

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

Regular Meeting of February 8, 1973

Members Present: James E. Hart, Chairman

Sergio Rotatori, Vice Chairman, Clerk

Wilfred P. Arcand

Joseph G. Cortes

Mrs. Tripodi and Mrs. Mazzeo of Shirley Road asked if their lots on Shirley had been released by the Planning Board. They were told no lots on that road had been released. Mrs. Mazzeo told of drainage problems on that section of Shirley and Caroline Drive. One catchbasin at the end of her driveway was the only basin in her vicinity. When heavy rains occur the basin is not sufficient and water backs up into her basement and in the neighboring homes. Arcand said this was an area that Campanelli didn't want to build because it was swamp. He sold the lots in question to Bourett of ULD Corp. Rotatori asked how he received building permits on the lots. Mrs. Mazzeo stated according to Building Inspector Borowski there were no building permits issued. Borowski stated he had a list of houses that do not have an occupancy permit and the three homes on Shirley Road were among them. There are no catch basins on Caroline Drive. When it rains all the water flows into the brook which is about 8" deep and 60' wide. The Selectmen have had an engineering study done on the area and are asking for money at the next annual town meeting to fix the situation. He stated he did not know how the whole situation was allowed to happen. There are three houses on Shirley and four on Caroline Drive that are effected. Hart stated if the houses were vacant, the builder could be made to fix the drainage before the houses could be sold. Borowski stated if it could have been detected right away, it might not have happened. Arcand stated the contractor knew he needed an occupancy permit. Borowski stated yes and that the Selectmen had written him asking him to appear before them at 9:00 Monday. Mrs. Mazzeo asked what happens if the contractor can't be made to fix the drainage. Hart stated he would ask Town Counsel for his opinion on what could be done legally. Borowski stated he was going to cite him every day. Hart stated the Board would ask Bournett to come to the next meeting. The Board would do everything legally possible as far as our regulations are concerned. Arcand said once the main trench is cleaned out there won't be any problem. The subdivision was approved in 1961 when the Planning Board was just started. Our Rules and Regulations of today don't apply to them.

Arcand asked Borowski what was happening on Sunset Court. Borowski stated the lot lines were wrong one house has its driveway in the next peoples yard, someone else has their dining room next door. There have been no occupancy permits issued on Sunset Court. The people themselves have had to resurvey it and try to straighten it out. Arcand stated it all

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goes back to the engineer. If there is a stamp on the plans we have to take their word that the plans are right.

Minutes of the January 25th meeting were unanimously approved as read on an Arcand-Cortes motion.

Hart told the Board he had received the new covenant for Brookside Estates from Judge Shaw and had sent it back to Shaw to have it recorded. When this is done they will send it back to the Planning Board.

Arcand pointed out that John Kaitz had not sent proof of mortgage on Bald Hill Estates. On an Arcand-Rotatori motion the Board voted unanimously to recind the plans of Bald Hill Estates.

Arcand asked what the board intended to do regarding the Zoning Agent appointment. Did they want a member of the Board to be Zoning Agent? Hart stated he did not care who it was as long as they felt he could do a good job. Arcand stated he would like to see a member of the Board be the Zoning Agent.

Arcand stated he had received correspondance from the MAPC that there was a bill in the house where if a man has been a Planning Board member for five years he be be certified and registered as a Planner.

Meeting adjourned at 9:25 P.M. on a Rotatori-Arcand motion.

APPROVED AS READ:

Respectfully Submitted:

Sergio Rotatori, Clerk.

JCH
Walter Arcand
Sergio Rotatori
Joseph H. Cortes