

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

Regular meeting of July 26, 1973

Members present: Sergio Rotatori, Chairman
James E. Hart, Vice Chairman
Wilfred P. Arcand
Joseph G. Cortes

Attorney Arnold I. Zallas of Natick requested release of five lots on Bruce Road, formerly owned by Campanelli. Chairman Rotatori told Zallas he had requested Highway Superintendent Daigle to inspect the road. Lots will be released after Daigle reviews the road.

Gerald Marchand & Fernand Dalpe submitted a preliminary plan for a subdivision to be known as Rakeville Estates containing sixteen lots located on the northerly side of Wrentham Road and the westerly side of Lake Street next to Janet and Priscilla Avenue on approximately 9.7 acres of land. Road will form a circle connecting Janet and Priscilla Avenue, and drainage will be picked up from the existing drainage. Circle in front of Lots 4 and 5 and Lots 7 and 8 is 100' in depth. Herr pointed out this was done to gain the necessary frontage and there was no reason to pave the entire road at that point. Arcand agreeded saying he did not think the highway superintendent would like a 100' wide street. One sidewalk was agreeded upon to be around the inside of the circle and will be made to take care of the jog between the 40' wide Janet and Priscilla Avenues and the proposed 50' wide street. Public hearing was set for August 23rd at 8:30 P.M.

Minutes of the July 12th meeting were approved as read on an Arcand-Hart motion, unanimous.

Minutes of the July 19th meeting were approved as read on an Arcand-Hart motion, unanimous.

Consultant Philip Herr gave the Board and Bob Chase of the School Committee a copy of a population study as revised July, 1973. Report will be gone over at a later date.

Philip Herr went over an amendment to the subdivision rules that would require one lot bound per lot. On an Arcand-Hart motion it was unanimously agreeded to hold a public hearing on the amendment as written the next time the rules are up for review.

Mobile homes was discussed. Herr pointed out the difference between a mobile home and a pre-fab home was that a mobile home is made with a chassiss to travel over the road on wheels. If there is no chassiss it is not a mobile home. Once it is on a foundation, the assessors tax it as a home.

Handwritten signatures and initials:
JCH
JCH
JCH

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Arcand told Herr that the Wethersfield subdivision has expired and that there were still some undersized lots that were not developed and asked how the lots could be rescinded. Herr stated since the roads were all built they would be just talking about the size of the lot. The proper way would be to send a letter to the owner of the lots saying it is a violation of the zoning laws if they were to sell the lots separately and suggest that he come in with a new plan, Approval not Required. If he were then to sell any one of the lots he would be violating the zoning laws. Building Inspector would be notified not to issue any building permits. Herr will draft a letter. Most likely the developer has already sold the lots to avoid just this thing.

The following bills were unanimously approved for payment on a Hart-Arcand motion;

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|---|---------------|
| Philip B. Herr & Associates retainer April 1, through June 30 |\$750.00 |
| Goodhue Cash & Carry 3 Safety Vue Panels ... | 9.50 |
| Woonsocket Typewriter Co...2 rolls copier paper .. | \$19.00 |
| Jean Brewer, recording certificate of rescission on Bald Hill Estates | \$10.00 |
| Norfolk Registry of Deeds recording James McElroy... | \$5.00 |
| Jean Brewer travel to Norfolk Registry of Deeds... | \$17.60 |

Approved as read:

Respectfully submitted:

James E. Hart, Clerk

