

March 22, 1973

Page -3-

On a Rotatori-Hannigan motion the hearing was closed at 8:55 P.M., unanimous.

Mr. Joseph Vendetti told the Board he owned land off South Main Street near Douglas Drive and recently had lost a tenant because he was not able to expand the building because it was zoned residential. He requested that his land be rezoned to commercial. The Board told him once the rezoning of Rte. 140 was passed they would be considering rezoning Rte. 126. Hart told him to come in at the next meeting and they would be glad to discuss it with him.

PUBLIC HEARING - SUBDIVISION OF HARMANY HILLS

Chairman Hart opened the public hearing on the consideration of a new subdivision known as Harmany Hills located off North Street near the Mendon town line. Hearing was opened at 9:00 P.M. Secretary read the notice as it was advertised.

Hart asked if there was anyone here that wished to speak against the subdivision. No one answered.

Consultant Herr discussed the plan with the Board, and the following were pointed out.

Planning Board regulations have a 500' limitation on a dead-end. Irene Court is either 840' or a 2000' deadend

This is the first time in the Town that a subdivision has been proposed without town water. Even though there is a state sanitary code that would be in effect it would be good to have some sort of local devise to govern this.

On Lot 5 he could not get the 150' required but only a little less.

Lot 11 also falls short of the required 150'.

Lot 12 does not meet minimum lot area requirement. of 36,000 sq. ft. of dry land. It has by our calculations not more than 18,000 sq. ft. other than wet lands.

Plan of Profile does not meet the requirements for information. The specifications call for left and right profiles the only one shown is a center one. Elevations should be every 50' and are every 100'. Drawings should show slope on drainage and do not. He would question datem of the elevations.

In drainage there are a series of problems. It shows catch-basin to catchbasin and our regulations call for manhole to catchbasin. Distince between catchbasins should be 400-350' and there is one on Irene Court that is at least 520'. There is no catchbasin on the corner of North Street. There are several questions on the street layout. Length of vertical curve onLynn Court is about 100' should be 300'. There is no vertical curve on Irene Court where there should be one approx. 200' long. Both turn-arounds end 45' short of the property line which would cut off extending into the adjacent lands. This does not allow for future use. The Board has the right to request open space. There are several wet spots that could be used. Lots 12 and 13 shown as wet areas. Even is there is enough land to build houses it raises horrors in my mind. There are already enough drainage problems in town. without adding to them. Perhaps we should get an easement for

*Handwritten signatures and initials:*  
J. E. C.  
J. E. C.  
J. E. C.  
J. E. C.

March 22, 1973

Page -4-

the town to at least get at it. Arcand asked if there were going to be any open trenches on Lots 12 and 13. Engineer Michaud stated no they would stay just as they are now, as a natural water course.

Highway Superintendent Daigle stated he had not received any plans and wanted to study them. Michaud stated they planned to leave trees in the middle of the road. Daigle stated he did not want them.

Herr questioned the policy of leaving 45' at the end of the turn-arounds, and said he thought it should be left opened for future extension. Hart stated the Board had discussed this and had said it was OK to leave it as it stands.

Attorney John Mitchell questions what the Board would want as far as an easement went. Herr stated a 20' easement would be the most practical.

Herr stated he had never seen a subdivision where the drainage system is to direct the water from the streets into the lots. On the Cape they sometimes do hold a lot just for drainage but they do not build on it.

Mitchell stated this is a natural water course. The lots are quite deep. Daigle questioned what happens when the man who owns these lots decides to fill them in. There is no way to stop him and then we are in trouble. Herr pointed out there has to be 36,000 sq. ft. of dry land and in fact perhaps lots 12 and 13 could be shown as non buildable lots.

Michaud stated when the Board of Health come to give health permits, if it is not right they won't give us a permit.

Herr questioned on Lot 3 on Irene if the culvert is adequate enough. Daigle stated he would look it over.

Herr asked if the Board of Health has been submitted a plan. The Planning Board is not supposed to act on this until the Board of Health OK's it. Board of Health has not received a plan.

Definite date when the plans were received was discussed.

Herr pointed out there are two ways of determining this date, one when they were received by certified mail and the other when they were submitted to the Board at one of their meetings.

Herr stated he assumed there would be no hassle in getting an extension of 60 days. On a Hannigan-Rotatori motion the Board agreed that the date of acceptance of plan on Harmany Hills would be the date the Town Clerk received them, unanimous.

Herr suggested the Board at its next meeting request a 30 day extension on the date.

Meeting was adjourned at 10:40 P.M.

APPROVED AS READ:

Respectfully submitted:

Sergio Rotatori, Clerk