

BELLINGHAM PLANNING BOARD
TOWN HALL ANNEX
BELLINGHAM, MASSACHUSETTS

Regular meeting of October 25, 1979


Members present: John P. Murray, Chairman
Sergio Rotatori, Vice Chairman
Gerald Brisson
Normand Langlais
Carl Rosenlund

Chairman Murray called the meeting to order at 7:45 P.M.

Bill to Trafalgar Square Stationary for \$8.92 for meeting gravel was approved unanimously on a Rosenlund-Rotatori motion.

John Halnon of Halnon & Guerrier Engineers, presented a plan Approval Not Required of Depot Street owned by Varney Sand & Gravel. Area is zoned Industrial. Brisson questioned how much frontage would be left for Varney once the land is divided and was told that his land went down almost to Hartford Avenue and there was 600' approx. just to the railroad. Fiber Taxis Corp. was buying a piece next to their plant in order to be able to expand. On a Brisson-Rotatori motion the plan on Depot Street was unanimously approved.

Engineer Phil Bianchi presented a revised plan for four lots on Horseshoe Drive Ext. Brisson pointed out that the grass island in the middle of the road is not necessary and in fact the Board did not want it there at all. Rotatori stated that it only made plowing harder and the Town is better off without it there. Consultant Phil Herr told the Board they had reviewed the plan. They were not involved with the last stages of the original plan, but it was his recollection that the Board of Health was very much in evident in the negotiations. He questioned if the changes in the plan would effect their approval. Bianchi told the board that they had conducted perk tests on the land and that the ground water is a lot lower than what anybody thought. Herr suggested that the grade was $4\frac{1}{2}$ to $3\frac{1}{2}$ lower than the original plan called for. Rosenlund questioned Herr if this fact would change the elevations of the lots and was told by Herr it definitely would. Bianchi told the Board they found through testing that most of the land down there is gravel. He has also repositioned the houses on the lot better. The Board of Health Agent was down on the land when the perk tests were done. Herr stated he was concerned that some of the people at the hearing wanted monumental fill put down there on the lots. Brisson stated there was no reason for putting in all that fill other than to get the houses out of the water. It now appears from the tests that the water table is not very high. Another reason for all the fill was that originally the road was to go through to Ruthellen Road. The people objected and this was changed to a dead end. Herr pointed out that there is a big difference between what was approved and what is being presented now. Would the Board of Health OK a septic system. Owner Gerald Burke stated that at the original time of the presentation of the subdivision, there was a Board of Health member who did not think much of the land. Since that time tests have been run that prove that was not so. Herr stated there were several issues at hand (1) the Board of Health approval of the plan (2) Board of Health approval of the septic system and (3) is this such a substantial change from the original plan that you would need a public hearing again. Brisson stated at the original public hearing the people indicated that they didn't want any houses there at all. He could see another hearing if there was a



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substantial change in the lot lines. He did not feel that a change in elevation of 4' or so was that great. Board agreeded that a letter was to be sent to the Board of Health along with the plan asking for their recommendations in writing and pointing out that the basic change was in the grade of the road and lots. Brisson told Bianchi to eliminate the grass circle and show drainage manholes. Herr stated that the change is substantial enough that the Board should not approve the changes unless they get a recommendation from the Board of Health in writing.

Bob Thivierge of Cumberland RI told the Board he was interested in purchasing a lot on Susan Lane off Center Street in Center Park Estates. He was told by the Building Inspector to talk with the Board. Brisson stated that the road has to be finished and the drainwork done on the road. Thivierge stated that the bank was willing to sell one lot or the whole package of eight lots. Murray pointed out that not all of the lots were buildable lots. Before any more homes are built the road has to be put in. Thivierge felt the cost was too steep for one home.

Herr gave the board copies of a site plan review checklist. He stated his office uses this form when reviewing site plans.

Herr gave the board copies of an amendment to the zoning laws on a building code reference. The whole state building code had been rewritten and new numbers used. The code was only referred to in one place in the by-laws. Article will be held for a future public hearing.

The procedural rules for the board had been corrected with the changes discussed with the Board at the last meeting. On a Rotatori-Langlais motion the Board voted unanimously to approve the rules dated October 23, 1979.

Intensity of Use schedule was discussed, and it was suggested that the by-laws be reviewed part by part and changes made wherever it was felt changes should be made. Board will consider it.

Letter was received from Town Counsel Lee Ambler regarding Center Park Estates. Board went into executive session under Section 3, to discuss pending litigation on the following roll call: Murray, yes; Rosenlund, yes; Brisson, yes; Rotatori, yes; and Langlais, yes.

Regular meeting resumed at 10:30 P.M. Board agreeded that a letter is to be sent to Ambler requesting him to attend the meeting of the Board to clarify his letter on Center Park Estates.

Board discussed the status of subdivisions that have not been completed. On a Rosenlund-Langlais motion the Board voted unanimously to send a letter to Ambler requesting instructions from him to claim the security outstanding to complete the work on Rakeville Estates, copy to go to D&M Construction Co.

On a Brisson-Langlais motion, the Board voted unanimously to send a letter to Ambler requesting instructions from him on claiming the security on the



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The Bellingham Industrial Park copy to go to Thomas Clark

On a Langlais-Brisson motion the Board voted unanimously to send a letter to Ambler requesting instructions from him on claiming the security on Country Club Estates, copy to go to Nick Goulet.

Meeting adjourned at 10:55 P.M. on a Langlais-Rosenlund motion.

Respectfully submitted;

A handwritten signature in blue ink, appearing to read "Sergio Rotatori", written in a cursive style.

Sergio Rotatori, Clerk