, dated December 21, 1995, requesting a continuance for the hearing to February 22, 1996. His client is doing further traffic studies and plan revisions to reflect the concerns of the neighbors and the Board.

EM explains to the audience that the applicant is requesting a continuance to February 22, 1996.

Suzanne DiMestico, abutter, suggests that it be continued to April 1996 because a lot of elderly neighbors will not come out in the snow.

EM responds that the Board only has so many days to hold the meeting.

MINUTES OF REGULAR MEETING

DECEMBER 21, 1995

PC moves to continue to February 22, 1996 at 7:30 p.m. RL seconds. Vote of 4 (EM, RL, PC and WW). AM absent.

EM indicates that it is not out of order for them to ask for an extension on the time for action.

Bill Doyle, from the audience, notes that the traffic study will be for Cumberland Farms personal use and they could doctor the numbers. He suggests the Board ask the Safety Officer to do a separate traffic study.

RL responds that the neighbors would have to hire a firm to do it for themselves. The Safety Officers determines site distance and does not do traffic studies.

EM does not believe that the traffic study is a big issue. It is whether or not it fits on the lot which is important.

B. Doyle is concerned because there are no sidewalks and children are getting off the bus.

EM explains that the Safety Officer addresses the site distance issue. The Board can't make the applicant improve the road.

S. DiMestico asks if they can still continue even with the Fire Chief's comments.

PC states that the applicant has the right to.

EM explains that the Selectmen are the licening issuing authority here and this goes to them next.

S. DiMestico states that if the Planning Board rejects then it does not go to the Selectmen but if it passes, it does go to the Selectmen.

? Refers to Hilltop Farms which was recently approved by the Board for a DPR self-service gas station. The Zoning Agent has determined that it needs a variance so it has to go to the ZBA.

Carla Doyle, abutter, asks how many times it can be continued. Does it get to a point where the applicant asks for a continuance and the Board says no?

EM responds that the Board has continued subdivisions for years but they have to have good reason.

S. DiMestico asks why a month wasn't long enough.

EM does not know.

MINUTES OF REGULAR MEETING

DECEMBER 21, 1995

P. Herr suggests that if they would like to have it continued to April 1996, then the neighbors could submit a letter to the Board and the Board could forward it to Cumberland Farms.

EM notes that the Board cannot spend time discussing this tonight because it has already been continued.

ANNUAL REPORT AND BUDGET

RL moves to sign the Annual Report as written. WW seconds. Vote of 4 (EM, RL, PC and WW). AM absent.

Brief discussion follows review of budget for FY 1996. Clerk advises that she has had 1 raise in seven years of employment. Other items have been increased as well since costs such as postage and advertising expenses have increased. The Planning Board budget has been level funded at \$22,983 since 1990. In 1988/89, the Board's budget was in excess of \$29,000, so even though the budget request for next year has increased to \$27,540, it is still considerably less than it was in 1988. Board members ask that Clerk prepare written documentation relative to the Planning Board budget history prior to their appearance before the FinCom.

RL moves to accept the budget as written. PC seconds. Vote of 4 (EM, RL, PC and WW). AM absent.

BRIEF DISCUSSION RE: CROSSROADS DOCUMENTATION BEING SUBMITTED TO THE BOARD

The Board has been receiving information from Geotechnical Group relative to Crossroads daily construction reports.

P. Herr explains that they will be returning to the Board for a revision to make the project bigger. The Board asked Geotechnical Group to submit logs to monitor the construction of the dykes. Clerk to file information forwarded.

WATER RESOURCE DISTRICT PROPOSED BYLAW CHANGE

P. Herr distributes an artical to revise the Water Resource District (WRD) map. D. DiMartino has seen it and thinks it is fine. It shrinks the district and changes it and is based on a survey technician hired by the town working with state criteria.

EM asks what makes it smaller.

P. Herr responds they are using a different criteria now. It is in a different part of town, over by Depot Street.

MINUTES OF REGULAR MEETING

DECEMBER 21, 1995

RL asks if this shrinks the WRD.

P. Herr responds in the affirmative - it will be half what it is now. Once state approved the study, it made it hard for them to enforce the map. There are a few small areas not included in the existing map but are included on this one. He suggests the Board hold a hearing on it. The proposed change makes life easier.

B. Lord suggests that the Board send a letter to the Selectmen requesting that they hold space for this WRD proposed Bylaw for the Annual Town Meeting Warrant.

P. Herr suggests inviting D. DiMartino to the public hearing.

EM thinks the Board should hold the hearing on January 25, 1996 since D. DiMartino will be here at 7:30 p.m. for discussion. The WRD public hearing can be scheduled at 8:00 p.m.

BRIEF UPDATE RE: SOMERVILLE LUMBER SITE

Bruce Lord, Esquire, explains that Somerville Lumber is selling their site to Georgia Pacific. The closing is tomorrow. There was a lot of discussion with the State Department of Public Affairs. The state put in information relative to upgrading 140 by 1996. The bridge will be raised next year and removed by 1998. Rebuilding Maple Street will be given high priority. Georgia Pacific wants lights at Mechanic Street and 140. The schedule is that Somerville Lumber will be out by March 12, 1996 and Georgia Pacific will be up and running by mid July 1996. Interviews for job placement will be held the first week of January 1996. They will be closing two locations and moving up here bringing some employees with them but also increasing the number of employees. Conservation Commission agreed to waive the donation of the land for a fee. Somerville Lumber was supposed to give a piece of land to the town but it was never done and Conservation never followed up. It was part of the special permit for parking.

MINUTES ACCEPTANCE

RL moves to accept the October 26, 1995 minutes with a correction on page 1 at the bottom to take the dollar sign off the 300,000 gallons comment. WW seconds. Vote of 4 (EM, RL, PC and WW). AM absent.

EDWARD ESTATES DEFINITIVE SUBDIVISION

CONTINUED PUBLIC HEARING - 12 LOTS LITTLETREE/LAUREL LANES

EM reads letter from Thomas Sexton, Amory Engineers to Denis Fraine, dated December 19, 1995, wherein he provides drainage comments on the revised Definitive Plan including : 1. The drainage easement for the basin on Lot 13 should be revised to reflect the reconfigured basin and flood elevation. 2. An emergency overflow spillway should be provided, with appropriate

MINUTES OF REGULAR MEETING

DECEMBER 21, 1995

freeboards, for the basin on Lot 13. Dike width for the Lot 13 basin should be a minimum of 10 feet. A fence should be provided around the basin in accordance with the Subdivision Rules and Regulations (see page 4- 11, Item 4347). 3. Catchbasin gas traps should be provided with cleanouts. He notes that the lot configuration shown on the cover sheet should be revised to agree with the latest lot layouts of the Definitive Plan. He advises they believe that all of the comments are readily addressable and they recommend approval of the drainage design, subject to the above comments being addressed by the Applicant.

Frank Gallagher, applicant's engineer, advises that Amory's comments refer to the reconfiguration of the roadway. The basin is moved to the north, is shortened and expands to the sides. He refers to the rear portion of the lot 13. The current plan calls for the entire portion of lot 13 to be designated a drainage easement. Amory's issue is with the old lot line. There is a small area where the flooding for the 100 year storm event crosses the line.

P. Herr indicates that the type of dike will go beyond the property line to the north. If Amory wants a 10' wide berm, it will go slightly on lot 6. It could be done in two ways. They could include a portion on lot 6.

EM states that if that is what Amory recommends, then that is what the town would want.

P. Herr explains they ask that it be 10' but he doesn't know where they measured from. From the base wouldn't make sense. If it is 10' wide at the top, it would be 22' total. Fencing is an issue as well as to where it goes. He asks if they really want a fence.

F. Gallagher indicates that this is different from the conventional basin. There will be a dammed roadway filled through there. The only other proposed change is for the topography elevation of the berm. It fills up to 3' in elevation during the 100 year storm event for about 12 hours. They received their Order of Conditions from the Conservation Commission.

P. Herr asks what happens if something worse than the 100 year storm takes place. What happens if the water goes further to the north?

F. Gallagher responds that if it crests over, it would go to another wetland off site. It was designed to maintain the current pattern of drainage to the wetlands.

P. Herr asks if that happens even during the 200 year storm.

F. Gallagher responds that it would go to the north. He hasn't run the analysis for the 500 year storm. The spillway is fail safe if it discharges or the structure is blocked or clogged.

EM states that if the pipe is clogged the water will go to the other end.

MINUTES OF REGULAR MEETING

DECEMBER 21, 1995

F. Gallagher notes that Amory is suggesting an emergency spillway. They propose a structure under the roadway which will go to the second culvert.

B. Lord asks if the Board wants a copy of the Order of Conditions.

EM responds in the affirmative. The Board would like a copy for our files.

F. Gallagher further explains that there will be a trap at the outlet so anything which is floatable won't get caught. Amory asked them to provide a clean out to prevent that.

EM indicates that the Safety Officer said that intersections are supposed to line up with each other.

RL asks about the road layout.

F. Gallagher responds that the layout is 40' throughout.

B. Lord further explains that all the cul-de-sacs will be pulled back. The only waiver is for the amount of fill at the front since it exceeds 7'.

RL indicates that the Planning Board Regulations say that the cul-de-sacs should be touching so they need a waiver for the cul-de-sacs.

F. Gallagher states that the Regulations say dead end with 12 lots or less. They also say that if they can extend, it would be in the best interest for those involved.

EM calls for questions from the audience.

Mr. Horan asks when they received the Order of Conditions.

B. Lord received it last Monday night.

EM notes that it is dated December 13, 1995.

WW believes that they are missing the lot line for sheet 1, lot 12 and lot 5.

Mr. Horan asks if the Board spoke with Sgt. Haughey after he met with the residents. He wouldn't endorse the intersection or T either way since it was beyond his expertise. He said common sense dictated that it would be better to have two stops instead of four. He suggests the Board may ask someone who has expertise in street layout to see if the T design is safer.

RL notes that D. DiMartino did look at it.

MINUTES OF REGULAR MEETING

DECEMBER 21, 1995

Mr. Horan asks what his credentials are.

PC notes that he is a civil engineer and DPW Director for the town.

EM believes this is beyond the scope of the Planning Board. They always had developers move streets so they would line up.

RL notes that the applicants agreed to put in a 4 way stop if the DPW agrees.

B. Lord indicates that the Selectmen have to approve the placement of the sign.

EM thinks that the speeds should be posted as well.

JoAnn Featherston, 54 Laurel Lane, asks if the stop signs placement and posting will happen when the road is accepted by the town.

EM thinks that it could be done sooner, when the development starts.

J. Featherston asks if they can regulate hours of construction which will take place in their neighborhood.

PC notes that they can't start before 7:00 a.m.

J. Featherston asks if there is a way to adjust around the school bus schedule, especially for the elementary school and when the kids have a half day.

B. Lord indicates that there will not be a lot of gravel removal.

F. Gallagher points out that there will be trucks bringing in material because there is a requirement for a 1' thick gravel base.

WW notes that they can't work around the half days of school.

J. Featherston has a daughter starting kindergarten in September and wants to make sure she will be safe.

PC states that the truck drivers are especially careful around school buses.

B. Lord points out that most of the major road work will be done by September.

RL moves to close the public hearing. PC seconds. Vote of 4 (EM, RL, PC and WW). AM absent and abstained from these proceedings.

MINUTES OF REGULAR MEETING

DECEMBER 21, 1995

RL moves to approve the subdivision with revisions to the retention on lot 13 not to be fenced but the other one should be fenced. There are a series of issues relative to drainage easement: (1) lot 13 reconfigured and (2) emergency overflow as described with another culvert.

P. Herr further advises that the base is 6' at the top and 18" at the base. He doesn't see anything wrong with it. The Board could approve subject to Mr. Gallagher, P. Herr and Amory working it all out. There is a street cross section at the upper right corner which needs a revision since the numbers don't add up. He wants to make sure they add up with a 40' layout. There should also be a clean out for catchbasin gas traps.

EM believes that they should say in the decision that the Board recommends two stop signs at the intersection subject to DPW approval.

F. Gallagher further notes that they exceed the Regulations by 1.5' since the Regulations call for 7' maximum.

P. Herr states that they could approve in light of the cul-de-sacs location not abutting the boundary of the premises.

WW indicates that the lot lines are on page 2 of the plan.

P. Herr further points out that there is a small revision to the locus plan on another page.

PC seconds RL's motion. Vote of 4 to approve with waiver and conditions stated above (EM, RL, PC and WW). AM absent and abstains from this hearing.

EM requests that P. Herr prepare the decision. He explains that the decision will be signed at the next meeting and filed the day after. There is a 20 day appeal period from the time it is filed with the Town Clerk. The plans will be signed after the appeal period has passed.

Clerk provides copies of October 26, 1995 minutes excerpts for the Edward Estates Definitive Subdivision and Amory Engineers letter to Mr. Horan since Mrs. Horan had previously written requesting copies of those documents.

SHORES AT SILVER LAKE SPECIAL PERMIT 49 CONDOMINIUMS **CONTINUED PUBLIC HEARING**

EM did not realize it but the Board can't go forward with this public hearing because AM is not here tonight. The applicant has the right to have a full Board present and since this is a Special Permit, it requires the vote of 4 out of 5 members.

Janice Hannert, Fafard Company representative, suggests that the Board allow them to get

MINUTES OF REGULAR MEETING

DECEMBER 21, 1995

together with P. Herr to go through the various alternatives. They are committed to a multifamily development but are willing to look at other alternatives.

PC thought that someone else was buying the land.

J. Hannert responds that there has been discussion but nothing concrete has happened.

EM notes that big houses are selling in other towns but they are not building in Bellingham.

RL points out that all the upscale housing in Bellingham has been sold.

P. Herr refers to the meeting which the Board held with the Selectmen to talk about affordable housing. The average person can more than afford the average house. There is a real opportunity in this community for upscale houses.

J. Hannert explains that they want to market smaller upsccale units which don't exist now.

RL believes it is an ideal location for upscale housing.

J. Hannert wants to try to work with the town on something which they can all live with.

P. Herr asks if they are still running vested rights for zoning.

J. Hannert responds that they do have grandfather rights for zoning for the 49 units.

P. Herr explains that the objection of some of the members is for units which look like detached but are categorized as multifamily. Maybe they should talk about a regulatory change which would make a better solution possible. There is a strike against it before it starts because some of the members construe it as not in compliance with the Bylaw.

EM does not think that condo associations work.

Gerry Fredette, from the audience, asks if the town would take care of the roads since this is a Fafard approved subdivision.

EM responds in the affirmative.

RL notes that the town doesn't have to accept them.

J. Hannert explains that in some cases, the major roads may be taken over by some towns but not the driveways. They could put something in the decision relative to that.

MINUTES OF REGULAR MEETING

DECEMBER 21, 1995

EM confirms that the only thing approved is the main streets.

RL refers to large home clusters. They could have something like what they are proposing but eliminate half the houses. The cluster idea is a good one. This is suburban zoning and should be built with suburban density.

J. Hannert believes that the provision for townhouses does allow for density. They originally came in with fourplex units but the town didn't like that.

RL thinks it was the amount of fourplex units that they didn't like.

P. Herr explains that the units look like and smell like single family detached houses but they are being treated as multifamily.

RL notes that they have residential density there.

EM refers to Caryville Crossing which is connecting by underground walls.

WW doesn't think they are attached.

P. Herr indicates that they don't have to pay attention to the zoning. Maybe they should get someone who is an expert in real estate and have a discussion relative to the proposals. RL thinks that Mr. Fafard could make more money with few units which are bigger.

RL agrees, if not more then at least comparable.

P. Herr suggests they find something which satisfies what Mr. Fafard is proposing and what the town is seeking.

EM asks how a real estate agent can help when they can go to all the condo developments in town and see they are not finished.

J. Hannert points out that they are selling very well in town's they do condos in. They can do a better quality development. Marlboro was started in 1988 and they have been developing for 7 years.

B. Lord notes that Caryville has sold 5 units since September.

P. Herr believes that a gathering to discuss the present Regulations using this as a sample case may be a good idea. They need to find something which works both ways.

EM thinks that something could be incorporated into the Master Plan.

MINUTES OF REGULAR MEETING

DECEMBER 21, 1995

WW thinks the developer can make more money with this type of development because he can put them up fast.

P. Herr notes that if they can only sell in the \$95,000 range, then he won't make his money.

B. Lord advises that Chestnut Hill is selling in the \$93,000 to \$95,000 range.

J. Hannert refers to Caryville Crossing which is selling in the \$140,000 range and Brook Estates in the \$107,000 range.

B. Lord believes that this is comparable to Centerville Estates. It is a mistake to compare to Brook Estates and Bellwood because buyers can buy something in single family housing for the same price range. There is not the closeness for employment here like there is in Marlboro and Ashland.

RL moves to continue the Shores at Silver Lake Special Permit to January 25, 1996 at 9:00 p.m. PC seconds. Vote of 4 (EM, RL, PC and WW). AM absent.

WW moves to approve a request for extension to February 15, 1996. RL seconds. Vote of 4.

SPRING MEADOW PRELIMINARY SUBDIVISION - LOCUST STREET

Greg Rondeau introduces himself and his son, applicant, Greg. The property is owned by Arduino Calaman and is located at Pulaski Blvd. and Locust Street. There were a number of duplex condos built. They have 2 Form A lots and the wetlands delineation is shown. They originally thought that the road could continue but it is not possible because of the wetlands. There will be 7 lots likely because lot 5 is unbuildable. They will have 50' of roadway with a turnaround. There is water on the street with a hydrant. The drainage will run down hill to the detention pond. There is a brook which is the boundary line and crosses Pulaski Blvd. with a substantial pond. Each lot is greater than 40,000 square feet as required. They will all be septic. The area is very gravelly. They have done extensive testing. With the season opening up, they will do repeat testing for septic.

P. Herr refers to the first issue of the wetlands. 90% of the required lot area is upland. At least 2, maybe 3 or 4 of the lots will not meet that. They will be building more road than will work. He doesn't see how the Board can approve the plan showing lots which are in violation of zoning - Lot 5 and maybe lot 6. Maybe they could combine the lots.

G. Rondeau, Sr. states that if they have to combine them, they will, but asks if the town would accept them as a lot. Would Conservation allow an easement because they abutt the pond?

EM thinks that the Conservation Commission may be interested.

MINUTES OF REGULAR MEETING

DECEMBER 21, 1995

P. Herr explains that the town has cluster zoning. If the Conservation Commission is interested, they could treat it as a cluster which would give them credit for part of it. Other than that, the drawing has all the information which is required.

EM indicates that the town has a Bylaw for backlot special permit.

P. Herr suggests they talk with the Conservation Commission.

EM would think they would be very interested.

P. Herr states that Title 5 says 40,000 square foot lots are big houses.

G. Rondeau states it is 449 gallons per acre.

P. Herr refers to the town provision for a lane at 40' right of way. They should raise with the Conservation Commission how they determine the line.

G. Rondeau will ask if they agree with the wetland delineation.

RL asks if the pond is privately owned.

G. Rondeau responds that there are 2 - 3 private owners.

P. Herr suggests that the Board take it under advisement, applicant talk to the Conservation Commission and come back.

Applicant to call Clerk to get on the agenda after they go to the Conservation Commission.

DISCUSSION WITH NEW ENGLAND COUNTRY CLUB PROPONENTS **RE: REZONING TO SUBURBAN**

Mike DiFrancesco explains that this is an informational meeting since they were last here in August 1995. They want to bring the Board up to date as to where they are and where they are going. He introduces Michael Osborg from Capitol, Roger Leburg, Esquire and Chris Nizley who will replace Mike and Steve Eihen, architect and planner. They are trying to address what they will do about the zoning and the rezoning issue taken the layout with the roads the way they were layed out with 40,000 square foot lots which will bring them from 240 to 170 for the number of houses without consideration of the wetlands so there might be some adjustments. They want to discuss the feasibility of a 40,000 square foot proposal. They can go to the Town Meeting to ask for zoning changes with the possibility of asking for a special Town Meeting.

PC doesn't know if the town will call a special Town Meeting for something like this. He thinks

MINUTES OF REGULAR MEETING

DECEMBER 21, 1995

they would get people against it since it would be the only thing on the Warrant.

Roger Leburg asks about the changes for the Annual Town Meeting.

P. Herr asks what they would be showing.

R. Leburg responds they would show a scaled down project from what exists on paper now.

EM thinks they should say that they would be building more beautiful, bigger, more expensive homes. They were supposed to be that type of housing on smaller lots. The Board held a discussion earlier that the cheap houses are not selling. There are a lot of unfinished cheap proposals in town.

RL indicates that 95% of the housing in Bellingham is priced at \$150,000 or less so the mix is out of balance.

M. Osborg thinks that the number of houses in the \$200,000 range is less than 10%.

B. Lord refers to Pheasant Hill which is in the \$220,000 to \$250,000 price range.

Chris Nizley asks why more weren't built.

EM responds that is because developers came to build condos.

Steve Eihen refers to the mention of townhouses but understood they were not selling.

EM states there have been 10 different condo proposals, none of which are finished.

B. Lord notes that one can buy single family homes for the same price as the townhouses.

S. Eihen refers to the road issue.

PC believes that single family requires less road.

S. Eihen believes there is more road but it is spread out with frontage.

RL indicates there is the cluster option.

EM explains that it allows them to put them closer together.

R. Leburg asks about access. The Board approved a change in the plan but it was not signed. He talked with Lee Ambler about the possibility of EM signing the plan saying it was approved

MINUTES OF REGULAR MEETING

DECEMBER 21, 1995

because he is the only original member who is still on the Board. He doesn't know if the Board would be willing to have a meeting to do that.

EM thinks it should be worked out between the attorneys.

B. Lord states they would have to come in under new zoning because it has changed. The covenants had to be waived at the Town Meeting.

EM explains that it was covenanted to do away with the existing road but Town Meeting gave them relief from that.

P. Herr states that the Board approved the plan revision with the condition that they needed covenants that all mortgagees would assent. They would have to bring it back and hold a public hearing and what they bring in would have to comply.

EM asks why zoning would effect whether or not the road could be there.

P. Herr states that it doesn't.

B. Lord indicates that it would have to comply with two acre zoning.

EM thinks that it would only affect the lots and not the road. They would have to petition the Board of Selectmen with an article which would be sent to the Planning Board to hold a public hearing for recommendation to the Town Meeting. They would also have to appear before the FinCom for their recommendation.

P. Herr notes that the first step would be to sort out their story. Why should the Town change the Zoning? How would the town benefit from the change?

R. Leburg states that this could be the first \$300,000 project in town.

P. Herr asks why the town should believe them now.

R. Leburg responds that the current owners are people who have the financial stability to complete the project.

Members refer to the previous applicant, Monarch, which was supposedly financially secure.

P. Herr advises that there is a lot of ledge there and it is a tough area to build.

M. DeFrancesco staked the centerline of the road and reverified the wetland edges. They prepared a contract for the borings with more accurate cost estimates for the road.

MINUTES OF REGULAR MEETING

DECEMBER 21, 1995

EM explains that when it was originally rezoned, it was a hometown team and it only won by one vote.

P. Herr understands that what they are proposing is what the town would allow before but they are proposing to do it right at a lower density. They intend to introduce into the town a form of residential development which will transform the town and would work.

RL states that the area was rezoned to agricultural because that's what it was before.

S. Eihen asks how much lower density the project could go to and still be financially viable.

P. Herr asks why the town should change it. There is no other option other than suburban zoning.

EM thinks that most people will think that there will be less houses with agricultural and will want to leave it.

B. Lord points out that the elementary school system in South Bellingham is at capacity and parents are very concerned.

EM notes that below this there is a drive-in theater for a preliminary proposal for a 37 lot subdivision.

M. DeFrancesco indicates that they would get half the lots at 80,000 square feet as at 40,000.

P. Herr believes the number would be less because it is not sewerred.

RL asks if the agreement with Woonsocket includes this.

R. Leburg responds that L. Ambler thinks the agreement excludes them. If their development ties in, it excludes Bellingham from paying.

EM states that if they have their own capacity that would be fine, but if they are using the town's capacity that would be different.

PC points out that the town owed \$1 million to Woonsocket but it was knocked down to \$500,000.

R. Leburg is not aware of anything which would prevent them from tying in. There is nothing to prevent them from tying into Woonsocket and they would not have to pay anything to Bellingham. They would have to pay to Woonsocket.

MINUTES OF REGULAR MEETING

DECEMBER 21, 1995

RL notes that Woonsocket is up hill.

M. DeFrancesco indicates that there will be two pumping stations which go to Woonsocket only and one if it stays in Bellingham.

P. Herr asks if it would service anyone.

M. DeFrancesco responds that it would pick up Paine Street and Bungay Brook.

P. Herr suggests they get on the Selectmen's agenda and reserve space for the Town Meeting.

B. Lord advises that they need to write a warrant article and submit it to the Selectmen with 10 signatures.

P. Herr points out that at the same Town Meeting there will be an article to see if the town will fund money for a Master Plan. They may want to see what the Master Plan says first.

B. Lord thinks that \$300,000 homes would be more attractive on 80,000 square foot lots.

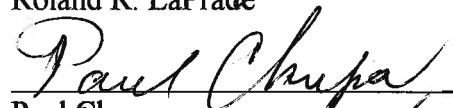
P. Herr notes that Blackstone has increased the lot sizes. Franklin is the fastest growing town. People in this community are concerned and ask why everybody doesn't want to come to Bellingham and at the same time scared of what will happen.

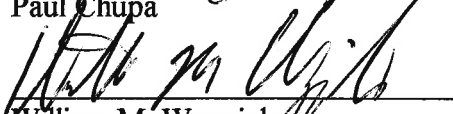
Meeting adjourned at 10:37 p.m.


Edward T. Moore, Chairman

Anne M. Morse, Vice Chairman


Roland R. LaPrade


Paul Chupa


William M. Wozniak