

BELLINGHAM PLANNING BOARD
BELLINGHAM HIGH SCHOOL

Regular Meeting of June 13, 1974

Members Present: Sergio Rotatori, Chairman
James E. Hart, Vice Chairman, Clerk
Joseph G. Cortes
Francis O. Forte
James A. McElroy

Chairman Rotatori opened the meeting at 8:10 P.M. and dispensed with the regular order of business.

Attorney Oscar Ryan presented a plan of George R. Neely of 380 Lake Street of one lot containing 75,360 sq. ft. Ryan showed a letter giving Engineer Demers authority to practice in Mass., and has to be filed with the plan. On a Hart-Cortes motion the plan of George R. Neely of one lot on Lake Street was approved with Rotatori voting for.

A couple presently living in a trailer home on Maple Street stated they wanted to replace their home with a new mobil home. Board referred them to the Zoning Board for a variance.

Frank Thomas of Hartford Avenue presented a perimeter plan of his land on Hickson and Hartford Avenue stated he wanted to protect himself for the next five years. On a Cortes-Hart motion the plan of Frank Thomas was approved unanimously.

Minutes of the April 11th meeting were unanimously approved as read on a Hart-Cortes motion.

Minutes of the April 25th meeting were unanimously approved as read on a Hart-Cortes motion.

Minutes of the May 9th meeting were unanimously approved as read on a Hart-Forte motion.

Minutes of the May 23rd meeting were unanimously approved as read on a Cortes-Hart motion.

Gerard Marchand and Fernand Dalpe requested release of four lots on Rakeville Estates from their covenant. Water and drainage is finished and have been accepted by the Water and Highway Departments. Dalpe stated the bank would not approve a construction loan until the lots were released. Lots are not together as they wished to build different style homes for the different terrain on the street. Hart stated he had never heard of the banks seeking release of the lots before construction, and that there were other boards in town involved such as the Board of Health. Individual lots on a bond can be released. Cortes asked if the Board were to release the lots, would they be willing to post a bond. Marchand stated the cost of a bond was very expensive and they have already invested a lot of money in the street. Forte stated it was his impression that the covenant was for the protection of the town, and said the lots would have to be together and the first layer put on the road. There is still a question if we would be in violation of our own

[Handwritten signatures and initials]
J.E.H.
J.G.C.
F.O.F.
J.A.M.

June 13, 1974

Page -2

laws, and be opened to suits from other developers in town. Rotatori stated if they were to release four lots they would have to be together. Hart suggested the Secretary contact Philip Herr to see if the Board had the authority. Marchand stated they would put down the first coat of asphalt and the only work left would be to put in the berms and sidewalks and finish up the street, and they could post a bond for any unfinished work. Secretary will contact Consultant Phil Herr.

McElroy stated he had gone to a meeting at the Selectmen's office and discussed the proposed new road from Blackstone with the Blackstone Selectmen and Planning Board. Rotatori stated he could not see why Bellingham had to pay for any engineering costs because the road is to benefit Blackstone. Forte agreeded. McElroy stated he would be willing to work with Blackstone in every manner possible except to finance money. On a McElroy Hart motion the Board voted unanimously to invite the Blackstone Planning Board to the next meeting on the 27th at 9:00 P.M.

McElroy stated State Line Fence is still violating the law, and that Borowski should cite him every day. He is increasing a non-conforming use. Forte questioned if he is in violation as far as the law is concerned.

Board discussed the possibility of placing the position of a Town Engineer on the next town warrant. An engineer would be of benefit to the Board of Health, Selectmen and Highway Dept. Hart stated the Planning Board would still need a consultant even if we had an engineer. Forte stated a registered engineer would be of more benefit to this town than a consultant. Cortes stated he agreeded for the need but questioned where the money for such a man would come from. Forte stated each department would budget for the engineer's time, it could be worked out. McElroy suggested the Board write to the Selectmen asking their feelings about a full time engineer and whether they would be willing to sponsor an article or co-sponsor such an article at the next town meeting.

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

APPROVED AS READ:

Respectfully submitted:

Sergio Rotatori
James E. Hart
Joseph M. Cortes
Francis O. Forte
James McElroy

James E. Hart, Clerk