

BELLINGHAM PLANNING BOARD
TOWN HALL ANNEX
BELLINGHAM MASSACHUSETTS

Regular Meeting of January 10, 1980

Members Present: John F. Murray, Chairman
Gerald R. Brisson
Sergio Rotatorff
Carl Rosenlund

Chairman Murray opened the meeting at 8:00 P.M.

Jim Riger of Millis Engineering talked with the board regarding a 13 acre parcel of land owned by Don Demetric, Millis, on Center street across from Edgewood Drive. Lot has 92' frontage on Center street. Riger showed the Board a sketch of the lot outlining three lots with a short road, and asked for the Board's suggestions and feelings. One suggestion by the engineer was to use cluster zoning. Brisson thought that might be a possibility if the land in the back was not wet and there is no width in back. Since it is a pre-existing lot two family dwelling could be built. Riger asked if the board would look favorably if he were to suggest putting up two homes and not having to put in a regulation road. Murray stated that the Board is not trying to encourage residential homes. Riger pointed out that they could put in a road according to the regulations and put in three 2 family homes. They did not want to do this as it would be bad for them to have to put in the road and it would be bad for the town because of having three duplex homes. Brisson suggested a two lot house subdivision waiving the street and in return the town could get some land in the back. Riger stated that this could be done by making a covenant that he would only build single family homes. He felt the owner might go along with this and would make the suggestion and get back to the board.

Fernand Dalpe and Gerald Marchand talked with the Board regarding Rakeville Estate. They showed the board the petition with signatures of home owners approving the waiver of the sidewalk. They told the Board they needed two more signatures. Brisson told them that Paul Farrell was at the last meeting and he had expressed concern regarding his neighbor's lawn and the collection of water on them. Marchand stated that he had talked to Farrell and asked him to sign the plans and he told them that he would sign them. Brisson stated that Farrell had 1/3 of the frontage for the walks. If he wants the walks we have to listen to him. Farrell told the Board at the last meeting that he wanted the walks. Marchand told the Board he would get in touch with Farrell. Brisson suggested that the two parties meet before the Board together if nothing can be settled before the next meeting. Secretary will get in touch with Farrell and tell him that the Board will be meeting with the developers at the next meeting and suggesting that he attend.

Jim Gallant representing his neighbors on Blackstone and Saddleback Hill Road told the Board of their concern with a lot on the corner of those streets that a house is currently being built on. The foundation has been poured. They had been to the Conservation Commission and they had put a cease order on the building. Eleven

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loads of fill was dumped on the lot after the builder had agreed to hold off building until the matter was settled. The neighbors stated that water runs off a small river right in back of the house and goes into the Charles River. The neighbors felt that that lot had a restriction on building imposed on the original plan. Perk test had been done in the past and the lot had never been able to pass. It was their understanding that the builder had a building permit for the house but that a perk test had not been passed. Secretary will look into the records to see if a plan can be found. Gallant will get in touch with the Secretary.

Board discussed Rakeville Estates and agreed on the following on a Brisson-Rotatori motion.

- 1) Withdrawal slip for the bank book to be signed by Marchand and Dalpe.
- 2) A letter of intent that the work will be completed by June 1, 1980 will be signed by the developers and that the following will be completed by that time:

- finished coat on road
- berms
- sidewalks (which can be waived)
- as built plan
- monuments
- all landscaping.

On a Rosenlud-Brisson motion a letter of intent as suggested by Lee Ambler will be sent to developer of Benelli Street and Bellingham Industrial Park. Letter states that securities will be called in to finish the required work.

Meeting adjourned at 10:30 P.M.

Respectfully submitted,


Sergio Rotatori