

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

Regular meeting of December 27, 1973

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

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

John McLaughlin of Steeves Village, Blackstone Street, met with the Board to discuss his proposed subdivision. Rotatori asked McLaughlin if he had obtained an easement. McLaughlin stated there was no reason for him to obtain an easement on someone else's land when he had the land himself. A brook runs behind Lots 6 and 7 and the natural flow of water goes towards the swamp. People behind Lot 8 wanted too much money for the easement. Consultant Philip Herr told McLaughlin that on Lot 8 there was a drainage system that just stops, and an easement is necessary. McLaughlin told the Board the water naturally flows towards Lots 6 and 7 and into an existing brook. Rotatori told McLaughlin this was the first time he had heard of this drainage plan, and if this was the case why was the drainage on Lot 8 shown. McLaughlin told Rotatori he would deadend the drainage on Lot 8. Herr stated then all the drainage from the top five lots would go on the road and into the catchbasins and down to Lot 8 and just stop. If there is a brook on Lot 7 and 6 it should be shown on the drawing. McLaughlin stated it was all swamp behind the lots and the Board wanted him to pipe in some 300' where there is no need. Herr stated it was his understanding all the Board wanted at this time was a document showing the easement down to the brook. McLaughlin stated the owners wanted some \$22,000 for the easement and that was too high. He would revise the plan any way the Board wanted it. Herr stated anything below the 305 elevation was swamp. The drainage could go between Lots 6 and 7 but it is not shown as such on this plan. Board invited McLaughlin to stay and discuss the plan further after the public hearing.

PUBLIC HEARING COUNTRY CLUB ESTATES II

Chairman Rotatori opened the public hearing on the application for a new subdivision, Country Club Estates II, and the secretary read the notice as it appeared in the papers. Approximately fourteen people were in attendance.

Robert Cournoyer, engineer, spoke for owners Jean P. Darveau, Nicoll M. Goulet and Arthur E. Pichette. Cournoyer gave the Board copies of the definitive plan and explained the plan in detail. Twenty-one lots are planned for the extension of Rome Avenue and Benelli Street and a new road to be called Empire Circle. 5' sidewalks on the inside of Rome Ave and Benelli St. and the northerly side of Empire Circle were shown. Streets

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are to be 50' wide. A drainage now exists between Leo Desrocher's and Beau-Lef Realty's lots and will be extended through Lot 13 down through Empire Circle and out between lots 9 and 10 and into the Peters River. All lots are at least 20,000 sq. ft. Rotatori opened the hearing for any questions. Mrs. Tosien asked if they had secured the right of way into Rome Avenue near Canistrari's land. Cournoyer said there was no problem and they would shape the new road of 50' into the old one of 40'. Herb O'Connor of the Woonsocket Call asked how far the roads would be extended. Cournoyer showed him the plan. Leo Desrocher stated he already had a bank in back of his house and was concerned about how far back the house in back of his was going to be. Cournoyer reassured him and showed him the plan. Mrs. Tosian asked about the soil for drainage. Building Inspector Henry Borowski stated he had been down to the land and it had tested out OK. Each lot would be individually tested before health permits given out. Arcand asked if the drainage between Lots 9 and 10 was to be opened. Cournoyer stated they would be using 18" closed piping, up to the flood plain line. No further questions were asked. On a Hart-Cortes motion meeting was adjourned at 8:55 P.M. On an Arcand-McElroy motion, plan was unanimously voted to be taken under advisement.

Board discussed Steeves Village. McLaughlin was not in attendance. Arcand told the Board Highway Superintendent Daigle had reviewed the site and found catchbasins near the new street and would waive the two catchbasins if a mound was made at the entrance of Debra Lane. Arcand asked Herr to explain why a bond was needed instead of a covenant. Herr stated the covenant does not apply to Lot 6 although a house is currently being built. No assurance of access is provided.

On a Cortes-Arcand motion the Board voted unanimously to deny the definitive plan of Steeves Village for the following reasons: 1) The drainage scheme fails to provide for interception at the intersection with Blackstone St. through either catchbasins (as the regulations require) or through providing a positive grade for some distance from the street sideline. 2) The drainage scheme fails to provide satisfactory disposal of collected stormwater through either submitted evidence of an easement across adjacent property to a suitable receiving brook, or through a designating receiving area within the subdivision. 3) The language of the covenant excludes Lot 6, although a structure is already being built upon it, which structure depends upon the proposed way for access. No assurance of access to this developed lot is thus provided. 4) Street numbers are not shown, as required by Regulations Sec. 34, 2 (e). Existing water courses are not shown, as required by Regulations Sec. 34.2 (1) and 34.2 (14). Town Clerk will be so notified with a copy to Mr. McLaughlin.

South Main Street was reviewed for rezoning to business district. Herr will write up an article for the March meeting for the Board to further discuss.

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

Milford News, Country Club Estates II advertising, public hearing account.....\$20.35

Woonsocket Call, sam advertising public hearing acct. \$24.48

Norfolk County Registry of Deeds, recording subdivision changes \$6.00

Minutes of the December 13, 1973 meeting were unanimously approved as read on a Hart-McElroy motion.

Meeting adjourned 10:30 P.M.

APPROVED AS READ

Respectfully submitted:

James E. Hart, Clerk

Legis Rata
James A. McElroy
James E. Hart