

BELLINGHAM PLANNING BOARD
BELLINGHAM HIGH SCHOOL

Regular Meeting of October 10, 1974

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

Chairman Rotatori opened the meeting at 8:00 P.M.

Raymond P. Ladouceur, Secretary of the Bellingham Housing Authority, presented a plan of one lot containing 4.55 acres situated on the southerly side of Wrentham Street. Plans of the proposed 56 units were shown. On a Hart-McElroy motion, the Board voted unanimously to approve the plan of the Bellingham Housing Authority of one lot on Wrentham Street.

Jean Darveau and Nicoll Goulet of Country Club Estates II presented the Board with a bond for \$12,000. Rotatori told the Board he had checked the area out with Highway Superintendent Daigle, and only the hard top was left to be done. McElroy stated he was satisfied with the amount of the bond but would like Town Counsel to check the bond over. It was pointed out that the name of the developer on the bond was different from what appeared on the original plan. Rotatori told the Board he would check it out with Ambler in the morning. On a McElroy Forte motion, the Board voted unanimously not to sign the plan until Ambler has OK'd it.

Morton Schafer told the Board he had a gentlemen approach him for the second time regarding the use of his land for residential purposes using either the conventional method or for cluster development. He would rather pursue the land for commercial use. McElroy told Schafer as soon as he got back to the Board with how much of his land he wanted to be rezoned to commercial he would be willing to go ahead and ask for the rezoning. Forte told Schafer that he was the only person who has indicated any interest in the rezoning. Rotatori told the Board he had talked with a number of people in that area who are interested in the rezoning. Schafer told the Board all of the businessmen in the area to be rezoned wanted it with the possible exception of Cronin who had indicated it did not matter with him.

Minutes of the September 12th meeting were unanimously approved as read on a McElroy-Hart motion.
Minutes of the September 26th meeting were unanimously approved as read on a McElroy-Hart motion with Forte abstaining.

Forte brought up the signing of DelVecchio's industrial subdivision and asked the Board why they had signed the plan in such a hurry. It was his understanding the Board needed more time to study other parks. He had visited a park in Mansfield that had a 60' wide road with 5' divided in the middle with underground wiring. He had visited two parks in Attleboro one had sidewalks

[Handwritten signatures and initials in blue and red ink]

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on both sides with underground utilities. The other was in effect before zoning and looked bad. It had no berms, no sidewalks and above ground wires that were coming down. Rotatori told Forte that Herr had told the Board at the last meeting underground wiring was not necessary. McElroy stated the Board had received information that once the Town took over the road it would cost more to maintain. Hart told Forte that DelVecchio's surveyor had changed the plans but the Board would not release the plans until they had either a bond or a covenant. Forte stated he did not like the changes and questioned if they were acting for the town or the developer. Hart stated the Board had already voted that they would sign the plans. Forte said he thought the Board was going at it the wrong way. McElroy told Forte he had made some of the motions, after he had received information and based on the facts he had made the compromises. Forte said what he is basically saying is why the big rush to approve the plans. He wanted to voice his displeasure. On a Hart-McElroy motion the Board voted to sign the plans of DelVecchio but not release them until either a bond or a covenant was received, Rotatori voting for with Forte abstaining. McElroy asked if the Board had to wait the 20 days before signing the plans. Secretary told the Board according to Consultant Herr this was not necessary. Hart told Forte a price of \$50/foot was given DelVecchio for the road bond. Building Inspector Borowski told the Board the buyer who is coming in on DelVecchio land would be doing welding repairs and wanted to know if he could come in with a trailer to use while construction of his building takes place. Board agreeded it would be within the regulations for this to be done.

Center Park Estates was discussed. Borowski told the Board the situation had not been corrected. On a Forte-McElroy motion the Board voted unanimously to ask Town Counsel to attend the next meeting of the Board to discuss pulling the bond or advise the Board by letter the steps to be taken. Board discussed whether or not the insurance company should be notified of the Board's action. Ambler will be consulted before letter is sent.

Meeting adjourned at 9:50 P.M. on a McElroy-Hart motion.

APPROVED AS READ:

Seymour Rotatori
James E. Hart
James O. Forte
James E. Hart

Respectfully submitted:

James E. Hart, Clerk