

BELLINGHAM PLANNING BOARD
TOWN HALL ANNEX
BELLINGHAM, MASSACHUSETTS

Regular Meeting - February 26, 1981

Members Present: John Murray - Chairman
Gerald Brisson - Vice Chairman
Carl Rosenlund

John Murray opened the meeting at 7:45 P. M.

Jean Cannelli appeared before the Board for the position of Secretary to the Planning Board. Carl Rosenlund questioned whether she could see any problem with fulfilling the duties due to her husband being on the Finance Committee and she said that it would not create a problem.

On a Rosenlund/Brisson motion, it was unanimously voted to appoint Jean Canelli as the Secretary to the Board, effective March 1, 1981.

At 8:30 P. M., John Murray re-opened the Public Hearing on Brookside Estates.

Mr. Vincent Thayer asked to read a statement, which became part of the record. Paul Robinson presented updated calculations regarding drainage. He also revised the profile on Woodside Lane to eliminate the 10% slope plus showed a new set of catch basins. Where a 24" pipe was originally proposed, he is now proposing a 30" pipe.

Carl Rosenlund said that evidently, Paul Robinson had calculated flows and was not proposing adequate pipes so there did not seem to be a problem with any backup. Mr. Robinson said that according to his calculations, it would now be O. K.

Mrs. Tortura stated that runoff from the road seemed to get caught by a berm in the road. Mr. Tortura stated that for the past two days, his sump pump had been in operation for 24 hours a day. He said that since the ground is not frozen now and he feels that the ground can absorb the additional water.

Mr. Thayer said that the nearest new construction to Tortura's property would be approximately 300 ft. and that between their house and the new construction there will be two new catch basins. Mrs. Tortura asked if the new catch basins will take care of all the water. Paul Robinson said he believes that any water they will get will be surface runoff.

Carl Rosenlund asked the Tortura's if a berm would satisfy them. Mr. Tortura said that it would.

Joan King left for Candidates' Nite at 7:49 P.M. Members browsed through the mail before the continuance of the hearing on Brookside Estates. There will be 3 or 4 Public Hearings on Thursday, March 26th on sign clarification, earth removal, and town house developments.

Mr. Alex Galuza of 60 Pickering Ave. came before the Board and explained that he had a parcel of land - 9 acres in the south on Pickering Ave with two houses. One house he lives in and the other he would like to sell or put in trust. He would like to subdivide the land in order to do something with it. He stated that he had a variance on the frontage approved by the Zoning Board and noted that he thought he had to come to the Planning Board to approve the variance also. He brought a plot plan that he had a surveyor work up.

Mr. Rosenlund stated tha the signing of the plan was a mere formality. Mr. Brisson noted, as he was looking at the plan, that the variance left Mr. Galuza 20 ft. of frontage and the private road was not shown. Did Mr. Galuza have a copy of the plan the Zoning Board approved? Mr. Galuza said he didn't think he had to bring it - he said he tried to do this before and was told he couldn't by the then existing Planning Board.

Mr. Brisson directed Board members Murray and Rosenlund to the Book of Rules and Regulations Governing Subdivision of Land in Bellingham - page 4, #322 A-E, 323, and 324 which stated the existing structures on land, on adjoining land, and remaining frontage and dimensions must be on plan. The variance is fine but all information must be on the plan. The frontage to Pickering Ave. must be shown as well as the private road must be shown on this plan.

Mr. Rosenlund stated that Mr. Galuza must have a plan somewhere showing this information because it had to brought before the Zoning Board when he received the variance.

The Board then directed Mr. Galuza to come back with a plan showing the points they asked. He could probably find it in the file of plans in the Town Hall basement. Mr. Galuza left at 8:15 P.M.

Mr. John Halnon of Guerriere and Halnon of Milford approached the Board with a Form A- Application for Endorsement of Plan Believed Not to Require Approval.. Applicants were Kazmier and Elizabeth Kasprzyk of 137 Farm Street. Application dealt with combining lot #'s 96 and 80 on Farm Street. Board members looked over the map. Mr. Brisson said he saw no problems and he made a motion to approve seconded by Mr. Rosenlund. The motion passed unanimously. Both maps were signed by all 3 members present and Form A will be filed.

Mr. Thayer asked if the Board would approve the plan if he put a berm along the Tortora's property. Mr. Tortura stated that if the basins were lowered and a berm were put in, he would be more than satisfied.

Carl Rosenlund suggested that the berm be spelled out on the plan as to size. He asked the other members of the Board if they felt that a Cape Cod berm would be adequate for this type of situation.

Paul Robinson mentioned that an easement had been requested and presented the Board with revised plans dated February 24, 1981.

John Murray asked Mr. Thayer if he had met with the Conservation Commission. Mr. Thayer said that Mr. Arcand had brought two forms to his house and stated that since Mr. Thayer would not be the builder, the builder could comply with these forms. Mr. Thayer thought it would be more sensible to give these forms to the new owner-builder.

Gerald Brisson suggested to Paul Robinson that he show the berm, as requested, on the plans. Mr. Thayer made a comment that the area the Tortora's refer to as a pond is really a puddle.

John Murray questioned where the sidewalks were on the plan. Mr. Robinson pointed out the sidewalks as being on one side of the street only, and that it would be continuous on the inside.

Gerald Brisson asked Mr. Thayer if he would be prepared to post a bond if the plan were approved. Mr. Brisson said that the only way the Board could get a bond was at the time of approval. Mr. Thayer said that if he made two sales of the land - would it be acceptable to the Board if he wrote into the bill of sale that the buyer would post a bond. John Murray stated that he thought Mr. Thayer would be the one who would have to post the bond and Mr. Thayer said that if this was the procedure, he would be prepared to post a bond.

Carl Rosenlund state again that at no time down the road should the sidewalks be waived and that they should be made a part of the plan. He said that he felt that before anybody could waive anything, they should have to appear before the Board again. He suggested that perhaps a Certified Letter be made part of the plan. Gerald Brisson said that it should appear on the plan.

John Murray questioned whether all members of the Board were now satisfied. Mr. Tortora asked where the conditions would be recorded. Gerald Brisson replied that it would be recorded at the Registry of Deeds.

Mrs. Clementine Kutcher asked if when the pipes were put in on Thayer St, would the road be patched or done over completely. Gerald Brisson said that the road would be done over completely.

Carl Rosenlund asked Paul Robinson about the easement. Mr. Robinson suggested that at the time they were working in the area, they would block off an area on the upstream side.

Mrs. Kutcher asked Mr. Thayer how much water will build up in the pipe. Gerlad Brisson said that the water coming down from the hill will not go through her property anymore. Mr. Thayer explained that there was going to be a manhole built in the area of her concern.

Carl Rosenlund said that an open easement, such as the one in Wethersfield, became overgrown and not well taken care of and he hoped that the town would take the time to clean and take care of the area where the easement was granted.

On a Brisson/Rosenlund motion, it was unanimously voted to close the Public Hearing at 9:15 P. M.

Gerald Brisson suggested that a letter be sent to Mr. Robinson and Mr. Thayer outlining the changes the Board wished to have as part of the plan.

Carl Rosenlund questioned whether the board could make Mr. Thayer post a bond. John Murray questioned who would set the amount of the bond. Gerald Brisson said that perhaps Phil Herr, Paul Robinson and Mr. Daigle could come up with an equitable amount.

It was suggested that a copy of the calculations and updated plans be sent to Phil Herr and that Mr. Thayer and Mr. Robinson appear at the next meeting of the Board on March 26, when Mr. Phil Herr would also be present.

Mr. Charles Spear of 390 Winter St. appeared before the Board regarding a lot behind his house on Gaby Lane and wanted to know if the lot was big enough to build a house on. It was suggested to Mr. Spear that he get a plan from the assessors to see what the lot sizes were. Carl Rosenlund asked what the zoning was and Mr. Spear said it was residential. It was suggested that he appear before the next meeting, March 12, 1981 with the plans and lot sizes.

Carl Rosenlund wished to have entered into the minutes of the meeting, the Board's thanks to Joan King for serving the Board as Secretary and wished her well in any new endeavor.

On a Brisson/Rosenlund motion, it was unanimously voted to pay a bill for \$5.00 to the Registry of Deeds for registration of new members to the Board after the elections on March 2, 1981.

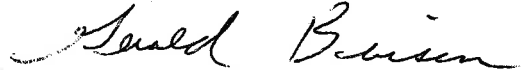
John Murray explained that Joan King and he appeared before the Personnel Board to explain why the Board was seeking an increase for the Secretary's position. He said that the Personnel Board approved the increase but that they had not met yet with the Finance Committee yet.

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On a Murray/Rosenlund motion, it was unanimously voted to adjourn the meeting at 10:10 P. M.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Gerald Brisson".

Gerald Brisson
Clerk