

BELLINGHAM PLANNING BOARD

TOWN HALL ANNEX

BELLINGHAM, MASSACHUSETTS

Regular Meeting of December 27th, 1979

Members Present: John P. Murray, Chairman
Sergio Rotatori, Vice Chairman, Clerk
Gerald R. Brisson
Carl Rosenlund

Vice Chairman Rotatori opened the meeting at 7:45 P.M. Correspondence was reviewed.

Chairman Murray took over the meeting. Board was presented plans for Approval-Not Required plans on 144 parcels by Cullinen Engineering. Parcels were being taken for the Charles River Watershed by the Corps of Engineers who requested the engineer for this section of the river to seek the Planning Board's approval. Consultant Philip Herr told the Board his firm had reviewed the plans and could see no reason why the Board shouldn't sign them. The parcels were a public taking and did not have to conform to local rules and regulations. There were no buildings on any of the parcels. Upon questioning by the Board it was found out that there could be some revisions in the plans due to negotiations by the real estate department of the Corps with the land owners. Board reviewed the master sheet outlining all the land in Bellingham. On a Brisson-Rotatori motion the Board voted unanimously to approve the plans.

Paul Farrell spoke with the Board regarding Rakeville Estates. He stated that Gerald Marchand had asked him to sign off on the sidewalks. He had been offered some trees to compensate for the walks. When he bought his home, he felt that walks would improve his lot. His lot was landscaped for walks. Farrell felt that before walks were eliminated by the Board they should talk to the people involved. He felt the other properties would have water problems without the walks. He hoped before the Board approved the elimination of the walks they would get a bond to protect the homeowners. Brisson told Farrell that the Board had no say other than the streets and walks. They had hoped to get some action on the road before the snow comes. Rosenlund questioned if the developer had done anything to the streets. Farrell stated that nothing has been done in the last four years. Rosenlund stated that the last meeting which Marchand attended, they were told he would circulate a petition to the homeowners to eliminate the walks and he would get a copy of the petition to each of the Board members. No one has been contacted. Brisson questioned Herr if the Board had to release the bond if the lots were not OK. Herr stated that the Board has a cross section for streets and it has to be positive. You can hold off releasing the bonds. He told the Board that most Board do not waive walks after the plans have been signed. Murray questioned Herr if a public hearing had to be held just like the original subdivision. Herr felt if all the home owners and the developers were in on the discussion that could be considered a hearing. Farrell questioned

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what the developer was trading off to the people to save himself some money. Rosenlund questioned Farrell if the sidewalks are really an issue. Farrell replied that one of the biggest selling points of his home was the walks. He wanted the walks for his property. Farrell questioned even if the developer were to start to finish the roads and walks right now he would not be able to do it within a month. He hoped the Board would not take any action without letting all the home owners know. Murray assured Farrell that before the Board took any action his neighbors would be notified.

Herr and the Board reviewed the Use Regulation Schedule. The addition of Medical Clinic under Commercial Uses was added due to the fact that a lot of medical clinic are springing up in towns. Its proposal might never reach Bellingham. Since it was a business it would be allowed only under business and industrial zones. Under 808 a special permit is required for gas stations. Right now our bylaw is unclear who the authority. Since the Selectmen have to issue the license they seemed the natural authority. Rosenlund suggested before any change is made the Selectmen should be consulted. Board will review the suggested changes at the next meeting.

Town Counsel Ambler meet with the Board on Rakeville Estates, Benelli Street and Bellingham Industrial Park. Brisson explained to Ambler that the Board was concerned with all three developments being completed. Ambler had a copy of the securities involved. He stated that it is being strongly argued in court that there is a one year limitation on bonds being collected. No decision has been made. The Board has to notify the developers that they have failed to meet the requirements of the Board, they should state what has to be done and what it is going to cost. The Board collects the full amount of the securities and completes the work. Monies not used is returned to the developer. It was pointed out that it was the concern of the Board that in some cases there would not be sufficient funds to do the work. Ambler stated in either case the money goes into the General Fund, the Planning Board sponsors an article for the work to be done at a town meeting. Brisson pointed out the Board would prefer to have the work done by the developers. Ambler pointed out that perhaps new securities could be posted for the work due to the date factor, along with the understanding that work would be started to finish the project in the spring since it is too late to do the work at this time of year. Ambler will meet with Secretary on the 4th to draft up a letter for the Board to send. Brisson requested that the Secretary request that the Treasurer confirm in writing that the securities on Rakeville Circle are still collectable. Brisson will attempt to get a current estimate of the cost of the finish work on the projects.

Projections of projects in 1980 were discussed. Herr showed a map of Chelmsford that was just completed. A budget of \$24,000 was appropriated and spent. Bellingham's map was drawn up before 495 was put in. It was out of scale at that time and still is. Various revisions and additions have been made along the years. The current

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map out of scale, ugly, inaccurate and incomplete. All maps are based on this map. The sewerage study had a fairly accurate base map but this is gone. Herr's office will look into finding the map again at Weston & Sampson.

The street map is done on the base map. It involves a lot of work and research. It would be far too expensive for his firm to undertake the project. It would be a good project for a CETA worker or a student.

Water Resource protection was discussed. Herr pointed out that the Water Commissioners, Conservation Commission, Board of Health and Fire Chief should be brought into the discussion. Above projects would be separate from the Board's operating budget and would be separate articles.

Meeting adjourned at 12:10 AM.

Respectfully submitted,

Sergio Rotatori, Clerk