

BELLINGHAM PLANNING BOARD  
TOWN HALL ANNEX  
BELLINGHAM, MASSACHUSETTS

Regular Meeting of April 24, 1980

Members Present: John P. Murray, Chairman  
Gerald R. Brisson, Vice-Chairman, Clerk  
James F. Brennan, Jr.  
Carl R. Rosenlund  
Sergio P. Rotatori

Chairman Murray opened the meeting at 7:45 p.m. Correspondence was reviewed.

Bill from Philip B. Herr & Associates for \$1800. covering professional services 1/1/80 thru 6/30/80 was unanimously approved on a Rotatori-Brisson motion.

Engineer James A. Riger showed the Board revision of Pine Ridge subdivision plan dated April 21, 1980. Revision showed elevations and the flow of drainage. Proposed location of the two houses were indicated on the plans. With regard to the Board's request that a notation to the effect that no further subdivision of the lots would take place, both Riger and owner Mr. Dmytryck felt it was not a good idea. Riger pointed out that it would prevent deeding a portion of the back land to say the back abutters at a future time. Riger proposed putting a notation on the plan saying that the road would never be extended at any future time. He told the Board he had taken the plan to Lee Ambler and discussed the wording that was on the plan and that Ambler told him that it was good, and that the wording would prevent any future development of the land. The only way anything would ever be able to happen is that the Zoning Board of Appeals could be asked to wave the statement. It is not a very developable piece of land in the back and the wetlands are shown on the plan. It would not be very good economics to develop the back.

Brisson asked Dmytryck if they had decided what they were going to do about the driveway. He stated that they were going to have two driveways and would be willing to make it a stipulation of the subdivision that it would be something other than a dirt driveways. The owner felt he shouldn't be restricted to the type of pavement because that would depend on the future owner. They may want to have it paved. There was no way he could tell at this time.

Rosenlund stated that he was concerned with not having any comments from the Board of Health or the Conservation Commission regarding the wetlands in the back. He was also hoping that he would get clarification from Town Counsel. They did not get any clear word from him. A letter dated April 18, 1980 from Lee G. Ambler was received by the Board on Pine Ridge. He felt that the Board was setting a

precedent. He was concerned that the whole piece could be sold to someone else and they might not have the present owner's good intentions. Riger told the Board that was why they were willing to put all the conditions on the plan itself so there would be no misunderstanding. Rosenlund stated he also had a problem with the expansion of the back land for development at a future time.

Brisson stated that except for a couple of words he had no problems with the plan. He had originally asked for the additional wording for no more subdivision of the two lots. He now felt, after seeing this revised plan, that it would be physically impossible to expand.

Rosenlund told the Board that they were talking about something that has never been done before. He was not in opposition to this plan. He did not want to set a precedent.

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Brennan stated he would go along with the proposal, but stated he found it to be a farce. The owner was going to build two separate driveways and they may not be put on the private way. Brisson stated that he also was not for paper streets. In this case the owner seems to be sincere. They did come in before with another plan in which they could put in more homes. Our consultant says we probably shouldn't go along with this because we're setting a precedent. He felt in this case, it would be to the best interests of the town to go along with the single family two lot plan. He would also like to see on the plan that the two driveways would be constructed out of stone, asphalt or crushed bank.

Dmytryck asked the Board to make a decision so he would know where he stands. He would like to get moving on the land and can't move dirt until he knows what he will be putting in.

On a Brisson-Brennan motion the Board voted to approve the plan, subject to the wording of the conditions and also subject to the Board of Health approval, Murray and Rotatori voting in favor with Rosenlund voting against. Reger will attend the next meeting with another revised plan.

Board reviewed a proposal to clarify the definition of Sign Area as submitted by Philip B. Herr & Associates dated March 24, 1980. Board agreeded that the proposal needed further study.

Board reviewed a proposal submitted by Herr on Water Resource Portection. Its was agreeded to invite the Board of Selectmen, Water Commission, Board of Health and Conservation Commission to a joint meeting on May 22nd at 8:30 p.m. in the Town Hall Annex. Herr to be asked to gather any additional information on the above subject such as an idea on how much it will cost, avenues of approach, etc.

Meeting adjourned at 9:45 p.m. on a Brisson, Rotatori motion, unanimous.

Respectfully submitted,



Gerald R. Brisson, Vice Chairman  
Clerk

