

BELLINGHAM PLANNING BOARD
TOWN HALL ANNEX
BELLINGHAM, MASSACHUSETTS

Regular Meeting of May 25, 1978


Members Present: John P. Murray, Chairman
Sergio Rotatori, Vice-Chairman, Clerk
Gerald R. Brisson
Normand Langlais

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

Benny J. Ferigno and Stan Fabian of Powder Hill Estates requested a public hearing as outlined in a letter to the Board dated April 7, 1978 for the purpose of abandonment of Sharpe Drive a paper street contained in a subdivision "Happy Hill". They told the Board they would make lots 60, 69, and 70 on Sharpe Drive into one lot eliminating the road. Plan had previously been submitted as an Approval Not Required plan and had been denied by the Board. A date of June 22nd at 8:30 P.M. was set to hold a public hearing to modify the subdivision plan. Action was taken on a Brisson-Rotatori motion, unanimous.

Engineer Robert Cournoyer submitted an Approval Not Required plan for David and Eleanor Weller, 161 Mechanic Street. Plan consists of 4 lots 1 thru 4. Lot 1 with 87,132 sq. ft. with a dwelling and barn and garage complex on the land, Lot 2 43,560 sq ft, Lot 3 with 41,090 sq. ft. and Lot 4 with 505,798 sq. ft. Dwelling is 15' from side lot line on Lot 1 which was within the requirements of 10'. On a Brisson-Rotatori motion the board voted unanimously to endorse the plan of the Wellers on Mechanic Street.

Nancy O'Toole and Bob Foster of Schofield Brothers, engineers, brought in several sketches of Mrs. O'Toole's land off Farm St. Foster first showed the original subdivision plan dated 1952 and showed where a piece of land was first taken for the well site and where another piece was taken for the school, and another piece was owned in fee by the N.E. Power Company. The only frontage left on the land was on Farm St, which was not enough for two streets. Two proposals were shown, one with a conventional lot and the other with cluster development. On a cluster plan there would be 25 lots, two of them on Farm Street frontage. Cost of the road at \$80/ft would be \$2,000 per lot. Street from Farm St. is approx. 1700 ft and 590' on the second road. Going with a conventional plan, with 80,000 ft for area on each lot would cost around \$3,000 per lot for the road. Consultant Herr pointed out the 500' restriction on a dead end street. Upon examination of the plan, Foster agreed in reality they could probably get around 20 lots out of the land. Total land area in the parcel is 66 acres approximately. Mrs. O'Toole pointed out with the cluster plan the town would get 38 acres of land. Brisson asked Foster how many lots he would be able to get on 500' and was told 5 maybe 6 lots. Brisson asked Mrs. O'Toole if she was going to do the building herself, and was told no, she was mainly interested in selling the property. She had several people interested in the land. Murray told them the Town was not actually begging for growth of homes at this time. Mrs. O'Toole told

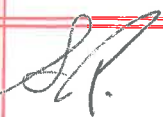


the Board because of the recent zoning, there were not going to be any inexpensive homes in town. Herr stated the Board should first determine if they are going to waive the 500' requirement. If they did go for cluster development he felt it would be a much better buy for the town. It has about 2/3 less road to be maintained. He felt in this instance it would not be a serious departure of the rules. Murray questioned why the Board should go about giving waivers on the rules and regulations to let more homes be built in town. Foster pointed out he felt his client had a legitimate reason in that the town took two pieces of the original parcel and this is what was left. Murray told them they must have been compensated for the land that was taken by the town. Marilyn Gallant pointed out with the new rules there are now 12 lots allowed on a lane. There would then be either 1,000 to 1,100' for twelve lots depending on going conventional or cluster. Cluster would shorten it by 100'. Langlais pointed out they could go another direction and that would be they might look at half of the subdivision now and then have the other half developed at a later time. Growth could then be staggered. Herr pointed out with the two front lots on Farm St. that would bring up to 14 the total lots allowed. Foster stated the street would then be 1400 sq. ft. with 1500 to 1600' for the road in the conventional plan. Rotatori suggested they leave both plans and the board could go over them at a later meeting and would then notify them if they decided to make any waivers. Board would notify Mrs O'Toole of their decision.

The subject of Center Park Estates was brought up for discussion. When the issuing of the occupancy permits was brought up and Herr was asked if it could have been held back from the bank, he responded that if someone cheats you you don't get even by cheating him back. The proper way to go about getting the situation corrected is the bond. He was unsure if the bond was a proper one due to the fact that the bond did not have a completion date on it. Langlais made a motion if Lee Ambler did not respond to the Board's letter requesting information on the bond by the next meeting, a copy of the letter would be sent to him by registered mail. Brisson agreeded but felt the Board should wait until the next meeting to take any action.

Murray told the Board while at the Selectmen's meeting on Center Park Estates street lights were brought up. Herr told the Board the street lights are owned and paid and maintained by the light company. It doesn't make any difference if the town puts them in or if the developer does it. The only thing the town has to pay for is the set fee charged by them. If the Selectmen are interested in it he would contact the two power companies on their policies. The only other alternative is for the town to put up the poles, own the poles, change the lights when needed and put in a meter on the street.

Discussion was held on O'Toole's land off Farm Street. Langlais told the Board all they were actually looking at were 14 lots. Herr stated they would be smart to keep all development before the high line wires and only lanes can be a dead end. He felt in both cases of a conventional development and a cluster development on 12 houses the land would stand undeveloped for a long time. Murray stated he would not vote to waive the 12 lot provision, Rotatori agreeded along with Brisson and Langlais. Brisson stated he did not want to waive anything. Murray said if the



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plan would go along with the conventional development it would be less likely to be developed because of the street costs. Herr pointed out if they were to use the cluster development then all building would be further away from the town wells. Board will discuss the matter further at the next meeting.

Meeting adjourned at 10:30 P.M. on a Langlais-Rotatori motion.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Sergio Rotatori", written in dark ink.

Sergio Rotatori, Clerk