

BELLINGHAM PLANNING BOARD
TOWN HALL ANNEX
BELLINGHAM, MASSACHUSETTS

Regular Meeting of May 8, 1980

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

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

On a Brisson-Rotatori motion it was unanimously voted to release Lot #1147 in Section II, Wethersfield being known as #154 Stella Road.

Mr. Smytryck and James Reger of Millis Engineering meet with the Board on Pine Ridge subdivision. A revised copy dated May 7th was presented to the Board. The addition of the wording "two separate driveways consisting of asphalt, bluestone, or crushed bank shall be constructed" was added to the plan. No correspondence has been received from any town board regarding the plan. On a Rotatori-Brisson motion, the Board voted unanimously to approve the subdivision plan. Copy to be filed with the Town Clerk for the 20 day appeal notice.

Michael Burr presented an Approval Not Required plan of two parcels on Lake Street. Parcel A and D to be added together and parcel B and C to form a lot. Area is zoned agriculture. Burr told the Board it was merely an exchange of land in order to meet the frontage requirement. On a Brisson-Rotatori motion the Board voted unanimously to approve the plan.

Assistant Building Inspector Roger Oakley spoke with the Board regarding property on Rte 140 owned by Thomas Clark. Oakley told the Board that the residents of the area had been complaining to the Selectmen about the removal of excess loam and fill. He asked if the Board had ever received a site plan on the land in question. Board explained they did not, and that the only site plan required by the Planning Board is if the building involved 20 or more parking spaces. Oakley told the Board he could not make a determination if excessive loam has been taken from the land as he had no plan showing the elevations. Brennan told Oakley only that loam that is incidental to the new building can be removed with a building permit. The Zoning Board has the authority to grant a permit. The last permit granted by that Board was to Rosenfeld. Brennan pointed out to Oakley that if he as the building inspector feels that something is not within the law, then he can go ahead and do what he has to do. The applicant can then appeal his decision to the Zoning Board to see if his decision was within the law. Oakley told the Board that Clark has voluntarily signed an affidavit that he will not remove any more fill from the land.

Oakley read from Sections 15.3 and 13.6 of the State Building Code which states that a site plan has to be filed giving grades, site location etc. Board told him that did not refer to the Planning Board's site plan review. That was a requirement that went with a building permit.

May 8, 1980

Page Two

Oakley told the Board he could not make a determination if Clark had taken out too much fill in the back as he had no elevations. He told the Board that a building permit had been issued for Lot #9 on Mechanic Street. Board showed Oakley a copy of a plan which subdivided Lot #9 from the back portion of the lot. Brisson told Oakley that he can only be issued a building permit for one lot only. A permit could not cover more than one lot. Oakley felt the subdivision of Lot #9 from the back gave him the answers he was looking for.

Gerard Marchand and Fern Dalpe spoke with the Board regarding Rakeville Estates. A petition was given to the Board that was signed by all the residents of Rakeville Circle giving their approval for the elimination of the sidewalk. Marchand pointed out that Paul Farrell's name was not on the petition as he no longer owns the home on the street.

Gerald Brisson abstained from any discussion on the project.

Murray explained to new board member, Brennan, that in return for the elimination of the sidewalk, the developers would be putting in cape cod berms.

There were no walks on either Janet or Pricilla Avenues which lead into Rakeville Circle. Brennan gave his opinion that not all streets should have walks, especially if the residents did not want them. On a Brennan-Rotatori motion the Board voted to waive the sidewalk requirement on Rakeville Circle, Murray voting yes with Brisson abstaining.

An as-built plan on Benelli Street on Country Club Estates II was reviewed. Developer was requesting release of his \$1,000 bond. Brisson will visit the site before release of bond is considered.

Meeting was adjourned at 10:00 p.m. on a Rotatori-Brennan motion, unanimous.

Respectfully submitted,



Gerald R. Brisson, Clerk