

BELLINGHAM PLANNING BOARD  
HIGH SCHOOL CAFETERIUM  
BELLINGHAM, MASSACHUSETTS

Regular meeting of February 14, 1974

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

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

Engineer Robert Cournoyer representing the subdivision of Country Club Estates II presented plans which contained all the recommended changes as requested by the Board in a letter dated January 29, 1974. Rotatori told the Board he had talked with Gene Trudeau of the Water Department and that everything was OK as far as his department was concerned. 8½" X 11" copies will be brought in at next meeting. Cournoyer told the Board there was a possibility they would be able to tie in with Woonsocket's sewerage system. Arcand told the Board Highway Superintendent Daigle wanted the extension taken out of Ray Avenue. Cournoyer stated this could be done. Cournoyer and the developers asked if they could post a partial bond covering Lots 18, 19, 20, 21, 6, 7, 16 and 17 on Benelli Street all the way up to Rome Avenue. Consultant Herr will be asked if this could be done. Once the above lots are built and released the bond would be moved to another part of the subdivision. Hart stated the cost would be \$50.00/foot. On a McElroy-Arcand motion the Board voted unanimously to approve the subdivision of Country Club Estates II subject to the approval of the bonding given by Consultant Philip Herr. Copy of the plan to be given to the Post Office.

Mitchell Adams of Commonwealth Development talked to the Board about Oak Woods off North Main Street. Final plans on roads and drainage, utilities and sewerage plans should be ready by the time of the Board's next meeting. A time of 9:30 P.M. on February 28th was set. The Board asked Adams if they intended to install the equipment to take care of the entire potential development as far as sewerage goes. Adams stated they only had plans to take care of the proposed units. They would have to come back to the town and state for further approval for any additional units. The machinery is designed so that additional machinery can be attached and additional piping connected to any future units. Rotatori told Adams he would like to see larger drainage pipes used in case of any future additions. Adams stated he would talk to his engineers about this, and that it could probably be done.

Attorney Leo Gosselin told the Board he was representing Myra Dee of Hartford Avenue and that the Board had signed a plan Approval Not Required thinking it was commercial land when it

*Leo Gosselin*  
*Myra Dee*



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was zoned agricultural. Rotatori told Gosselin the plan had never been recorded and that the Board had recinded their action. Gosselin told the Board his client had been refused a variance by the Zoning Board and would need the Planning Board's approval before they could go back. McElroy stated the application for a variance was to divide the lot in an agricultural zone to run a business and would be creating an undersized lot. Hart stated the Board had recently rezoned land for commercial use and was in the process of trying to create additional commercial land. He did not see where there was any hardship in this case. Gosselin stated he was just getting some background information on the land and was not asking for the Board's approval to go back to the Zoning Board at this time.

Zoning Board of Appeals in a letter dated February 14th requested the Board to issue an advisory report on a request for a Special Permit to construct 30 apartment building off Old Scott Hill Road by the Chaplin Construction Company. Public Hearing to be held on March 7th, at 8:30 P.M. Plans were submitted. On an Arcand Hart motion, the Board voted unanimously to advise the Zoning Board they would hold off on any recommendation until advised by the Conservation Commission, if the development would fall under the Wetlands Protection Act. Letter will be sent to the Conservation Commission for their advise.

Minutes of the January 24th meeting were unanimously approved as read on an Arcand-McElroy motion.

Following bills were unanimously approved for payment on a McElroy-Arcand motions:

Copy Graphic Systems 1 ctn copy paper.....\$33.70  
Jean Brewer \$1.00 P.O. Box rental and 40 post  
cards \$2.40 for a total of ..... \$3.40

The Board questioned Zoning Agent Borowski if any of the land used for Earth Removal had ever been restored. Borowski stated the only one he knew of was Forte Brothers off Wrentham Road. The companies jump from spot to spot. Arcand stated it was always in the town by-laws that the land was to be restored.

The Board brought up that Roger Belanger was erecting signs around town. Borowski stated he did not have permits for them and would check on them.

Meeting adjourned at 10:30 P.M.

APPROVED AS READ:

Respectfully submitted:

James E. Hart, Clerk

*James E. Hart*  
*William A. Arcand*  
*John G. McElroy*