BELLINGHAM PLANNING BOARD TOWN HALL BELLINGHAM, MASSACHUSETTS

Regular meeting of July 10, 1975

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

Chairman McElroy opened the meeting at 8:05 P.M. and dispensed with the regular order of business.

Board was informed, according to Town Counsel Ambler, the Town might end up paying for the remainding improvements to Center Park Estates. Similar cases have been to court, and so far the towns have not won once.

Benjamin Ferigno and Stan Fabian requested release of 18 lots located on Little Tree Lane and Overlook Drive. Letter was received from Highway Superintendent Gerard L. Daigle giving an estimate of \$8,844.00 to cover the finish coat on street, sidewalks and berms. Fabian told the Board they would like to post a bankbook for \$9,000.00. Lee Ambler will be contacted by the secretary to see if this can be done. Board agreeded to sign the release of the lots if approved by Ambler.

There will be no meeting on the 24th of July due to the special town meeting. Town Clerk to be notified.

McElroy told the Board he had received a phone call from a consultant who would like to represent the Planning Board. Hart stated Herr had always done everything requested of him from the Board and saw no reason to change consultants. Board agreeded, Herr will be written confirming his services to the Board for 12 months from July 1, 1975 through June 30, 1976 as outlined im a letter from Herr to the Board dated June 25, 1975.

Whitten asked Henry Borowski to check into the used cars on Menard Fords lot. Borowski told the Board he had problems there before. In all probability they belong to Paul's. It had happened before and Paul told Borowski he had an agreement with Menard, if he had too many cars on his lot he could store his cars on Menard's lot. Menard denied it. McElroy suggested it was then a police matter. Wilfred Arcand suggested it would go into zoning, which stated there had to be 350° per auto, he would prefer to see it as a zoning matter. When the Selectmen issued the licence this year, he had 5-6 cars at the most. The Selectmen just renewed the original licence which did not have a number. This can be controled by zoning. It is very easy matter to get a license transfered. Borowski will check into the matter.

Borowski told the Board there was a lot at Box Pond which has

A SH

two houses on the lot. Lot is 50' X 100', the owner would like to split the lot. He had told them they could not do it, they would have to sell both houses. McElroy suggested the Board could sign it under Approval Not Required, but it could not be recorded because it does'nt meet the by-laws. They would have to get a variance from the Zoning Board. When the Board signs a Approval not Required, it just means it is not a subdivision needing our approval. Borowski told the Board, they have only one septic system. Hart told the Board they knew the situation when they bought the property, and there is no hardship there. If they bring in and file a Form A it means they have come up before us and we have to act on it within fourteen days, or it is automatically approved. Arcand stated Chapter 41 says the Board should sign it. But that does not make it legal. If they can't get the Board's signature, the banks will hesitate to give them any money on it.

Minutes of the June 26th meeting were unanimously approved as read on a Whitten-Rotatori motion.

Borowski told the Board the attorney for Mr. Roberts property had written him regarding his refusal to issue a permit. Borowski told the Board he was going by the date of the first fire and the attorney was goingby the date of the third fire. Borowski told the Board there was no way he was going to issue a permit.

Rotatori informed the Board he had been approached by a man who was interested in bring a roller skating rink into this town, in a residential zone. Hart stated he was not in favor or any business in a residenial area. That is why they have zoning. Board all agreeded the rink would not be of benefit to the town.

McElroy told the Board he would like to see the intensity of use schedule changed and would like to see bigger lots in town.

McElroy told the Board he had meet with the Water Dept. and talked with them regarding setting up regulations on how the systems will be looped. Water Dept. wants all systems looped and drains and water mains brought to the end of the lot lines of the subdivision. The Water Dept. assured McElroy they would answer all future new subdivision in writing.

Meeting adjourned at 9:15 P.M. on a Rotatori-Whitten motion.

APPROVED AS READ:

Respectfully submitted:

James E. Hart Clerk

Thurston Ments

Gla S. Whith

BELLINGHAM PLANNING BOARD BELLINGHAM . MASSACHUSETTS

Release of Lots 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 136 (formerly 134) and 137 (formerly 135) was approved and signed on July 17, 1975 by James A. McElroy, Sergio Rotatori, and Glen S. Whitten and notarized by James E. Hart.

Flan of Joseph F. & Violet E. Blais of one lot containing 2.69 acres off Maple Street was approved, Approval Not Required, by James E. Hart, Sergio Rotatori and Glen S. Whitten on July 24, 1975.

Regular meeting of August 14, 1975 was not held due to lack of quorum.

APPROVED AS READ:

Respectfully submitted:

James E. Hart, Clerk

Thum Huttya Sha Satuth