

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

Regular Meeting of January 24, 1974

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.

A plan of land located on Cross Street containing Lots A, B, and C was presented, Approval Not Required. Arcand stated the Board would be only signing the plan saying it was not a subdivision not approving any undersized lots. On an Arcand-McElroy motion the plan of Lots A, B. and C, were unanimously approved.

Mr. Ed Cronin of Guerriere & Halnon presented a revised plan of Steeves Village off Blackstone Street. Cronin pointed out the drainage water from Blackstone Street will stay in the gutter because of the new profile of the road that was redesigned. Drainage scheme was redesigned and additional topography taken which allows the drainage to be disposed of in a brook that starts within the boundaries of the new subdivision. Language of the covenant on top of the definitive plan has been changed to include Lot #6 as part of the subdivision. Street numbers have been added. Consultant Herr and Highway Superintendent Daigle suggested the easement on Lot #7 be extended to the lot line. Owner John J. McLaughlin agreed that it would be done. Cronin to change the plans. On a Hart-Arcand motion the Definitive Plan of Steeves Village was unanimously approved for endorsement. Letter to be sent to Town Clerk.

A plan of land located on the southeasterly side of Pulaski Blvd. between Harpin and Liberty Streets was presented for Approval Not Required. Consultant Herr pointed out that parcel B would be added to the adjoining land of Ellsworth Crooks and Lot A would be left alone. Lot A meets all zoning requirements. On a McElroy-Arcand motion the plan of Ellsworth Crooks was unanimously approved.

Board met with Mitchell Adams of Commonwealth Development, Attorney Jim White, Engineers John Hawao and E. G. Neofotistos of Dana Perkins & Sons to discuss and review the preliminary plans of Oak Woods multi-family development on North Main Street. Units were changed from the original 140 to 90 apartments. Adams pointed out the use of High Street exit is being planned so as to restrict the use of the road for emergency use only. McElroy asked if this would be creating a deadend. Herr replied he would rather have people using the road going out to No. Main

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Street rather than use High Street and the road is always there in case it is needed. Access to the buildings, utilities, and drainage meet all the Boards' requirements. Adams stated the Zoning Board has given their approval to use the land in the agricultural district to be used for sand filter beds only as long as no structures were built. Piping to the land would be underground. They did not ask for a variance because their attorneys told them they did not need one. Herr stated he was not confident that it was wrong but was also not sure that it was right. It would seem to be a good idea to get a decision from Town Counsel. Adams stated he would have his legal people write up a letter for Town Counsel. All utilities will be underground. Herr suggested that the Board might want to see the lights of 30' lowered. Lower street lights would be much more attractive. Adams was in agreement. Highway Superintendent Daigle stated he has a copy of the plans and so far everything looks OK. Fifty-four units are being planned for the elderly. Adams pointed out there was a clump of trees they would like to save by cutting out some pavement as he thought they had an excess of pavement. Herr stated this might make it harder for anyone visiting or servicing the apartments. The ability to easily reverse directions would also be lost. Adams pointed out the area that is not really in fact going to be used for parking can be used for turning around. The streets are 24' wide and most visitors will be parking on the street. 126 parking spots are being planned. Final plans on the roads, utilities and water are being drawn and will be submitted to the Board for their approval.

Country Club Estates II was discussed. Daigle stated he would like to see something in writing that Rome Avenue is going to be continued. Herr pointed out the drainage pipe runs directly through the property of Beau-Lef Realty, and is 10' wide. The Board's requirements calls for easements to be 20' wide. This could cause problems. Regulations call for 3" of concrete not the 2" as shown. Water mains are not all 8" or larger. There are no fire hydrants shown. There are no 8½" X 11" prints. Names of all abutters may not be shown and there are no street numbers. Herr will draft a letter pointing out changes that should be made. Letter will be sent to Bob Cournoyer of Bibeault Engineering.

A date of February 28, 1974 at 8:30 P.M. was set to hold the public hearing of rezoning South Main Street to Business District.

Plan of multi-family dwellings that were submitted on Fleuett's land off Old Scott Hill Road were reviewed by Herr. Plan doesn't show zoning of adjoining land. Existing dairy farm if any is not shown. No trees are shown, no ground floor plans, houses too near street, parking not OK, should be at least 10' from building. Drainage is OK as shown but Conservation Commission should be informed because of the Wetlands Protection Act. Front yards are OK rear are not. Plan in general not good.

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Minutes of the January 10, 1974 meeting were unanimously approved as read on a McElroy-Hart motion.

The following bills were unanimously approved on a McElroy-Arcand motion:

Registry of Deeds.....\$10.00

Philip B. Herr.....\$1,500.00 October 1 through March 31

Meeting adjourned on a Hart-McElroy motion at 10:20 P.M.

APPROVED AS READ:

Respectfully submitted:

James E. Hart, Clerk

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