

BELLINGHAM PLANNING BOARD
TOWN HALL ANNEX
BELLINGHAM, MASSACHUSETTS

Regular Meeting of November 30, 1978
Members Present: John P. Murray, Chairman
Gerald R. Brisson
Norman Langlais

Chairman Murray opened the meeting at 8:20 P.M.

Gail Bellows of Irene Court told the Board she wanted them to be aware of the problems that she has encountered in her new home that was built by Roger Belanger in Harmany Hills Estates. She and her husband moved into their home on May, 1977 and started to have problems with their water pressure in July. The man who dug the well come to inspect their well with Belanger and they were told that their well just had not developed yet and that they needed to give it more time. That summer they had a wet year and had no problems with their well. Their year guarantee was up in May of 1978 and their well went dry in June of 1978. Belanger told them that he wouldn't do anything about it. When they were insistant about it he said he would dig them a new well but they had to be patient. They ran water off their next door neighbor's well through a hose. They have been put off and off by Belanger. Belanger has been suspended by the VA because of this problem with them and others. Their bank had been told that they were watering their lawn two times a day by Belanger. Belanger told them they would dig the well in October, still they don't have any water. The Bellows feel that Belanger has no intention of doing anything for them and all he is doing is stalling. They had a second opinion on the well but have to give them notice if we want them to dig it for us. They are reluctant to have another well dug when Belanger says he will do it. Their lawyer has advised them if they hold back payment on the mortgage their bank will start foreclosing. Their lawyer told them to go thru the Board of Health and to the papers. Mrs. Bellows also told of a problem with water on the street near her driveway. The drain is higher than the road and the water builds up and in the winter it freezes and they cannot get up their driveway. Now Belanger had put a lip on the end of their driveway but the ice still stays on the road. The Bellows live on Lot 16. She showed the Board several pictures of the condition. The Board took one picture and gave her a receipt for it. Brisson told Mrs. Bellows this is one problem that they can make him fix, but regreated that they could not do anything to help her on the well situation. Mrs. Bellows told the Board that the Board of Health is doing everything they can do to help. Her main purpose was to let the Board know what kind of a developer Belanger was for any future developments.

Langlais told the Board that he meet with the Selectmen on November 18th regarding the topo maps. The Selectmen were mainly concerned with the questions of whether or not they were safely stored, the ability of getting copies and if the Town could make any money when the copies are made. The maps were discussed at some length and another meeting on December 4th between the Selectmen, the Planning Board and the Sewerage Commission was set at the regular Selectmen's meeting. Herr gave the Board the original Topographic Maps and then told the Board he had Sepias of the original that the Board requested; these were in his office in Boston. Prints can be made from the sepias. He would like to keep the sepias at his office, they would be willing to hold on to them and store them making copies when the Board wants them made up. They would charge whatever the Board wants them to charge. He felt the original maps should be stored in dead storage in some safe place where they will be dry and flat. They are durable. The sepias then can be used to make any copies necessary. Then if something should happen to the sepias another set can always be made. Langlais asked Herr what other towns do with their originals.



Herr stated most of his towns have an engineering department and the maps are kept there. These departments have full time staff members. Blackstone are maintained at the office of their consulting engineer Bob Cournoyer in Woonsocket, When anyone needs copies he makes them up for them. In no case did they find the maps being kept where there wasn't full time people around. In the issue of what to charge for the prints, the practice varies from \$1-\$2 per sheet and others to a great deal more. Brisson told the Board Canton charges \$50 a sheet and Newton \$1 a sheet. To an engineer they are worth whatever you have to pay for them. Herr felt the plans should be kept in a dry, secure place. The originals should not be used and only kept in kind of a dead storage. The sepias should be used for making prints. He felt our biggest problem was in getting prints made when needed. There was no place in town that could do this. They might want to consider Cournoyer's office as a storage place for the sepias and he could make the copies for the Town. Some towns store their maps with a blue print company like Boston Blue Print Company. That avoids the feeling that a local engineering firm that has the prints might have an advantage over other surveying firms in the area. He strongly felt the originals should be kept in dead storage in a safe, dry secure place. Board will meet with the Selectmen for further discussion. Brisson will keep the originals until that meeting.

On a Brisson-Langlais motion the Board voted unanimously to approve the payment of \$1800 to Phil Herr & Associates for two periods from July to December, 1978.

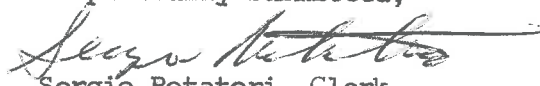
Discussion was held on the budget for the coming year. Figures have to be submitted to the Finance Committee by December 18th. Herr talked with the Board about his fee, saying he had not increased his fees since 1975. With the inflated dollar being what it is they are losing money. They had run over budget last year, but have not this year. He felt the Board had several options. They could cut down on the number of times he actually came to Bellingham, or they could go on a per diem basis. Langlais questioned Herr if he could see anything big like 808 coming on down the road. Herr told the Board there is some legislature on the Hill regarding subdivision rules and regulations but he did not know if they would act on it this year. Zoning laws should always be considered careful. The Board should discuss if they feel there are any big goals they want. Langlais briefly touched on the subject of why the resale of homes in Bellingham wasn't as great as in some neighboring towns. Is there anything that could be looked into there. Herr stated he would send the Board a letter regarding his services. He realized that the Finance Committee and the Town Meeting might not go along with an increase.

Herr gave the Board copies of his Land Analysis. In total Bellingham has a land area of 12,000 acres, 1971 developed, public, wet was -4,000 acres; developed land in 1971 thru 1978 was -1,000; non-residentially zoned is -2,000 acres this left 5,000 acres available for residential development. Herr figured a total potential of 3,400 dwellings with 4,300 existing now in 1978. with the saturation point of 7,700 dwelling units with 3.4 people per dwelling that would bring in a total population of 26,000 people. The MAPC is projecting 5,600 dwelling units with 18,500 population for 1995. How realistic this is is anyone's guess.

Correspondence was reviewed. Board will review next year's budget at the next meeting. John Murray will write up the annual report.

Meeting was adjourned at 11:15 P.M. on a Langlais-Brisson motion.

Respectfully submitted,


Sergio Rotatori, Clerk