

BELLINGHAM PLANNING BOARD
SOUTH COMMUNITY BUILDING
BELLINGHAM, MASSACHUSETTS

Regular Meeting of July 11, 1974

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

Chairman Rotatori opened the meeting at 8:45P.M. and dispensed with the regular order of business.

Plan of 14.5 acres on the southerly side of Hartford Avenue and 500 east of North Main Street showing Lot 1 @ 60,008 s.f. Lot 2 @ 44,373 s.f. and Lot 3 @ 11,551 acres Land is located in both industrial and business zones. 40' wide Browning Street from Hartford Avenue was shown. Hart told the board Lee Ambler had checked the plan and said the plan was OK to be signed, and this was the plan he had talked to Philip Herr about at the last meeting where the land fell between two zones. Hart pointed out the notation on the plan which stated the lots were not to be used for residential purposes. Hart stated he would insist on either a bond or a covenant to cover the road. The Board could sign the plan and have the Secretary hold the plans until the proper bond or covenant was received. Cortes pointed out the 40' wide street and pointed out there were no regulations regarding commercial streets. On a Cortes-Hart motion the plan of James M. DelVecchio of Three lots off proposed Browning Street was unanimously approved with the stipulation the plans were not to be released until proper bond or covenant was received and plans OK'd to be released by the Chairman.

Robert Cournoyer of Bibeault Engineering presented a plan of land of Lot #17 of Country Blub Estates II containing 20,001 s.f. located on the corner of Benelli Street and Empire Circle, and Parcel A containing 4,243 s.f. which is to be joined with Lot 15 on Rome Avenue. Cournoyer explained the addition of Parcel A would make the total footage of Lot 15 equal to 20,900 s.f. On a Cortes-Hart motion the plan of Beau-Lef Realty joining Parcel A to Lot 15 was unanimously approved.

Benjamin Ferigno and Stan Fabian discussed the extension of Overlook Dr. and Littletree Lane with the Board. Ferigno stated the water was in and had been OK'd by the Water Dept, and the drainage also OK'd. Sixteen houses are proposed. Ferigno stated he wanted a release from the covenant to be able to sell the houses as he went along and asked about the procedure of posting a bond. Rotatori stated he would meet with Gerard Daigle at the proposed site and would then set a bond. Hart told Ferigno the cost was usually \$30/sq. ft.

Gerald Marchand and Fernand Dalpe gave the board a treasurer's check in the amount of \$10,000 drawn on the Woonsocket Institution for Savings to be held in escrow to cover completion

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of work on Rakeville Circle. Marchand requested the check be deposited in the Woonsocket Institution for Savings Bank if possible. Letter was received from Highway Superintendent Gerard L. Daigle placing a bond of \$10,000 on the street and sidewalks. On a Cortes-Hart motion the board voted unanimously to release Lot 1 through 16 inclusive on Rakeveille Circle. Form F, Contract (Performance Bond) was received.

Letter was received from the Selectmen requesting Philip Herr to prepare a long range space plan by making an inventory of existing space and preparing an analysis of future requirements. Copy of the Selectmen's letter will be sent to Herr.

Minutes of the June 27, 1974 meeting were unanimously approved on a McElroy-Cortes motion.

A public hearing date of August 8th at 8:45 P.M. was set to consider recinding the plan of Gerald Marchand containing Lot 1 and 2. A public hearing date of August 8th at 9:00 P.M. was set to consider recinding the subdivision of land on Med Street and Lizotte Street. Dates were set on a McElroy-Hart motion, unanimous.

Henry Borowski told the board he had received a complant that Chestnut Street had been broken through. Upon investigating Borowski found that Marzalkowski was attempting to use Chestnut Street to get to his gravel which is located in Blackstone. Borowski instructed him to push dirt back to prevent his trucks from getting through to Chestnut St. Borowski informed Marzalkowski he would have to get a permit from the Planning Board before taking any action.

Meeting adjourned at 11:10 P.M. on a Hart-McElroy motion.

APPROVED AS READ:

Respectfully submitted:

Segue Rotella
James McElroy
Francis O. Fote
James Hart

James E. Hart, Clerk