

BELLINGHAM PLANNING BOARD
TOWN HALL
BELLINGHAM, MASSACHUSETTS

Regular Meeting of January 8, 1976

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

Marcel Paul and Paul Armand presented a preliminary plan of "Countryview Estates" located on the south side of Wrentham Road just before the Wrentham town line. Area zoned agricultural with eleven lots with one lot serviced by Wrentham Road. Raymond Menard, 3699 Mendon Road, Cumberland R.I. is the owner of apprx. 10-2/3 acres shown. Paul told the Board the right of way is 1,250' long and asked the Board if they would waive the 500' requirement. They did not want to spend \$2-3,000 on engineering costs if this could not be waived. Hart told Paul there was no way they would drop a requirement before seeing the complete plan. Paul explained they did not want to spend money foolishly if they were not going to get a waiver on the street. Board gave Paul a set of the new regulations, and told him they would look over the plan and get back to him. Secretary will check with Herr over length of street.

Ralph Baisley of Edgewood Road told the Board he wanted to sell a small piece of his land to his next door neighbor. Garage of next door neighbor is 8" on his land. McElroy told Baisley by his calculations he would only have some 18,000 sq. ft. left on his lot. Hart stated he would have to get a variance if he wanted to sell any part of his lot. Board could not sign for any undersized lot. Baisley said he had already gone to the Zoning Board and he had been sent by them to the Planning Board. McElroy stated they were probably just sending him down here for the Board's opinion. Zoning Board will be sent a letter stating the Planning Board could not sign for an undersized lot, and that Baisley was referred back to seek a variance.

Ernest Taft and Dennis Roy of the Finance Committee met briefly to discuss the '76-'77 budget. No problem could be seen except for the Capital Outlay for a typewriter.

Board discussed the article calling for a zoning change from multi-family to agricultural of land off So. Main St. Andre Fleurette had requested the Board to wait for two years to rezone his property. McElroy stated he has had five years already. Hart stated he would just as soon give Fleurette his two years. When the land was first rezoned to multi-family, Fleurette stated he was not going to do anything with his land until they developed the piece of land next to him. Fleurette wanted more time for his land because of financing problems.

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Selectmen Wilfred Arcand asked wasn't the Board talking about making multi-family more difficult. Hart said he did not think Fleurette was going to build. Arcand asked why not eliminate Riedle's land and leave Fleurette alone. Rotatori stated he doubted if anyone is ever going to build there. This would give him an opporunnity to get on his feet. On a Rotatori-Hart motion, Board voted to table the article for one year with McElroy and MacIntyre voting for with Whitten against.

Bill for \$7.54 for certified mail for Kingsley Woods was unanimously approved on a Rotatori-Hart motion.

On a Rotatori-Hart motion the Board voted unanimously to dispense with the reading of the minutes of the October 9, 1975 through December 11, 1975 meetings.

Meeting was adjourned at 9:30 P.M. on a MacIntyre-Rotatori motion.

APPROVED AS READ:

Respectfully submitted

James E. Hart, Clerk

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