

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

Regular meeting of August 23, 1973

Members present: Sergio Rotatori, Chairman  
James E. Hart, Vice Chairman, Clerk  
Wilfred P. Arcand  
James McElroy

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

Walter Stearns representing Michael Scott Realty Trust presented a plan of two lots, 4A and 4B off North Street, Lot 4A containing 1.986 acres Lot 4B containing 1.94 acres with 135.14 frontage on each lot. Stearns pointed out a variance was granted by the Appeals Board for two duplex homes. On a Hart-Arcand motion the plan of Michael Scott Realty was approved with Rotatori voting for.

Plan of Waldo I. Cook, Jr. for Lots 1, 2, and 3 off Mohawk Street was approved on a Hart-Arcand motion with Rotatori voting for.

Minutes of the August 9th meeting were unanimously approved as read on a Hart-McElroy motion.

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

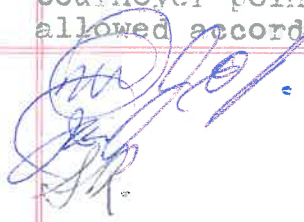
Milford Daily News Rakeville Estates advertising \$10.00  
Woonsocket Call- Rakeville Estates advertising - \$9.36  
Jean Brewer 13 certified mail and post cards - \$8.69

PUBLIC HEARING - RAKEVILLE ESTATES SUBDIVISION

Chairman Rotatori opened the public hearing on the application of Fernand Dalpe and Gerald Marchand for a new subdivision to be known as Rakeville Estates at 8:00 P.M. Land is 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 with sixteen lots shown on the plans. Secretary read the notice of hearing as it appeared in the papers.

Robert Cournoyer showed the definitive plan with 16 lots containing 20,000 sq. ft. and 125' frontage with access from Janet and Priscilla Avenues. Road shown was 50' wide with sidewalk on the inside of the circle. Access on Wrentham Road was not shown primarily because of traffic.

Mr. Goyette of Priscilla Avenue stated there were 34 children under 12 years and Priscilla and Janet Avenues were only 40' with no sidewalks. He questioned why the access could not be made on Wrentham Road, with no exits on Janet and Priscilla. Cournoyer pointed out that dead end streets over 500' were not allowed according to the rules and regulations.



August 23, 1973

Page 2

Mrs. Deveuchia pointed out there was no problem with using Wrentham Road when apartments were being planned. They were not there to argue the homes being built only the use of their streets as exits when Wrentham Road could be used, and asked if there was some way in which a horseshoe road could be used from Wrentham Road.

Cournoyer stated the subdivision was planned as it now stands because they could lose perhaps two lots if they went through to Wrentham Road. Drainage on Janet and Priscilla Avenues were very poorly designed so drainage was designed to go through an easement on their own property across Wrentham Road.

Mr. Goyette questioned what happens to the lots on Janet and Priscilla Avenues when the circle is cut out on the two streets. Cournoyer pointed out that the two streets are just temporary circles and it is possible that the town would be willing to deed this property over to the people involved. It would probably be just a matter of getting through the red tape in town.

Mrs. Goyette asked if the water in the area was adequate. Cournoyer pointed out he had been in touch with the Water Department and received their OK on it with 6" water mains. Mrs. Goyette asked if just one road either Priscilla or Janet could be opened up rather than both roads. This would give at least one deadend for the children to play on.

Mr. Coulaire pointed out since Wrentham Road is now dangerous because of traffic, couldn't a traffic light be installed. Most of the traffic from the new street will be going out to Wrentham Road. If most of the cars will be going out to Wrentham Road why ruin Janet and Priscilla Avenues when the safety of children are concerned.

On a Hart-Arcand motion public hearing was closed at 9:05 P.M.

Highway Superintendent Daigle reviewed the plans. Excess land on circle will go to town. Driveways will go right up to the paved street and street will be called Rakeville Circle. Daigle pointed out street will have to be either bonded or a covenant drawn up. Building Inspector Borowski said the Health Department had a copy of the plans. Daigle will give set of plans to the Water Department. Consultant Herr will be sent plans and asked for his comments.

Plan of Alphonse and Cora Dubois of one lot containing 1.15 acres with 272.91' frontage was approved on a Hart-Arcand motion with Rotatori voting for.

Release of Lots 2011, 2014, 2015, 2017 and 2018 on Bruce Road was discussed. Daigle suggested \$75 per driveway be requested before release of lots. Attorney Arnold Zaltas will be notified.

Meeting adjourned at 9:30 P.M. on a Hart-Arcand motion.

APPROVED AS READ:

*Legis. Robert Jones*  
*Welf P. Quail*  
*Wm. M. M. M.*

Respectfully submitted:

James E. Hart, Clerk