

BELLINGHAM PLANNING BOARD
TOWN HALL ANNEX
BELLINGHAM, MASSACHUSETTS

Regular meeting of February 22, 1979

Members Present: John P. Murray, Chairman
Sergio Rotatori, Vice Chairman
Gerald R. Brisson
James E. Hart
Normand Langlais

Chairman Murray opened the meeting at 8:05 P.M.

Frank Premelo of Guerrier & Halnon Engineers presented a plan, Approval Not Required of 1 lot with 1.50 ± acres of industrially zoned land off Farm Street. He pointed out there was a one story metal building and a trailer located on the land. Murray questioned if there would be enough land left to make a legal lot. Premelo told the Board there was 43.8 acres of land in the whole parcel. Brisson questioned the zoning line between the industrial and the agricultural zone. It was cleared up to the satisfaction of the Board. Consultant Philip Herr stated the only thing he could find wrong is that the remaining frontage and acreage of the remaining lot should be shown on the plan. That is in the rules. On a Rotatori-Brisson motion the Board voted unanimously to approve the plan of one lot of Richard Abretti, located on Farm Street.

Walter Morse presented a plan of land, Approval Not Required, on Mendon Street where the GW Lounge is located for approval. Area is zoned B-1 with 65,178 sq. ft. of area, 152.64' frontage. Right now the building is located on 20 acres of land and William Hood, the owner wants to sell the building and the land around it. On a Rotatori-Hart motion the Board voted unanimously to approve the plan of Wm. Hood of Mendon.

Walter Sampson, engineer of the Horseshoe Drive Extension proposed subdivision meet with the Board. Letter was received from the Conservation Commission. Brisson stated that was the only thing that was holding up approval from the Board of Health. Plan was reviewed again by the Board. On a Brisson-Langlais motion, it was unanimously voted to approve the subdivision of four lots off Horseshoe Drive, James Hart abstaining. Plan will be brought to the Town Clerk to start the 20 day waiting period.

The proposed article on Foundation Location was discussed with Phil Herr. Langlais told Herr the Board wanted to change the word Backfilling to placement. The Board felt the certification should be made before the foundation was poured. Herr felt that would not be a problem to change it at the Town Meeting. Letter will be sent to Ambler to see if he felt there would be a problem in changing it at the town meeting. Murray also told the Board the Finance Committee was concerned with how much extra it would cost to the price of building a home. Herr felt that the cost of correcting a mistake after it has been made would be much greater than the cost of a surveyor before the home was placed on the lot. A public hearing date was set for March 22, 1979 at 8:30 P.M. on a Langlais-Brisson motion.

Board discussed the rescission of subdivisions. Letter was read from Town Counsel Ambler on the subject. Herr was told Vin Thayer requested the board to sign another covenant for his Brookside Estates subdivision so that the subdivision would be good again. Herr told the Board a subdivision plan just does not evaporate. Some definitive action has to be taken on it. If the Board wanted to see the plan updated they could go through the motions of a rescission. Brisson stated his concern about the subdivision. A brook

flows through the subdivision and it is not even shown on the plans. Since the board had no plans on file, they couldn't inspect anything. Langlais felt Thayer should bring in a set of plans of the streets showing the profiles. Brisson felt it would be to Thayer's best interest if he were to bring in the plans requested. If he wants to build the roads, he is going to have to have some reasonable plans for the construction crew to follow. Herr felt if plans are not shown to the Board, the Board could then force the issue and talk about a rescission. Murray pointed out that the lot plan shows a 40' road, current regulations call for a 50' road. Brisson stated he was not concerned with the size of the lots. He did not want to cause hardship for the developer by having him change the lots to make the street wider. The width of the street was no big concern. Subject of Brookside Estates will be discussed in two months if Thayer doesn't bring in the road plans.

Herr gave the Board a large street map, colored to show the three precincts in Town. Secretary will give it to the Selectmen to have it mounted on the wall.

Herr show the Board numerous maps of the Town of Franklin. He pointed out all the maps were drawn on the base map. A member of the Franklin Planning Board drew up their map as part of a school project. Herr stated Bellingham could start by getting the assessors maps and draw them to scale, then a field survey would have to be done to get the land use. He told the Board they had recently done a map for the Town of Andover using only the Assessor's map. It is a lot quicker process. The estimated cost would probably be \$7,000.00. Herr stated he would not do the work himself. It would be better if a firm that does this all the time would do it for Bellingham. Board agreeded it was a project for the future to think about. Herr stated in many cases, his firm cannot come up with answers requested by this Board, simply because there is nothing to base their studies on.

Meeting was adjourned at 10:25 P.M. on a Brisson-Langlais motion.

Respectfully submitted,



Sergio Rotatori, Clerk