

BELLINGHAM PLANNING BOARD
TOWN HALL

Regular Meeting of April 10, 1975

Members Present: Sergio Rotatori, Chairman
James E. Hart, Vice Chairman
James A. McElroy
Glen S. Whitten

Board reviewed plan of Waldo I. Cook, Jr. of Lots 5 and 6 on Mohawk Street. Plan was later signed on a Hart-McElroy motion, unanimous, Approval Not Required.

McElroy brought out under Article 24 of the 1973 town meeting, a Planning Board member must be appointed to serve on the Sewerage Study Committee. It is not legal for the Board to have appointed Francis Forte to remain as a member of the Committee after he left the Board. On a McElroy-Hart motion the Board voted unanimously to rescind the appointment of Francis Forte as the Board's representative to the Sewerage Study Committee. Board will thank Forte for his services and regret that they have to replace him.

Board was notified by the Town Clerk of the resignation of Joseph G. Cortes as of April 2, 1975 as Board Member. McElroy made a motion, seconded by Whitten, to request the Selectmen to meet with them on Monday, April 14th to appoint a replacement. Hart stated he could not make it that evening, and made a motion to request a meeting on the 21st. Rotatori stated they would not be meeting on that date due to the holiday.

On a McElroy-Hart motion the Board voted unanimously not to approve the subdivision plan of West View Acres because of the following:

1. The locus is not 1" = 800'.
2. Datum for elevations is not noted.
3. No evidence of private water supply feasibility has been submitted, as required at Sec. 44.1.
4. Both dead-end streets, as proposed, are much longer than the 500' the regulations allow.
5. Temporary turnaround on Pine Oak Road is indicate as if unpaved, which is not acceptable.
6. Open drainage, instead of piping, is proposed for Easement D and A.
7. No land is designated for open space reservation.
8. Given the poor soil conditions in the area, there is cause for concern regarding having both on-site sewerage disposal, and water supply.
9. Two catchbasins at the Louis Way/Oak Pine intersection are shown. There is a question if this is adequate, or if three should be provided.
10. There are no catchbasins for the last 350' of the Louis Way temporary cul-de-sac. The Board will require extension of all utilities, including drainage, to the property line.

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11. Lots 25 and 26 do not have the required dry land area. There is also some question whether additional lots are also deficient. This might be if more land than indicated is normally under water.
12. The cross-section reveals numerous inconsistencies:
 - a. Pavement width is proposed at 24' rather than 29', as the regulations require and the plan drawings scale. 29' is adequate, cross-section should be revised.
 - b. Slope in cut and fill should be specified at 2:1 and 3:1, respectively.
 - c. Underground wiring should be shown.
 - d. Sidewalk/hydrant/grass relationship is inconsistent with regulation, and with plan drawings.
 - e. Sidewalk paving is excessively proposed at 4" rather than the required 2".
 - f. Curbing is shown at a height of 5" rather than the required 6" height.
 - g. The regulations require 3" bituminous concrete on roadway surface rather than 2 $\frac{1}{2}$ " as shown.
 - h. A hydrant is shown.

Letter was received from the Bi-Centennial Commission regarding the Town's celebration of the bi-centennial. Sheila Ozimek suggested the Board take a booth at the fair being planned for the Fourth of July. Subject will be discussed with Phil Herr at the next meeting.

Mr. and Mrs. Robert Roy presented a plan of land of Leona M. Woodman containing 22,277 sq. ft. located on Mechanic Street. Original land was split by Rte 140 and was zoned business as of two years ago. Land is not being divided now, owner is just giving the land to her daughter who wants to build a house. Mr. Roy showed the Board a deed dated 1959. McElroy pointed out the difference between the 26,000 shown on the deed and the 22,000 shown on the plan, and asked if the land had ever been divided since the deed. Mr. Roy answered no. Hart made a motion to approve the plan, McElroy seconded the motion since the plan has the seal of a land surveyor on it, unanimous. McElroy pointed out it did not have the necessary frontage. Henry Borowski informed the Board he was going to inspect Oak Woods Tuesday as they had applied for an occupancy permit. Board will meet with him on Tuesday at 1:00 for an inspection.

Roger Belanger and Bob Hidell gave the Board a revised plan on Whispering Pines subdivision containing all the revisions requested by the Board. McElroy asked how they had made out with the Board of Health. Belanger told the Board, the Board of Health had flagged all the lots around the pond. McElroy stated it was his opinion that the lots even if approved by the Planning Board would be still subject to other Boards in town such as the Board of Health and Conservation Commission. If the lots meet all the Boards' requirements they have to be approved. They then would have to meet with the other Board's approval. All the Planning Board is approving is the street and the lot

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areas, from then on it goes to the Building Inspector. Rotatori asked how much of Lots 19-21 were under water. Hidell stated none. If they couldn't get a septic system approved, then they would not build. Hidell stated from his experience in Cohasset if all the lots meets the requirements, the whole subdivision has to be approved. Any restrictions after that are a product of the Board of Health and the Conservation Commission. They will hold a hearing, set the restrictions, if any. McElroy said if the Board approves the lots, they are not declaring they are buildable. McElroy stated the Board shouldn't take action until the 45 days are up. He felt they have meet with all the Boards' requirements. Herr will be sent a copy of the plan for discussion at the next meeting. He was concerned that the wording of the approval be right. Correspondence was received from Town Counsel Ambler regarding the deed to the conservation land. He suggested in place of putting the deed in escrow for two years the following be put in the form of a motion: "An immediate deed be given to the Town of Bellingham, Conservation Commission, granting therein however a Reservation or Restriction giving to Grantor exclusive right of restricted use and possession for a period of two years from execution, in form subject to approval of Town Counsel." Belanger told the Board he would have the deed drawn up by his attorney and sent for approval to Ambler. Hidell asked if there was no question that the plan meets all the rules and regulations if the Board would sign the plan tonight so the 21 day appeal could start. McElroy stated he would not like to sign the plan until he was sure of everything. Hidell stated all he was asking is for the Board to sign it subject to the approval of the covenant. Belanger told the Board Boston Edison will not move until he gets something in writing from the Board, and asked if he could get a letter from the Board saying the plan meets all the Boards' requirements. McElroy stated he felt what he was asking would be a burden on the Board.

Minutes of the March 27th meeting were unanimously approved as read on a McElroy-Hart motion.

Meeting with the Selectmen to appoint a replacement for Cortes was discussed. Whitten stated he did not think it would be very practical for the Board to wait three weeks for a replacement. McElroy made a motion to request a meeting with the Selectmen on Monday night to discuss the replacement motion (2) by Whitten with Hart and Rotatori voting no. Hart stated he could not make the meeting and if McElroy couldn't make it, he would give him the courtesy of making it another time. McElroy stated if the Board doesn't take action on it, the Selectmen can call a meeting and appoint a member. Hart stated they have to wait until 30 days. Whitten stated he felt it was just a matter of time. On a McElroy-Hart motion the Board voted unanimously to request a meeting with the Selectmen on Thursday the 17th to discuss a replacement.

The following bills were unanimously approved for payment on a

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McElroy-Whitten motion:

Milford Daily News, Public hearing account, (Belanger).....	\$11.00
Trafalgar Square, office supplies,.....	\$41.42
Joyce Schreffler, letterhead and envelopes.....	\$34.00

Letter was received from the Selectmen regarding application for the National Flood Insurance Program. Correspondence will be sent to Herr for his review and will be asked to report on it at the next meeting.

Rotatori told Borowski he had heard of problems at the site of the elderly project regarding plastic piping instead of cast iron materials and that water pipes were being put around the leaching field instead of being laid in a path round the buildings. Borowski said he had heard something about it.

On a McElroy-Hart motion the meeting adjourned at 9:45 P.M.

APPROVED AS READ:

Seamus Rotatori
James E. Hart
James E. Hart

Respectfully submitted:

James E. Hart, Clerk