

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

Regular meeting of September 27, 1973

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

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

Richard Hardy of Newland Avenue asked for the advice of the Board regarding his property. Hardy recently found out he did not have as much land on the side of his house as he thought he had when he bought his house. A road is now planned to go very near his house. Hart told Hardy the Board would like to help but thought it was a civil matter between Hardy and the builder.

John Halnon presented a plan of Edmond and Betty N. LaPointe off Maple Street, Approval Not Required. Hart stated the Board could not sign the plan unless the notation "not a building lot" was placed on the plan, then the Board would sign it.

Selectman Leo Mayewski spoke to the Board about the current Sewerage Study Commission. The basic study should be completed soon and suggested the Board might want to look into rezoning the entire town. Three areas are being studied 1) the proposed sewerage system 2) ground water favorability and 3) lot sizes as related to actual soil conditions. He stated the study will pinpoint those areas in town where there might be ground water contamination. A complete environmental inventory of the town will be included. Consultant Phil Herr stated the old soil survey could not really be utilized effectively because of its mongrel size. Mayewski stated the base map will be 7' long of the entire town and done on a 400 scale which is readable even with topo. Herr stated the Board has been looking into rezoning to commercial and suggested perhaps a joint meeting with the Commission might be useful. Mayewski agreeded and stated the Commission meets the 2nd and 3rd Wednesday of the month. He stated he thought the residential areas should be looked into primarily.

Eugene Corriveau told the Board he would like to file a complaint on the lot on the corner of Center and Cross Street. Trees have been cut and a bulldozer was working on the lot and the lot is definitely undersized. He questioned how anyone could get a building permit on the lot. The owner bought the land and a house next to the lot in question and then bought the lot and has two deeds. Board agreeded to speak to the Zoning Agent.

The release of five lots on Bruce Road was discussed. A copy of the bond being held by the Town Treasurer will be made and

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copies of all correspondence sent to Herr. If there really is a \$10,000 bond on Bruce Road there would be no need for monies to be held for the driveways.

Board talked to Henry Borowski regarding the lot on Cross and Center Streets. On a Cortes-Hart motion the Board voted unanimously to recommend to the Zoning Agent that he remove the building permit for the lot on the corner of Cross and Center Streets and also remove the sign.

Rakeville Estates was reviewed with Dalpe and Marchand. Herr stated they had gone over the plans and had found nothing big wrong in them. They had talked with the engineer and he had agreed to change them. Street number is in squares and lot number in circles; Board could waive left and right lines as just center line is shown; locus point is not right; 6" water main is shown which is less than the 8" required, but will be looped and will give them more pressure. Granite bounds was discussed and Dalpe stated if it is at all possible, they would put in bounds on each lot.

Herr suggested the plan be approved subject to the following:

- 1) Receipt of something in writing from the Water Department
- 2) Locus plan to equal 100'
- 3) Approval of revision of drainage from Wrentham Road area from the Highway Superintendent.
- 4) Clarification from the Power Company about wiring either above or below ground.
- 5) Notation that street numbers are in squares and lot number in circles.
- 6) Receipt of a bond or covenant approved by the Town treasurer and Town Council.

On a Hart-Arcand motion the subdivision plan of Rakeville Estates was unanimously approved subject to the above changes. Town Clerk will be so notified.

Herr reviewed a proposed draft of a letter to owners of overage subdivisions.

Kingswood Estates was discussed. On an Arcand-Hart motion it was unanimously voted to set a public hearing on recinding Kingswood Estates for October 25th at 8:30 P.M.

Minutes of the September 13th meeting were unanimously approved on an Arcand-McElroy motion.

APPROVED AS READ:

Seeger Ratetore
Will P. Arcand
James E. Hart

Respectfully submitted:

James E. Hart, Clerk