

BELLINGHAM PLANNING BOARD
TOWN HALL - BELLINGHAM, MASS.

Meeting of June 9, 1966. - "SUBDIVISION"

Members present: Francis J. Prior, Chairman

J. Eugene Corriveau

David E. Andrews

Robert M. Chase

Roland G. Beauregard

Meeting was called to order by the chairman at 8:10 P.M. Minutes were approved as read by the clerk on a motion of Corriveau and (2) by Andrews.

Michael Pacifici showed a plan of George Morin wherein Newland Avenue is to be continued in the Almo Heights subdivision to be known as "Sect 2". He will return in two weeks to further discuss the plan.

George Morin presented a two year bond in the amount of \$1000.00 made out to the Town of Bellingham in lieu of the installation of sidewalks under the supervision of Highway Supt. The board voted to release \$1700.00 which is being held in escrow by the Milford Savings Bank as follows:- \$800.00 on installation of drains on Lizotte Dr. bordering Lot 4 which is completed; \$900.00 held on sidewalks which is being replaced by the bond. Motion to release made by R.Chase and (2) by Corriveau. Vote unanimous.

Francis G. McGee, Attorney for Wal-Dor Realty was present with Millette and Russell Bowie, Eng. Prior stated that Saddle Back Hill Road must be classified as a "COLLECTOR STREET" because it will eventually connect thru to Mendon St. He stated that where the Preliminary plan was submitted one week and a definitive plan was submitted the following week, the board was not given sufficient time to study the plan and make changes. He said paving of streets and installation of sidewalks has not yet been decided. Notification was received from the Board of Health that all of the lots in the subdivision are unsuitable for proper drainage. Millette said that there is a certain perc test rate for a 600 ft. leaching field which is acceptable within minimum standards of FHA and VA and where perc tests are inadequate, a larger leaching field will be provided. Corriveau said that the board will wait to see if the same compromise can be reached with the Town's Board of Health. Further discussion will be held.

Russell Bowie, Eng. informed the board that Millette has come to an agreement with Sanford Kaplan to tie in the Ray Ave. subdivision with Pilgrim Village as was requested by the board.

He showed a road lay-out indicating where the two roads would come together and will eliminate the dead-end at John Alden Circle.

Bowie also presented a plan of seven (7) lots on the southerly side of Taunton Street for Anthony Ozella, Jr. for recording purposes. Land is owned by Hugh Gordon and front on a Public Way. Bowie said the plan will show two 20 ft. drain

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easements which Ozella should deed out directly to the town when he obtains the property. Motion to approve the plan as "Approval Not Required", made by R. Chase and (2) by Andrews. Vote unanimous.

The board discussed drainage in the "Hillsdale Estates" subdivision with Ferigno & Walker. Highway Supt. G. Daigle stated that if drain pipes from the house lots tie into the town system, they should be shown on the plan. Ferigno said these drains are capped and are put in at the expense of the builder just as a precaution.

Maurice Morin questioned why the board members visited the "Brookside Estates" subdivision. Corriveau said there is a brook there which is not shown on the plan as presented by Vincent Thayer. Morin said he has purchased some of the lots at a price that would not have been paid if the brook was shown and easements were specified. The board said easements thru the lots involved would be necessary to take care of water coming out of the road.

Notice was received from the Board of Health that all lots in the "GLEN ACRES" subdivision are unsuitable for proper drainage. Corriveau made a motion to hold this matter in abeyance. He said he felt that he and Chase were at odds and since personalities might enter into the discussion, a closed session should be called. Chase said it was not necessary. Corriveau said the board had previously come to an agreement to go from a 24 ft. to a 29 ft. street and only "one" sidewalk because the board felt the wider street was desirable. "We should up-grade our present ~~one~~ sidewalk to be more durable; concrete ~~and~~ bituminous ~~sidewalks~~ are inferior and leave a lot to be desired. The board should require a type of curbing such as granite or ~~concrete~~ ^{concrete}." Chase said the controversy with Corriveau arose last week on the question of a 50 ft. road-taking and did not relate to sidewalks. He said further that the Sub. Control Laws give the subdivider every opportunity to discuss his Preliminary Plan and he should assume the responsibility of conforming to these Rules and Regulations. The board should be given sufficient time to properly evaluate these plans and under Sect. "S" has 60 days in which to act on them.

Clerk was requested to send a letter to the Selectmen to advise the Zoning Agent not to issue any more building permits in subdivisions until covenants have been met such as construction of ways & sidewalks, and installation of utilities.

Internal Revenue Service has requested a copy of our Subdivision Rules and Regulations. Same to be forwarded to the Water Dept.

Meeting adjourned at 11:00 P.M.

APPROVED AS READ:

Respectfully submitted,
Jean M. Gland, Clerk

Francis J. Ferigno
J. Eugene Corriveau
Poland H. Beauregard *Robert Chase*