

BELLINGHAM PLANNING BOARD
BELLINGHAM, MASS.

Meeting of Thursday October 22, 1964.

Members present were: R. Delannoy, Sr.
Jos. Dalpe
J.E. Corriveau
F. Prior

The meeting was opened by the chairman at 8:15 P.M. Minutes were read and accepted as read on a motion of F. Prior and seconded by J. Dalpe.

A preliminary plan was presented by Vincent Thayer for a 36 house-lot sub-division located off Mendon St and Thayer Rd., all lots consisting of 20,000 square feet. Two turn arounds were waived but the board requested a shoot-off section at least 16 x 24 Ft. and stipulated proper provision for berms, drainage and catch basins. Motion to accept the Preliminary Plan was made by F. Prior and seconded E.J. Corriveau.

Mr. Paul Casey presented a perimeter plan for Pinewood Builders, Inc. located south of Hartford Ave. He requested signatures of the board for the purpose of purchasing the 18 acres of land from Varney Bros. and for recording purposes. Mr. Delannoy stated that he wished to take the plan under advisement and the board has 14 days to act.

Mr. Casey later presented a definitive plan for a 29 house-lot subdivision and on a motion of Francis Prior, the board unanimously agreed to take the plan under consideration at a special meeting of October 29. A public hearing date will be set at that time. Mr. Delannoy explained in detail to Mr. Casey the requirement by the board of an escrow agreement between Pinewood Bldrs. and the bank and to show evidence of Bank Book number.

Archille Trottier presented a revised plan, eliminating three lots from the original plan of 11 house lots. The board approved the change and stipulated "no building" on these three eliminated lots.

Plan of land for Myra Dee was presented by Leo Gosselin and signatures of the board were requested to clarify deed action. So done.

A plan for Mary Murphy not requiring approval under subdivision control was presented by G. Bertrand Bibeault and was signed by the board. The lot is located on Hartford Ave. in No. Bellingham.

Norbert A. Grochowski presented a sub-division of 4 house-lots for Mrs. Ulysses Dulude. The board advised him that the 2 lots on So. Main St. would require Zoning Board Approval and J. E. Corriveau stated that none of the lots had the required 125 Ft. frontage. He expressed a wish to view the lots and made a motion to table the matter until the next regular meeting. Seconded by Jos. Dalpe.

Grochowski presented a sub-division consisting of 6 house lots to be known as "Rockdale Gardens - Sec. A. located on North St. These lots are all over 30,000 sq. ft. Plan not requiring approval under Sub-Division Control was signed by the board.

Also presented by N. Grochowski for Grochowski Assoc. was another section of Rockdale Gardens, to be known as Sec. 2 and located off North St. This preliminary plan of 11 house lots was accepted by the board on a motion of J. Dalpe and sec. by E.J. Corriveau.

In the forth coming absence of Mr. Delannoy, Francis Prior was named chairman pro-tem for the Joint Meeting of the Boards on October 28.

The board further discussed the advantages of a building code in the town. Specifically mentioned was the building of a house on So. Main St. near Blackstone St. at 4 Ft. below road level. So as to avoid this in the future, a definite building code should be established to protect the home owner.

The board will review Zoning Revisions and Sub-Division regulations at its next meeting .

Motion to adjourn by Francis Prior and seconded by E.J. Corriveau at 10:04 P.M.

Respectfully submitted,


Joan M. Giard
clerk

Approved as read: