

BELLINGHAM PLANNING BOARD
UPPER TOWN HALL
BELLINGHAM, MASSACHUSETTS

Regular Meeting of October 9, 1975
Members Present; James A. McElroy, Chairman
Sergio Rotatori
Glen S. Whitten

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

Don Charlette presented a sketch of his proposed plan for Bruce Road Extention. Radius of circle would allow a 70' truck to turn around in the circle. McElroy told Charlette he should come back with a plan drawn by an engineer showing the plan the way it was and then showing what the exception would be. Since it would only be affecting one house, he could see no reason why the Board would not act favorably on it.

Minutes of the September 25, 1975 meeting were unanimously approved as read on a Whitten-Rotatori motion.

John Halnon presented plans of land of Cournoyer off Blackstone and North Streets. Halnon told the Board he would be just identifying the parcels of land for the title attorney. Parcel I would be considered as a non-buildable lot since it was land locked. Exact location of the land had been lost until this survey. Three sheets were being used only because the land was so large. McElroy pointed out the land was broken down into parcels and he was asking the Board to sign for three parcels where there is no frontage. Halnon pointed out under subdivision control laws they would be signing the plans stating it was not a subdivision. McElroy questioned why he was recording it as three separate parcels, why not just as one parcel. Halnon stated he was just identifying the parcels for the title attorneys. Rotatori asked why the Board should sign for the different parcels now, if he wants to build on the lots at a later date he can come back before the Board then. Halnon stated it is just merely identifying them as the various parcels, and is just a cross reference to the deeds that he has. The Board signing the plans doesn't say they are buildable lots, it is just for recording purposes. McElroy stated he felt that the Board should not sign them. He gets the same effect whether the Board signs them or not. He did not feel the Board should sign for anything that doesn't have frontage. He felt they were continuous lots, and should be shown as such. Rotatori told Halnon he would like to see it as one lot, and not as separate lots. Halnon stated he could just put his stamp on it saying there are no new lines and not even come before the Board, but he would prefer the Board's approval. All they would be saying is that it is not a subdivision. They would still have to apply for a building permit before even attempting to build. Board declined to make a motion to sign the plans. McElroy stated he felt they were doing the right thing for future boards and not misleading them.

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Lou Guerriere of Guerriere & Halnon and Greg Barret presented a preliminary plan of Kingsley Woods containing 20 lots with approximately 20 acres of land located on the easterly side of Hixon Street. Land owned by Joseph Rosenfeld. All lots are 40,000 sq. ft. or more with Lots 3 to 10 and 17 to 20 fronted on Barret Lane and lots 1, 2, 16, 15, 14, 13, 11, and 12 fronting on Hixon Street. Barret Lane is 40' wide serving 12 lots. Whitten questioned the condition of Hixon Street. Guerriere stated nothing has ever been done to widen it. McElroy stated he did not think the Board could do anything to require them to do something with Hixon Street. Whitten stated Hixon Street is very narrow and it would be very hard to have two cars pass. Guerriere stated there are stone walls on both sides and it is probably 34-26' wide. McElroy told them Herr would be sent the plans and they could discuss it with them on the 23rd at 9:00.

McElroy told the Board he would like to start looking into the renaming of streets with the same name. Whitten stated he would go over the street name and come up with the streets with duplicate names. Secretary to check on what steps have to be taken to get the names changed.

Whitten stated there are a number of houses that do not show numbers on them. Board agreeded to send a letter to the Board of Selectmen asking if they could take some action to correct the situation. Selectmen will also be thanked for their co-operation in obtaining the sewerage study maps.

Wilfred Arcand spoke to the Board regarding the confusion of streets with the same name. McElroy told him the Board had discussed the situation and would have the streets in question at the next meeting. Arcand told the Board the Selectmen will be holding a public hearing on the renaming of streets, and will take charge in getting the situation corrected.

Arcand asked the Board their feelings on trailers or mobil homes. McElroy told him he did not think they should set up any areas where people could set up mobil homes. He felt they should not be allowed at all, and no new ones allowed. There was nothing they could do about the ones already here, but under no circumstances should any new replacements be allowed.

Arcand asked the Board's feeling on multi-family. McElroy told him the Board was in the process of rescinding the remaining district, but could not rescind the by-law because it might be discriminatory. Arcand stated the Board should look into it very seriously. If there is a way to stop them they should do it, perhaps make the laws tougher.

Borowski told the Board the Selectmen had ordered him to issue the occupancy permits since the required fence was taken care of at Oak Woods. This would only be for the second floor. On the third floor they are going to install a new smoke door according to the new state code.

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McElroy told Borowski there was someone working repairing cars on Douglas Drive both day and night and repairing anyones car. Borowski will look into it.

Borowski was also asked to look into repairing being done in the large garage opposite St. Blaise on So. Main Street.

Arcand suggested Borowski sit down with the Board and go over some of the things he feels are being done wrong. Borowski told the Board he felt on cluster developments the elevation should be equaled a little better. Arcand stated he had a number of complaints about them hauling gravel out of the site. On a twenty acre parcel of land a lot of excess gravel can be hauled out of there by just dropping the elevation 1 or 1½'. He suggested leaving the original elevation the way it was. Borowski told the Board already he has noticed there are going to be some houses that are going to be below street grade. They have plenty of material to build up these lots. McElroy stated there would be some cases where the elevation would have to be dropped. Arcand stated he would rather see the houses above grade rather than below grade. The gravel he is hauling out of town will pay for all his roads and more. It then comes right back to the Town when the houses that are below grade gets flooded. The people blame the town. Arcand would like to see a requirement of 2' above the road. McElroy stated it probably should be in the zoning by-laws. Arcand stated the gravel trucks are ruining the streets and breaking the shoulders. McElroy told him there was nothing in our present by-laws to prevent him from removing gravel. He felt the requirement of 2' is a lot. Arcand stated with all the gravel going out of the development, there is no reason why some of the houses have to be sitting down from the road. Secretary will attempt to find a proposal drawn up by Herr regarding above grade construction.

Meeting adjourned at 10:10 on a Rotatori-Whitten motion.

APPROVED AS READ:

Respectfully submitted:

James E. Hart, Clerk