

BELLINGHAM PLANNING BOARD
Room 31 TOWN HALL
BELLINGHAM, MASSACHUSETTS

Special meeting of November 18, 1976

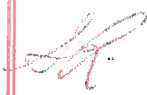
Members present: James A. McElroy, Chairman
Sergio Rotatori, Vice Chairman, Clerk
Gerald R. Brisson
James E. Hart
John P. Murray

Chairman McElroy opened the meeting at 7:30 P.M. and dispensed with the regular order of business.

Henry Roy, Engineer John Parmentier, and Attorney Joseph S. Kennedy of Dedham discussed the proposed subdivision off So. Main Street. Kennedy showed the board where the plan was revised to show 19 lots with a 50' right of way from So. Main Street. He stated he was aware that this would need the permission of the Planning Board. Parmentier pointed out where the road drainage went away from So. Main Street and where it naturally drained towards the street. Brisson told them that no drainage water should be allowed to end up on So. Main Street as this would cause freezing problems. Kennedy told the board that the 9.06 acres on Lot 19 would be covered by a covenant signed by them stating that it would not be a buildable lot. He told the Board they were there tonight to get any of the Boards' ideas or suggestions. McElroy stated that there has been no understanding that they could be able to get 19 lots. Time was set for a further meeting at 9:00 P.M. on December 9th for them to submit the formal preliminary plan.

Walter Morse and Roger Belanger requested release of the two bonds covering the roads on Whispering Pines. Letter was received from Highway Superintendent Gerald Daigle stating that they had complied with all of the rules and regulations of the Board on Lots 1 thru 44. On a Hart-Murray motion the Board voted unanimously to release Lots 1 thru 22 and 24 thru 44 on Joyce land, Walter Morse Road and R. Belanger Drive. Bonds will be released to Walter Morse the following day.

Fred Sprague and Attorney Handverger appeared before the Board saying they were looking for the reason why the Board wouldn't give any occupancy permits on Susan Lane in Center Park Estates. Sprague holds an option to buy the houses already built. McElroy told them the Board had requested that the occupancy permits be withheld because the remaining work left on the road is not being done. The Board has asked the Town Counsel to start the paper work going to get the bond. Handverger said he assumed the building permits were issued on the houses and the houses are now completed. In order to get a building permit the developer would have had to post a bond. McElroy agreed, but stated the Board has not been able to get any action taken on the bond. Handverger said this means the situation could go on indefinitely, people are paying taxes on the houses that they can't sell. McElroy stated the bank knew what they were getting into when they bought the lots at the auction. All the Board wants is to see the road fixed and completed. We have not seen any additional reasons to change our action. Handverger told McElroy that he would not authorize the Building



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Inspector to OK the Occupancy Permits. McElroy replied that the Board doesn't tell the Building Inspector what to do. Handverger said the Building Inspector says he wouldn't release the Occupancy Permits without the Board's OK. Rotatori told them the Board feels they are protecting the town, let the bank first finish the roads, etc. and then they can sell their lots.

Plan of one lot on Farm Street submitted by Lee G. Gentile was approved on a Hart-Rotatori motion, unanimously. Lot 5.

Meeting was adjourned at 8:30 P.M.

APPROVED AS READ:

Respectfully submitted,

Sergio Rotatori, Clerk

