

BELLINGHAM PLANNING BOARD  
BELLINGHAM HIGH SCHOOL

Regular Meeting of January 23, 1975

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

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

Kenneth Bogan and James Courtney of So. Main Street, abutters to Heritage Pines told the Board they were concerned with drainage and traffic on the proposed road. Rotatori told the Board he had inspected the site and before any work could be started on the bottom portion of the site the top of the road would have to be worked out. Bogan stated he had meet with Gerard Daigle who suggested two catch basins be installed at the corners of So. Main Street. Bogan said he had experienced no water problems in the 10-12 years he had been living there, and did not want to have any now. He stated the town laws require a 50' wide street and the proposed road had a 40' right of way. McElroy told Bogan there was nothing to be done about that since that was all the property there was for a road. Bogan told the Board he had left trees up along the side of his property, and asked if he co-operated with the developer would this effect his trees. Rotatori told Bogan if the road is to be slopped, an agreement will have to be worked out to replace the trees and shrubs. McElroy told Bogan the road either had to be sloped or a wall erected. Henry Borowski stated DiBona had come before the Board of Health last week and they had told DiBona before any recommendations could be made to the Planning Board they wanted tests made. No date was set for the tests. McElroy stated no decision can be made before the 45 days are up, even if the Board wanted to do so. Any approval or disapproval could be made subject to the approval of the abutters. Bogan told the Board he would like to see the top of the road finished before any work is started in the back portion. He did not want to see a dirt road left after some of the houses are built up in the back. Forte told the Board he had visited the site and did not know if a sloping bankment or a retaining wall would be the better thing. McElroy told Bogan he would suggest a landscaper come in and give his opinion. Rotatori told Bogan the developer would have to go along with whatever Bogan wanted. Board agreeded letter should be sent to DiBona saying they were disappointed he had not gotten in touch with either Bogan or Courtney regarding the top entrance road, and suggesting he contact them right away. Rotatori told Bogan if they heard nothing before the next meeting to let him know.

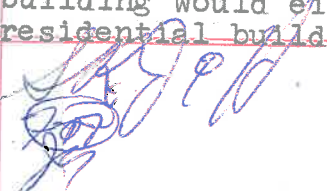
Board meet with Anthony Ozella and James Dunn of Schofield Brothers to discuss the preliminary plan of West View Acres off Maple Street. Rotatori told Dunn the Board was not in favor

*[Handwritten signatures and initials are visible at the bottom of the page.]*

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of open drainage. Dunn told the Board it would be difficult to install a closed drainage because of the elevation..If it is closed it would also be a maintenance problem. McElroy pointed out most of the back lots are going to be wet. Dunn said they recognized most of the land in the back of the houses is wet, but where the houses are going to be built it is not. The lots will meet the area requirements in the rules and regulations. Ozella told the Board, prospective buyers like the large lots. Area in the back could not be developed. Board pointed out 50% of some of the lot areas would be wet. Dunn asked the Board if they were suggesting that they give the back portion of the land to conservation. Then they could meet the requirements. Ozella said it is very saleable to have large lots even if they cannot be used. McElroy asked how much of the land is under water. Ozella stated there is just one main brook, no others. He would call it marshland. He was planning on doing his building on the gravel pit where the large trees are. People just love a large two acre lot. They like the ownership. Given a choice between the smaller front lot or the larger back lot, they usually pick out the larger lot. Hart said if they meet the qualifications, it is not up to us to make sure they can meet the perk tests. Rotatori told them the Board was concerned with the open drain. McElroy told Dunn the Board wanted to make them aware that the Board has insisted on piping in the past. Chester Hood of the Conservation Commission stated he did not think they could pipe in a stream. Ozella stated most of the drainage is in the woods. Rotatori asked how long Pine Oak Road was. McElroy stated it goes far beyond the 500' limit. Dunn stated they wanted to make mazimum use of the land they had. There was a turn around at the end of the street. Forte asked if any tests have been made on the flow of water since wells would have to be used. Ozella stated they have had no problems with water in the front lots. Forte said he was concerned that the people who buy the lots would be coming before a town meeting in five years asking for town water. Then it becomes a town problem. Rotatori stated water was planned for that area and asked when building was expected to start. Ozella stated as soon as he could find a buyer he would build. Right now everything was dead. With the cost of the wells he would rather put in pipes for town water if it were available. Sidewalks were discussed. Ozella stated he was hoping the Board would waive one sidewalk. Ozella stated he would like to bring in the definitive plan on the 13th and have the public hearing on the 27th of February. On a McElroy-Hart motion a date of February 27th was set. Time to be either 8:30 or 9:30 according to whether or not a hearing is to be held for Whispering Pines. Borowski brought up the problem of the greenhouse on Paine St. and said he felt sorry for Cook the abuttur. He would like to see a by-law passed where no building could be allowed any closer to the road than the residential house. Additional building would either have to be equal to or behind the main residential building, or they would have to get a special permit.



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Forte told Borowski once the man has his house built and landscapes around it, it might look OK. McElroy stated he was treading on thin ice. Nobody told Cook where to build his house. Borowski said something should be put in the laws. Forte asked is he could have refused a permit on a safety thing. Borowski stated no, he was 20' from the road, and there is not a curve at that point. McElroy stated he did not like to put in something that might be detrimental to someone else in the future, because of one circumstance. Bounds were discussed. Borowski stated he would like to see something put in the zoning laws as well. All he usually has is a piece of paper where the lot is and where the house is supposed to be. He wanted something he could actually see.

Articles for the annual were discussed. Board agreeded to place the following articles:

Administration, Storm water retention, Mobil home definition, Two business district types, Rezoning of So. Main St. into B-2 rezoning, Rezoning of So. Main St. into commercial zoning if two business district does not pass and Storm water retention.

Splitting two house lots was discussed. McElroy stated now a variance from the Zoning Board has to be obtained. With the article all a man has to do would be go down to the Registry of Deeds. This give them a lot of leeway. On a McElroy-Rotatori motion the board voted not to include the article on splitting two house lots.

On a McElroy-Hart motion the Board voted unanimously to submit the seven listed articles to be place on the annual town meeting. An article on the new state building code will be sent to the Selectmen and recommended that they sponsor it for the town by-laws.

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

Meeting adjourned at 10:20 PM. on a Forte-Hart motion.

APPROVED AS READ:

*Leroy Rotatori*  
*Francis O. Forte*  
*James E. Hart*

Respectfully submitted:

James E. Hart, Clerk