

BELLINGHAM PLANNING BOARD  
PLANNING BOARD ROOM-TOWN HALL  
BELLINGHAM, MASSACHUSETTS

Regular Meeting of October 26, 1972

Members Present: James E. Hart, Chairman  
Sergio Rotatori, Vice Chairman, Clerk  
Wilfred P. Arcand  
Joseph G. Cortes  
Timothy J. Hannigan

Chairman Hart opened the meeting at 8:00 P.M. and dispensed with the regular order of business.

Leo Gosselin presented a plan of land off Paine Street containing Lot 1, 3,416 sq. ft, Lot 2 with 3,566 sq. ft. and Lot 3 with 3,821 sq. ft. belonging to Rodolphe J. and Blandine Fontaine. On an Arcand-Hannigan motion, the plan was unanimously approved, Approval Not Required. All buildings were built prior to zoning.

Robert Cournoyer presented a plan of Leo and Germaine Dalpe for two lots off Harpin Street. Lot 1 containing 23,550 sq. ft. and Lot 2 containing 23, 550, sq. ft. On an Arcand-Rotatori motion, the plan of land on the corner of Harpin and Pulaski Blvd. was unanimously approved.

Board met with developers of Center Park Estates and their engineer. Hart explained the Board had met with Gerard Daigle, Highway Superintendent, regarding the drainage which did not meet the Board's regulations. Daigle also told the Board no sidewalks were planned. Hart stated the original plans conformed with our Rules regarding drainage and sidewalks. The purpose of the meeting was to find out what will be done about it. Bent stated the first set of plans was not even approved by the Board. He had his engineers do over the drainage, no sidewalks were shown. If the Board wanted sidewalks all they had to do is tell them and they would have been put in. Hart stated when they first came in they said all they were going to do was to enlarge the lots and make the drainage deeper. Bent stated he could understand sidewalks on Center Street but was against sidewalks on the inside of the development. If they had to put in sidewalks on the whole development they would be dead. Rotatori said the Board would go along with sidewalks on one side of the street, 5' wide with Type I berms on the other side. Bent then said he would go along with 3' wide walks. Arcand said they needed 5' walks so they could be plowed, and all subdivisions in Town are 5' wide. Bent agreed to put sidewalks on one side and his engineer outlined on the Planning Board's copy of the plan where they would go.

Arcand brought up the matter of some 120' of open trench and stated he would like to see it piped. It was very large with kids around and the town always ends up accepting the streets and having to take care of cleaning out the trench. The setup



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was a beautiful one right now, but around five years from now growth will have to be cleaned out of it. He was against any more open drainage, and wanted to see it piped up to the lot line. Rotatori asked what was to stop the abuttor from complaining about it. Arcand stated it drops off into an open brook of running water. The town will have the same problem with it as Morin Drive and down in Wethersfield. Clack's engineer stated it was wet areas that was channelled. Clack stated they had a top engineer come down and do the job because they wanted dry lots, and they had done a good drainage job. Clack's engineer stated there was a stone wall that they would have to tear up in order to comply. Hart stated he did not see the need for pipes. Clack stated they had over designed and over engineered the whole project, and wanted to do a first class job on the subdivision. Hart stated the Highway Superintendent would be satisfied with the drainage since it was already in if they would tie in the end of Sharon with Center street. Clack said they would do this.

Clack was told about sidewalks on one side of the streets. He stated they were talking about 2,000' of walks which would cost him around \$8,000. He could see the need for them on Center Street and would be willing to put them in there but they would not be used inside. Consultant Herr stated they had taken a survey regarding sidewalks in town and it was unanimous that the people wanted them. Hart stated if they were not put in now, when the street was accepted by the town the first thing they would want would be walks. Clack finally stated he would be willing to put in walks either on Center St. or down one side from Sharon to the end of the circle. Board stated they wanted them on the inside of the development. Clack agreed and said his engineer would also see that the drainage was tied into Center Street.

Attn. Joseph Mitchell, Roland Harpin, Jr., Ralph Mahr and engineer Charles Michaud met with the Board to discuss the preliminary plans of Harmany Hills Estates off North Street. Harpin showed the Board plans he had redrawn showing the square footage of each lot and the street widened. Hart pointed out that the rules and regulations called for fire hydrants. Consultant Herr said there was some question about fire protection. Harpin stated there is water on North Street and there is already five lots built on that did not have town water. Rotatori asked if Harpin had met with Jean Trudel of the Water Department. Harpin said he had and that they would have to run almost one mile from North Street, and that Trudel said it was too expensive. Hart stated his main concern was for fire protection. Rotatori agreed they would catch it from the Fire Department. Hart said the Board was trying to prevent future problems when the people who move in come down asking for water and fire protection. That was why they had asked Harpin to talk it over with the Water Department. Harpin said there is over one mile and would cost around \$50,000. Herr asked what the possibility would be to split the cost. Hannigan pointed out that there was a water main from Varney's farm on



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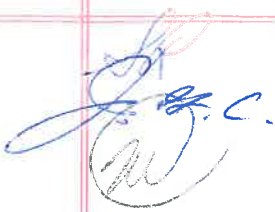
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Bates Street. Harpin said that would be just as far as North Street. Rotatori stated the town would have problems with water in the future. Mitchell asked if individual people are taxed for putting in water. Board answered no. Mitchell said in this particular case the people would be purchasing homes knowing there is no water only wells.

Hart brought up sidewalks and stated the Board would probably go along with one sidewalk. Plans were reviewed. Herr pointed out diameter on the end of one street around Lots 8, 9, 10 and 11 was super, and they needed it so to get the necessary frontage. The town doesn't want it. It is not a permanent turnaround, it should go right up to the end of the land. The whole subdivision is one large deadend street, but the thing that really would bother him would be the water. The town doesn't have any subdivision without water. Rotatori stated there has to be some way of getting water down to the subdivision. Harpin said 25 wells at \$1500 would cost them \$37,000 with water from the town around \$50,000 just to pipe the water in. He had received an estimate of \$8 a foot from the Water Department. Herr pointed out if they did put in water they would be selling houses with water instead of wells. Hannigan pointed out that Varney and all the other people on North Street would then have a chance for water at their expense. Michaud explained giving the shape and layout of the land, it is almost dictated that there be deadend streets. Drainage will be in accordance to the rules and regulations. Herr pointed out some open trenching off to one side of the plan. With approximately 350' of open trench showing, Arcand stated he did not like the looks of it. Herr again expressed that the lack of water in a subdivision makes him nervous. Arcand asks if there was some way for them to go half and half with the town. Harpin stated Trudel told him half the cost would be too exorbitant for him. Hannigan pointed out that sooner or later the people who buy the houses are going to be asking for water and then the town will have to pay for the whole thing. Rotatori suggested the Board take the matter under advisement, and ask the Water Commissioners to meet with the Board to discuss the matter. Herr asked Mahr and Harpin if they would consider a cluster development if town water could be brought in. Mahr answered no. Board will get back to Harpin after meeting with the Water Department. Herr will draft a letter.

Herr gave the Board copies of a new Form A which added a fifth step onto the form, which would list the proposed use of the land if other than single-family residential use. Form A Attachment showing the plan meets one of two criteria was discussed.

A Subdivision Plan Checklist was discussed and gone over using Harmany Hills Estates. Several Multi-family proposed amendments were gone over. Board will study them further to see if all the multi-family amendments should be put grouped together for the town meeting.



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Arcand told the Board he would like to review all old subdivisions that are dead and hold public hearing on them to make the streets dead also. Town Counsel Ambler told Arcand if a bank holds a mortgage on the land and they object the roads cannot be recinded. Old subdivisions will be checked out.

A bill for name plates in the amount of \$33.00 to G. E. Stimpson Company was approved on an Arcand-Rotatori motion, unanimous.

Meeting adjourned on a Hannigan-Rotatori motion.

APPROVED AS READ:

Respectfully submitted:

*Sergio Rotatore*

Sergio Rotatori, Clerk  
JEB, Sec.

*Joseph R. Rotatore*  
*Welf P. Arcand*