

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

Regular Meeting of November 29, 1973

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

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

Discussion on approving two lots on Wrentham Street where the lots are undersized but have houses that were in existence before zoning was held. Arcand stated he did not want to sign the plan until advice was received from Town Counsel. McElroy stated the houses are already in existence and they have already been created so he did not feel the Board was creating undersized lots. In a letter of November 26th Consultant Philip Herr advised the Board must either endorse the plan as approval not required or default by not having acted within 14 days from the date of submission. He cited the last sentence in the definition of "subdivision" in Chapter 41, G.L. He advised the Board may request the applicants to obtain variances. Arcand stated they should obtain a variance first then the Board could sign them. He would rather wait until Counsel Ambler ruled on it.

Paul Hodge presented a plan of land containing 20,000 sq. ft. off Maple Street. The Hodges acquired the land in 1968 and have found the plan was never recorded. Copy of the deed and a letter from Attorney Roche was shown. On a McElroy-Arcand motion the plan of Lot 1 only was approved with Rotatori voting approval.

Virginia McLaughlin asked the Board if they had made any decision on Steeves Village. Rotatori told Mrs. McLaughlin he had requested a new set of plans showing the change in lot lines on the front five lots. Arcand brought up Lot 6 which is under consideration as part of the new subdivision was being built on and he thought building should be stopped. Building Inspector Borowski stated he did not think so since all the requirements were presently being met. If the subdivision is not approved it will still meet all the requirements, if the subdivision is approved all requirements will also be met. Mrs. McLaughlin left the meeting to ask Engineer John Halnon to come to the meeting to answer the Board's questions. Letter was received from the Water Department dated November 21, 1973 giving approval to the set-up on Steeves Village.

SR JCH
W

November 29, 1973

Page -2-

PUBLIC HEARING - - ONE LOT BOUND PER LOT and DATE ON PLAN
SUBMITTALS SUBDIVISION CHANGES

Chairman Rotatori opened the public on two changes on subdivision rules at 8:30 P.M., Secretary read the notice as it appeared in the papers.

Chairman asked if anyone wished to speak on the articles.

Robert Cournoyer stated he did not think there was any need for a bound on each lot as this would cost a lot of money. The real problem is that the subdivisions are released before all the necessary bounds that are supposed to be there are checked. There would be no problem if this were done.

Consultant Herr stated the reason for this is just to make it easier for the home owners not for the engineers. Hart stated he did not see the necessity for a bound on each lot.

Cournoyer stated first it was impractical to put a bound on each lot and second the developer has to do the landscaping after the lots are released and the bounds would be just lots, anyway. Building Inspector Borowski stated he would like to see the change approved as there were a lot of problems in town because the owners could not see just where their lot lines are.

Rotatori asked if anyone wished to discuss the two changes further. No one spoke. On an Arcand-Hart motion hearing was closed at 8:40 P.M.

On an Arcand-Hart motion, motion was approved to take it under advisement.

Engineer John Halnon spoke to the Board about Steeves Village. On the top of the definitive plan if the subdivision is approved a referral is made to the plan dated May 25, 1973. If the subdivision is not approved the Approval Not Required plan of May 25th would stay as is. Rotatori asked to see the easement for the drainage. Mrs. McLaughlin stated they had obtained the easement but did not have time to bring it to the meeting. Rotatori stated he wanted to see it in writing. Halnon stated the drainage would be piped to the back of Lot 8 and then a stub added to the end. Herr stated it should be shown on the plans that a pipe comes out from the manhole and a stub added. Halnon stated they could add that to the plans. Catchbasins on the corners of Blackstone Street were discussed. Halnon stated it would be a waste. Herr stated it was important where the catch basins were on Blackstone Street. Arcand stated they have not heard from the Board of Health and the Highway Superintendent, and would have to wait for them.

Robert Cournoyer presented a preliminary plan of a subdivision called Country Club Estates II located on 15.03 acres situated on the westerly side of Rome Avenue and the easterly side of the Peters River containing 21 lots, owned by Jean P. Darveau and Nicoll M. Goulett. Area is zoned residential. All drainage would go into the Peters River. Benelli Street is a paper street only. Consultant Herr reviewed the plans and stated he thought the drainage should be 20'; Empire Road could be 40'

Handwritten signature and initials in blue ink.

November 29, 1973

Page -3-

instead of 50'. Herr asked if the approval of the City of Woonsocket would be sought. Cournoyer stated he did not think it had to be done since all of the homes and cesspools would be in Mass. but could check into it. Drainage easement will be from Fairway Drive through Beau-Lef Realty and will be shown. Sidewalks were discussed. There are no sidewalks on Rome Ave. McElroy stated he thought since the rules called for sidewalks on both sides they should be shown on the plans. If the Board then decides to waive the rules then can do so after the hearing. The Board should stick to the rules. Rotatori stated what has happened in the past is that the board waived both sidewalks and has accepted sidewalks on one side. Herr stated he thought one sidewalk on Empire Circle would be fine and the other streets seem to be ordinary streets and should have two sidewalks. A motion was made by Arcand that the Board waive the two sidewalks and accept sidewalks on the east side of Rome and Empire Circle and the North side of Benelli Street with berms on both sides and to tie in 100' of pavement on Rome Avenue. Motion was second by Hart and approved by Rotatori with McElroy abstaining. A public hearing was set on the definitive plan for December 27th at 8:30 P.M.

Highway Superintendent Daigle told the Board he wanted two catchbasins on the corner of Blackstone and Debra Lane. It did not matter to him where this water was dumped, the developer could either tie it in on Blackstone Street or bring it down to Debra Lane.

Daigle also stated he wanted two catchbasins on the corner of Coderre Drive and that he had told Dalpe and Marchand that he wanted them. Rotatori asked Daigle if he could give this to the Board in writing. Planning Board secretary will type such letters at the request of the Highway Superintendent.

Plan of Ralph Luchesi for two lots on Wrentham Road was discussed. Herr stated the Board would be signing not for the lots only saying that it is not a subdivision. On an Arcand-McElroy motion plan of Ralph Luchesi for two lots containing 9,779 sq. ft and 9,116 sq. was unanimously approved.

Herr reviewed Steeves Village with the Board and pointed out the drawing should show where the dwellings on the front five lots are. Two catchbasins on the corner of Blackstone Street are not shown. Open drainage was also discussed by the Board. Arcand stated he did not believe in open drainage. McElroy stated he would like to see the drainage piped right up to the natural dumping point of the brook. Herr pointed out a covenant was shown on the plan itself. Lot 6 once the subdivision is approved does not have frontage on Blackstone Street. He did not see how the Board could approve the plan with Lot 6 built on without insisting on a bond to ensure that the lane going to Lot 6 is built. \$50/foot was agreed upon. If the plan was approved with a covenant and something happened and the subdivision did not get built then the Board would have no assurance that the lane to Lot 6 was properly built.

[Handwritten signature: R. J. H.]
[Handwritten signature: M. J. H.]

November 29, 1973

Page -4-

Board agreeded a letter should be sent to Halnon requesting that he show the drainage easement at the Board's next meeting on the 13th and that a bond not a covenant would have to be posted and that two catchbasins would have to be shown on the corner of Blackstone Street. McElroy stated they could discuss the piping of drainage when Halnon appears at the next meeting.

On a McElroy-Arcand motion the Board voted to approve the amendment on plan submittals in the subdivision rules as written, unanimous.

On an Arcand-McElroy motion the Board voted to approve the addition of one lot bound per lot as written, unanimous.

Consultant Herr presented an amendment to the zoning bylaw on splitting two-house lots. Board will go over the proposal at a later date.

On a McElroy-Hart motion the following bills were unanimously approved for payment:

Philip B. Herr, retainer July 1, 1973 through Sept. 30, 1973	= \$750.00
Milford Daily News, advertising two subdivision changes	- \$14.00
Woonsocket Call, " " " "	- \$12.60

Rezoning of South Main Street was discussed. Herr will pick out the spots he thinks should be rezoned and Board will go over the map.

On a Hart-Arcand motion the meeting adjourned at 11:00 P.M.

APPROVED AS READ:

Respectfully submitted:

James E. Hart, Clerk

Seize B. B. B.
W. H. B.
James E. Hart