

BELLINGHAM PLANNING BOARD  
TOWN HALL ANNEX  
BELLINGHAM, MASSACHUSETTS

Regular meeting of August 28, 1980

Members Present: John P. Murray, Chairman  
Gerald R. Brisson, Vice Chairman  
James Brennan, Jr.  
Sergio Rotatori

Chairman Murray opened the meeting at 7:50 PM.

Gary Cummings, Farm Street, presented an Approval Not Required plan of three lots, 1, 2 & 3 located on Hixon Street. Lot 3 having only 114' of frontage, area zoned suburban. A copy of a variance granted in November, 1979 was shown which varied the frontage requirement. On a Brisson-Brennan motion, it was unanimously voted to sign the plan.

Vincent Thayer and his engineer Paul N. Robinson of Millis presented Form B, Preliminary Plan of a subdivision on a revised layout of Brookside Estates. Robinson explained that they were already tied into this configuration shown on the plan as four lots had already been conveyed out. Rotatori questioned if any of the lots had been perked, and wastold by Thayer that none had been perked. Rotatori stated it was his belief that they had trouble in the past with the old subdivision in getting a valid perk test. Thayer stated that the lots were all on a hill. Board agreeded that drainage would be important. Robinson stated that he had added contours to the plan and had worked up some profiles on the roads. Brisson requested that on the definitive plan the location of the houses be shown and some sort of a plan drawn up so that the foundation drains into the system. He felt the Board should be shown that every lot can be drained into the main drainage system where there is ledge and problems in the past in that area with water drainoff. Check for \$23.00 was presented along with plans for distribution. Developer will file with the Town Clerk and give a copy of the plan to the Board of Health.

Vern Brown, South Main Street and E. H. Perry, Worcester, MA presented the preliminary plans for 16 lots of Fernwood Estates located off South Main Street. Perry told the Board he had eliminated the road coming out onto Rte 140, Mechanic St. Road was 50' wick each lot having 30,000 sq. ft. Building would be done in two sections. No sidewalks were shown on either side and Perry told the Board he would be requesting a waiver of both walks. Two street shown were to be called Mayflower Drive and Violet Lane. Board was told it was their idea to put in a subdivision of condominium townhouses. An association would be set up with each lot having a duplex home. Form B was filed alsong with a check for \$20, and plans for each department. Developer to file a Form B with Town Clerk and a copy of the plan with the Board of Health. Meeting was set up to meeting with the developer again on the 25th of September at 8:30 PM.

Preliminary Subdivision was submitted by Cournoyer & Associates for W. & J. Hood for land located off Rte 140, on the south side of Mendon Road. Building Inspector Borowski had stopped the developer from removing gravel from the site. Developer was told he had to either file for a subdivision where gravel could be removed from the site to prepare the ground or he had to file for an earth removal permit. Area is zoned Agricultural. A 60' road from Mendon Road was show and front land is to be proposed as an industrial park sometime in the future.

Regular Meeting of August 28, 1980

Page -2-

Five lots were shown containing 60,000 sq. ft. Board was told they intended putting up duplex housing on each lot. Board pointed out that 80,000 sq. ft. was required and plan was withdrawn. Board also informed Cournoyer that the subdivision actually had to be approved before the removal of gravel would be permitted. Cournoyer stated he would go back to his client to discuss their next move.

On a Brennan-Rotatori motion it was unanimously voted to sign an agreement for fiscal 1980-81 with Philip B. Herr & Associates.

Meeting was adjourned at 10:45 P.M. on a Rotatori-Brisson motion.

Respectfully submitted



Gerald R. Brisson  
Clerk