

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

Regular meeting of November 8, 1973

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

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

Robert Cournoyer presented a plan of Ralph Luchese containing two lots on the southerly side of Wrentham Street. Lot A containing 9,979 sq. ft. and Lot B containing 9,916 sq. ft. Hart and Arcand questioned if they should sign for undersized lots even if they were in existence before zoning. Arcand stated he would like to see an opinion in writing from Town Counsel. Rotatori told Cournoyer he would contact Consultant Herr and board would take action after hearing from him.

Request of Lots 2011, 2014, 2015, 2017 and 2018 of Bruce Road was made. Arcand stated Highway Superintendent Daigle had inspected the road and found no problems. On a Hart-Arcand motion Lots 2011, 2014, 2015 and 2017 and 2018 on Bruce Road was unanimously released. Check for \$375.00 was returned.

Building Inspector Borowski told the Board they had signed for an undersized lot on Hartford Avenue next to the power lines for Myrna Dee in March of 1973. Area is zoned Industrial but the plan was never recorded. A variance from the Zoning Board is currently being sought. On an Arcand-Hart motion the Board unanimously rescinded approval of a lot of Myrna Dee on Hartford Avenue given on March, 1973.

Fernand Dalpe talked with the board regarding Rakeville Estates. Appeal period is up on the plan with no one filing against. Arcand told Dalpe that Highway Superintendent wanted two catch-basins on Wrentham Road. Dalpe also was told he would have to post a bond for about \$50,000 or a covenant approved by Town Counsel.

PUBLIC HEARING - STEEVES VILLAGE, BLACKSTONE STREET

Chairman Rotatori opened the public hearing on the application of Carver Realty Trust for five lots off Blackstone Street. Secretary read the notice as it appeared in the papers. Five interested people were in attendance.

Engineer John Halnon and Ed Cronin presented the plan with copies matching the linen and described the proposed new subdivision. Rotatori pointed out the hearing was only for the new five lots in back and that the original five lots on Blackstone Street were different in their back lot lines from the Approval Not Required plan signed earlier in the year. Hart told Halnon he would have to come in with a new plan showing the changes on

Blackstone Street.

Rotatori asked if anyone wanted to speak either for or against the plan. Richard Allie stated he was an abutor and wanted to know what effect the drainage would have on the wetlands in the back. Arcand asked Halnon if he had a legal easement. Halnon stated yes, the legal easement will be acquired. Rotatori stated he would like to see it in writing.

Arcand pointed out there were not two catchbasins on the corner of Blackstone Street. Cronin stated the catchbasins would serve no purpose. Blackstone Street already has good drainage and with the topography of the road the basins would be of no use.

On a Hart-Arcand motion the public hearing was closed at 8:45 P.M. Copies will be sent to the Highway and Water Departments for their opinions. Borowski stated the Board of Health already has a copy.

On an Arcand-Hart motion the plan was unanimously voted to be taken under advisement.

Planning Board approval under Section 65 of the regulations on the proposed multi-family development on North Main and High Streets was discussed. A draft of a letter was read from Consultant Philip Herr. On an Arcand-Hart motion it was unanimously voted to send a conditional letter of approval to Clifford Grover and Commonwealth Development provided that the following is shown:

- a) Submission and approval of detailed drawings showing the engineering design of the access ways, drainage, and water.
- b) Submission of a bond, covenant, or other means of assurance that occupancy of the dwellings will not take place until those ways have in fact been constructed to satisfactorily serve those dwellings.

Arcand made a motion to set a public hearing date on the 29th for two changes in the subdivision rules and regulations. The first would revise Section 55.1 so that each lot must have at least one lot line monument and the second amending the appropriate sections in order to clarify the date on which Approval Not Required, Preliminary and Definitive plans are considered to have been submitted.

Hart made a motion to take the changes under advisement. Chairman Rotatori removed himself as Chairman and seconded the motion of Arcand, Hart voting against. Public hearing was set for November 29th at 8:30 P.M.

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

Woonsocket Call- advertisement on Steeves Village	...	\$12.60
Milford Daily News - " " " "	...	\$12.00
Goodhue's - Plastic facing for wall maps ..		\$ 9.00
Trafalgar Square-office supplies		\$ 7.49

Plan of Eusebe Demers for one lot located on Lake Street to be

November 8, 1973

Page -2-

used by Norman L. and Muriel Decelles with their adjoining property was unanimously approved on an Arcand-Hart motion.

Minutes of the September 27, 1973 meeting were unanimously approved on a Hart-Arcand motion.

Minutes of the October 25, 1973 meeting were unanimously approved on a Hart-Arcand motion.

Zoning Inspector Borowski pointed out in the minutes of October 25th regarding two lots on Rome Avenue, the only reason he did not tell them to stop building was that the work was already done. He did tell them not to sell the houses until the matter was cleared up.

On an Arcand-Hart motion meeting was adjourned at 10:20 P.M.

APPROVED AS READ:

Respectfully submitted:

Sergio Rotatori
James P. Hart
W. J. Arcand

James E. Hart, Clerk