

BELLINGHAM PLANNING BOARD
TOWN HALL
BELLINGHAM, MASSACHUSETTS

Regular Meeting of May 22, 1975

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

Chairman McElroy opened the meeting in the Board of Health office at 8:15 P.M.

Al Florentz representing Medway C & L Realty Trust presented a plan of one lot containing 5.002 acres of land located on the northeasterly side of Depot Street. On a Hart-Whitten motion the Board voted unanimously to approve the plan since it meets all the requirements.

Board discussed the two article concerning the Flood Insurance Program with Selectman Wilfred Arcand. Arcand told the Board the Selectmen did not sponsor the two articles on the special as a common courtesy to the Planning Board since one article concerned zoning map change. McElroy stated the Board will hold a public hearing on June 5th on the map changes. There was not enough time to hold the hearing before the town meeting.

Arcand told the Board the Selectmen were very upset and disturbed they had not received anything from the Sewerage Study Committee. Selectmen had received a strong letter from Consultant Herr saying they could not purchase a set of plans. The original linens are now in the safe, along with two additional sets. The Board of Selectmen are looking into the matter, and the Planning Board will receive a set of plans.

Roger Belanger gave the Board the plans for Whispering Pines Cluster Subdivision. Secretary had checked with the Town Clerk and no appeal had been made within the 21 days. On a Hart-Whitten motion the Board voted unanimously to approve the subdivision. Hart asked Belanger if he intended to put up any signs advertising the subdivision. Belanger said yes. Hart told him to send a letter to the Board stating what size and how many signs he wanted and then the Board could approve them. Belanger asked the Board to sign a letter to the VA stating there was no town sewerage, the only lien at present would be the lien contemplated by the subdivision covenant and that there are no municipal by-laws, ordinances or regulations concerning betterment assessments in the Town. Board questioned the portion of the letter regarding the subdivision covenant being the only lien at present on the property. Belanger reassured the Board. On a Hart-Whitten motion the Board voted unanimously to sign the letter to the VA.

Mr. and Mrs. Ethier of Rome Avenue complained to the Board that a portion of Rome Avenue in front of their home on the corner of Rome and Benelli St. had been torn up by the contractors for Country Club Estates II and never been repaired. Road had been torn up to bring in water pipes from Rome Avenue to the development.

[Handwritten signatures]

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Arcand told the Board Rome Ave. was not an accepted street and the Highway Dept. could not repair the street. Mr. Ethier told the Board the street was in that condition before he moved in and he did not actually see who broke up the street. Building Inspector Borowski told the Board it could have been ripped up by the contractor for Country Club Estates. His only question was who did it, either the contractor or the Water Dept. If the Water Dept. did it to extend the pipes the Highway Dept. would be holding a bond. Benelli Street is all rough graded. Arcand will check into the Highway Dept. to see if they have a bond. McElroy told the Ethier's if the town does not hold a bond the Board will send a letter to the contractors with a copy to them. Secretary will check with the Highway Dept. before sending out a letter.

Ettore Zazza spoke to the Board regarding a lot on the corner of Central Blvd. and California Avenue which was 38 X 40 X 97'. Zazza told the Board they wished to build a storage shed to store transmission parts. Area zoned residential. McElroy stated since it was a corner lot they would have to meet the footage on both sides of the front. The biggest question would be it is not a useable use. Hart stated he would have to go before the Zoning Board for the sidelines and use. McElroy stated if he has been refused by the Zoning Agent he can go before the Zoning Board. Zazza questioned Lussier's Farm Stand and their frontage from the road. Boarowski stated he had measured the distance and they were OK. Zazza questioned the trailer at the Hilltop Store. McElroy stated that was an accessory use with the store. Borowski stated he could not give a permit for an accessory use unless the main business was there.

Steeves Village was discussed. On a Hart-Whitten motion sidewalks on one side was waived and a bond in the amount of \$25,000 was set for the road, unanimous. Sidewalk to be on the high school side and ending at the driveway of Lot 8 and starting on Blackstone Street. Attorney Bernard Sykes to be notified.

Minutes of the April 24, 1975 meeting were unanimously approved as read on a Hart-Whitten motion.

Meeting adjourned at 8:45 P.M. on a Hart-Whitten motion.

Approved as read:

Respectfully submitted:

James E. Hart, Clerk

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