

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

Regular Meeting of November 9, 1972

Members Present: Sergio Rotatori, Vice-Chairman, Clerk  
Wilfred P. Arcand  
Joseph G. Cortes

Acting Chairman Rotatori called the meeting to order at 8:15 P.M. and dispensed with the regular order of business.

Richard Reagan presented a plan of two lots off Cross Street, Approval Not Required. On an Arcand-Cortes motion plan of Frank & Mario Ceramicoli was unanimously approved.

Paul Chupa of the Water Department consulted with the Board regarding water for Harmany Hills Estates. The following estimate of cost was given; 12" cast iron pipe 5500' @ \$8.00 feet at \$44,000; 11 hydrants @ 500 each, \$5,500; 6 twelve inch gate valves @ \$300/each, \$1,800; Excavating and backfilling 5500' @ \$2 per foot, \$11,000; Rock and ledge removal, 500 yds \$10,000; contingencies at \$7,230 for a total of \$79,530. This would bring water only down to the subdivision. Chupa said \$100,000 would have to be asked for at a town meeting. Phase III of the water program would include this section and would be federally reimbursed at 50%, and he could not see going up before a town meeting for that amount of money for only 25 homes. Arcand stated the Board has to be careful because they are trying to plan for the future. Once the homes are in and the street is accepted the people will want water. He would rather see if the problem can be solved first. Rotatori agreed but stated that the developer is not pushing for water, and that the Board is the one concerned with the future and fire protection.

A bill for letterhead and envelopes for \$25 to Bliss Press was unanimously approved on an Arcand Cortes motion.

Attorney Lee Ambler presented a plan of land containing Parcel A and B off South Main St, Approval Not Required. Parcel A containing an area of 231 sq. ft. owned by Gordon and Maxine Lesslie to be conveyed to their abutter Harold and Patricia Knott. Parcel B with 105 sq. ft. owned by Harold and Patricia Knott to be conveyed to Gordon and Maxine Lesslie. Purpose of plan is to straighten out a common boundry line. On an Arcand-Cortes motion, plan was unanimously approved.

Ambler showed a plan of two lots off Maple Street that the Board had signed in August of '72, and suggested the Board sign the plan to correct an error that was already made. The Board has to sign the new legal description. On an Arcand-Cortes motion, plan was unanimously approved, containing 40,019 sq. ft. located on the westerly side of Maple St.

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Ambler presented a plan of Land containing 66.4 acres located on the westerly side of Maple Street belonging to the Town of Bellingham, to be used for a proposed landfill site. On an Arcand-Cortes motion, plan containing 66.4 acres off Maple St. was unanimously approved.

Ambler presented a plan of land containing 24,000 sq.ft of land located on the westerly side of Maple St. partly in Bellingham and partly in Franklin and providing frontage to land owned by the Town of Bellingham. Arcand pointed out if the Planning Board of Franklin does not sign the plan the plan already signed would be landlocked. Ambler point out one tip of the land that abutts with town owned property off Blackstone St. On an Arcand-Cortes motion, plan was unanimously approved.


Arcand told Ambler that the Board has several subdivisions that the seven years period has expired, and asked for the proper procedure to follow. Ambler said the same steps as in granting the subdivisions has to be followed. A public hearing has to be held, abutts notified regarding the purpose of recinding approval. Arcand pointed out in some of the subdivisions, some houses has been built. Ambler said the Board would recind the street to the degree they have not been built on. The Board cannot recind a subsivision that has been encumbered by a mortgage. He has taken the position when the seven years on the subdivision is passed that the subdivision is dead and all its ramifications are dead involving the streets approved. It is therefore imperperative that the Board take action on subdivisions that the streets have not been built on. Even if only one subsivision is recinded it would be worth the expense and time.

Arcand brought up the proposed subdivision on North St. that does not have water and the Board's concern for the future. Ambler stated the only way the Board could handle it would be within the confines of the subdivision rules. The Board has the statutory power to waive some of the rules, or make the developer put in hydrants and install all of the water pipes. This would be useless to have him put them in. The Board could have the developer put the money into escrow to have the pipes installed when the time comes.

Board of Selectmen will hold a meeting November 21 at 8:00 P.M. to discuss sewerage. Arcand will attend and report back to the board. He will make no decisions without discussing it first with the Board.

Board agreeded to hold public hearings 15 minutes apart on December 28th starting at 8:30 P.M. on the following subdivisions: Brookside Estates, Bald Hill Estates, Taft Avenue, Kingswood and Norma Circle.

Minutes of the October 12 and October 26th meeting were unanimously approved as read on an Arcand-Cortes motion.



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Meeting adjourned at 11:00 P.M. on an Arcand-Cortes motion.

APPROVED AS READ:

*Samuel Hays*  
*Willy R. Hays*  
*Sergio Rotatori*

Respectfully submitted:

Sergio Rotatori