

BELLINGHAM PLANNING BOARD  
BELLINGHAM, MASS.

Regular meeting of January 28, 1965.

Members present were:

Rene Delannoy, Sr.  
J.E. Corriveau  
Joseph Dalpe  
Francis Prior  
Raymond Richard

The meeting was called to order at 8:00 P.M.

On a motion of Joseph Dalpe and seconded by E.J. Corriveau the board accepted the Preliminary Plan for Dal-Mor Realty Corp. presented by Maurice Morin of Scott Street. The six-house lot plan has 20,000 square foot lots. A Public Hearing date will be set by the board and notification is to be sent to Mr. Morin.

Vincent R. Thayer presented a covenant covering the 37 house lot plan of Depot St. Plan was signed by all members present and delivered to Town Clerk pending the 20 day appeal period.

The board signed plans for Charles L. Gaucher who requested signatures of the board for recording purposes only. The plans consisted of 174 acres on the easterly side of Grove Street and 50 acres on the westerly side of Grove St.

A plot plan of one house lot was signed for Robert Lizotte by three members present. Mr. Corriveau and Mr. Prior withheld signatures because they felt boundary lines were not clear and the plan did not contain the engineer seal.

A petition has been filed by Mr. Robert Draeger to accept Marion Rd. as a Town way. The Planning Board accepted the road which is near the High School and recommended same to the Finance Committee and Board of Selectmen.

Eugene L. Tougas of Waltham, Attorney for Morton Schaffer, stated that there is an apparent misunderstanding in prior board discussions of the 38-house lot subdivision off South Main St. He quoted under Chapter 41, Section 81P, "Sub-Division" defined states that the plan not being a sub-division, does not require Planning Board approval. He also referred to "B" of the exceptions under the definition, and read "Lot Sizes" 7A-1 of the By-Laws and quoted Alternative #3 as this plan not being part of a subdivision plan. At this point, Mr. Prior and Mr. Corriveau stated that they were still not satisfied with lot sizes. Mr. Prior was not satisfied that this plan does not require Sub-Division control and Town Counsel stated he would look into any conceivability of approval after checking out our aspect of the law. A motion to table the matter for two weeks for study was made by E.J. Corriveau and seconded by Francis Prior. There were no objections. Mr. Richard

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abstained. After consulting with Mr. Schafer, Mr. Tougas said they would go along with the boards action but they were not waiving any rights. He quoted these rights as follows:

- (1) Schafer has earned the endorsement of the plan under Chap.41-Sect.81P. for "Approval not required."
- (2) The right to have it endorsed following the expiration of the 14 day period without final action by the board.

Town Counsel said he would be prepared to rule on the plan at the next meeting of the board.

Mr. Delannoy opened a discussion on a sub-division for Mr. Millette on Maple Street. The plan which is involved in a controversy over signatures, was signed on July 14, 1964. There is no scheduled meeting for that date. The plan contained three signatures, R. Delannoy, Raymond Richard and Joseph Dalpe. At this point a motion was made by Joseph Dalpe to go into executive session and was seconded by Raymond Richard.

EXECUTIVE SESSION:

Mr. Dalpe said the plan was presented to him by Mr. Millette who showed sales agreement as equitable owner and after checking with Town Clerk, found nothing pertaining to that plan in his office as to being accepted or rejected. End of executive session.

Members approved the following bill for payment:

Reg. Mail	- .70
Cert. Mail	- 5.43
Supplies	- 2.33
Post Cards	- 2.00
	<u>\$10.46</u>

Motion to adjourn at 10:15 P.M.

Approved as read:

Respectfully submitted,  
*Joan M. Giard*  
Joan M. Giard, Clerk