

BELLINGHAM PLANNING BOARD  
TOWN HALL ANNEX  
BELLINGHAM, MA.

Regular Meeting - May 14, 1981

Members present -  
Gerald Brisson, Chairman  
Carl R. Rosenlund, Vice Chairman  
Joan King  
John Murray  
Sergio Rotatori

Meeting called to order at 7:41 PM. Members went through the mail. Mr. Brisson directed the secretary to write to Mr. Kennedy of Dedham and place him on the agenda for the May 28, 1981 meeting at 8:00 PM. Also a zoning map was to be sent to Mr. Edward Lambert of Westboro who expressed a desire to build a home in Bellingham.

Mr. Roger Marquis of Mendon approached the Board at 8:00 PM. Mr. Marquis stated he would just like to change 2 lots he owned into one non-buildable lot. He explained that he has 2 lots - one is an oversized lot. Both are larger than necessary.

Mr. Brisson asked what's there now.

Mr. Marquis said 2 houses.

Mr. Rosenlund said he thought there was a problem creating a lot that does not meet requirements.

Mr. Marquis stated it would not be a building lot.

Mr. Brisson asked if this would be making 3 lots into 2.

Mr. Marquis said yes making one lot an oversized one. He also said he owned the property behind there.

Mr. Brisson said that it was fine as far as zoning goes.

Mr. Rosenlund said his main objection was that it did not conform to zoning and that it could be okay for a wood lot but that he could see it coming to the Zoning Board for a frontage variance.

Mr. Brisson said that the home could be sold and then someone could claim hardship.

Mr. Marquis said that then the variance would have to be up to the Zoning Board.

Mr. Brisson said the Planning Board did not like to create problems a long this line.

Mr. Marquis explained that the people behind do not have access to the back yard. The town of Bellingham created this by taking the land by eminent domain and that happened before he owned the

property.

Mr. Rosenlund said with one lot (combined from 2) if the lot were sold there is no right of way. If the lot was sold the owner would get the right of way.

Mr. Marquis said the right of way was owned by him.

Mr. Murray said legally Mr. Marquis was correct. The Board can not anticiapte problems. As far as the Board is concerned it's a non-buildable lot. The Zoning Board can decide if there is a problem when the time comes. There is nothing wrong in doing this.

Mr. Brisson asked if there was any more discussion. There was none. On a John Murray/Sergio Rotatori motion the Board voted 4-1 to sign the plans. (Mr. Rosenlulnd was not in favor for the reason he gave in the discussion.) The 4 members signed and dated the plan with the notation that one lot will not be a building lot. One copy left for the Board and one for the assessors.

Mr. Joseph Johnson, 28 Standish Road, then approached the Board. He stated he was still concerned about the plan for Steve's Village lots 6-10. He stated there was a bond requested for \$25,000 but that a covenant was set instead. He said there were many discrepancies. The drainage is incomplete, no release on lot 6 (never had frontage on Blackstone St.), the houses were never completed. Loses were attempted to be recovered but there were 2 bankruptsies. Mr. Johnson said he wanted to correct the problems but he wanted from the Board, in writing, that they would release lots 7,8,9, and 10 if he rectified the problems.

Mr. Brisson said that he realized that Mr. Johnson wanted to clear the mess. But rather than the Board giving Mr. Johnson something in writing that Mr. Johnson come in with plans to show what the problems are and what he is going to do to rectify them. In this way the Board could see what is there now and what will be done to correct the problems.

Mr. Johnson agreed and gave his thanks to the Board.

Mr. Herbert Shaw of Medfield then approached the Board at 8:40. He wanted some information on Centre Park Estates. He wanted to know what the town would require to have it completed.

Mr. Murray said he recalled about \$80,000 worth of improvements.

Mr. Brisson suggested Mr. Shaw look on the approved plans and it will list what has to be done.

Mr. Shaw said he was having trouble finding a copy of the plans.

The Board showed Mr. Shaw their plans but Mr. Brisson suggested Mr. Shaw check with the Registry of Deeds or Guierre and Hanlon Engineering firm.

Mr. Shaw thanked the Board and left at 8:47 PM.


Mr. Rod Cameron, Beech Street, approached the Board. He explained he had bought some property from his mother and he wanted to build a house on this land on Blackstone Street. He said all the abutters were his mother. He showed the Board his plans.

The Board found no problems. On a John Murray/Carl Rosenlund motion the Board voted unanimously (15-0) to sign the plans.

Mr. Brisson then stepped down as chairman and turned the meeting over to the vice chairman, Mr. Rosenlund. Mr. Brisson presented a plan for 2 lots on Maple Street opposite the land fill. The 2 lots would have a 200 ft. frontage. On a John Murray/Sergio Rotatori motion it was voted 4-0 to sign the plans.

The meeting was then turned back to the chairman. On a John Murray/Joan King motion the Board voted 5-0 to adjourn the meeting. Meeting adjourned at 9:08 PM.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Carl R. Rosenlund".

Carl R. Rosenlund, Clerk