

BELLINGHAM PLANNING BOARD
TOWN HALL ANNEX
BELLINGHAM, MASSACHUSETTS

Regular meeting of October 12, 1978

Members Present: John P. Murray, Chairman
Gerald R. Brisson
James E. Hart
Norman Langlais


Chairman Murray opened the meeting at 8:10 P.M.

Peter Schultz representing Onollam Realty presented an approval not required plan of seven lots on Pine Street. Lot 1 and 2 were being combined with 7C to make one lot, Lot 3 with Lot 7B to make another lot, and Lot 7A would be made smaller in the back portion. Brisson pointed out that the plan was confusing and might be hard to understand at a later date with a different board. He suggested that the action of cutting up Lot 7 into three pieces be spelled out showing what sections of Lot 7 were going with what lots in the front. A time of 8:00 P.M. at the next meeting on October 26th was set to bring back the plan.

Leo Gentile of Farm Street asked the Board's opinion on some property on Farm Street. He currently owned land with 150' frontage containing 5.8 acres of land, area is zoned Agricultural which requires 200' frontage. An adjacent piece of land is owned by some other people. He asked the Board if he could combine the two lots to make one lot; would the Board sign such a plan. Board agreed they would sign the plan as one lot but not as two lots. Board agreed he could also combine additional land in the back, but he could not build another dwelling unless additional frontage was available. Brisson told Gentile to bring in a plan showing the two lots being combined as one lot.

Greg Burrill of Kingsley Woods Development requested release of his bank book in the amount of \$1,000.00. Letter was received from Gerard L. D Daigle, Highway Superintendent, saying he had inspected the roadway and found it has been completed as per the specifications of the Town. Murray told Burrill that normally the Board would not release the bonds unless they inspected the work themselves. Burrill pointed out that the Town has already accepted Barrett Lane. Hart pointed out there was nothing the Town could do since it has been accepted. On a Hart-Langlais motion the Board voted unanimously to release the \$1,000.00 bank book. Secretary gave the book to Greg Burrill immediately.

Sam and Patricia Dresser of Grove Street appeared again before the Board. Secretary had found the plan and the minutes where an Approval Not Required plan was signed but there was no mention in the minutes why Lot 3 was designated not to be a buildable lot. The current owner Mr. Dec has applied for a variance for the frontage from the Zoning Board. Murray stated that Dec must have known that Lot 3 could not be built on when he bought the land. Henry Borowski told the Board he was not issuing any building permits until the matter is straightened out. Secretary will send to the Zoning Board what information we have in our files. The Dressers will be notified of the hearing since they are abutters.



Joseph Winiker spoke with the Board about extending Rose Avenue and making a thru street. Murray suggested he get a copy of the current rules and regulations, and that he would have to conform with them. Winiker was going to try to find out who owned the land on the circle on Rose Ave and Judy Lane. If the Town owned the land then he could cut thru. Hart told Winiker to bring in a preliminary plan once he finalizes his plan.

Proposed subdivision off Horseshoe Drive was brought up. James Hart abstained as a member of the Board during the discussion. Engineer Walter Sampson showed the board plans as amended per the last meeting's recommendations. He pointed out the fact that if a hole with a pipe installed through it were knocked thru the railroad tressle, the whole pond in the back of the lots would be drained out. The pond is not a natural piece of water and is caused by the tressle. There could be a pipe that is clogged up already in the tressle. The pond is 20-25' in the back of lots 3 and 4. The proposed houses are going to be set up towards the street not in the back of the lots. Draining the pond could be of great service to the already existing houses. Susan Anstine questioned if a hole is dug thru the tressle it would go right thru to Taunton Street. A small boy drowned there. She did not think it would be good to create another problem area by draining the pond. Langlais pointed out that the natural flow is from the pond thru to the Charles River. The elevation difference is there. Brisson stated he did not want to just see a backhoe come in he wanted to also see a pipe installed. Sampson stated they would be talking about two lengths of piping. Brisson pointed out that they would not be having any choice in putting in the pipe. With the proposed new swale, they would be picking up all the water from the four lots plus water from Horseshoe Drive. They have to do something with it. Sampson agreed that the tressle did hold the key to the problem. Langlais stated he would also be concerned with the appearance when they got thru, he would like to see it also look good.


Brisson told Sampson he would have to do a drainage study to determine the water shed. He wanted to see a new plan showing grade, proposed pipe, type of piping and elevations. He also wanted to see revisions on the drainage so that every catchbasin will be independent. So that if one were to clog up the whole thing would not be flooded. A typical cross section should be put on the plan. Water Department approval should be shown.

Sampson stated he was going to go before the Board of Health before the next Planning Board's meeting. He would also try to get the revised plans to Phil Herr before the next meeting of the Board.

Langlais suggested if the watershed is being effective by the Wethersfield drain, that maybe the town should help out on the project.

Sampson will get the revised plans to the Board at its next meeting
Hart granted an extension of time to November 10, 1978.

Respectfully submitted,


Sergio Rotatori, Clerk