

BELLINGHAM PLANNING BOARD  
TOWN HALL ANNEX  
BELLINGHAM, MA.

Regular meeting - January 14, 1982

Members present -

Carl Rosenlund, Vice Chairman  
Sergio Rotatori  
John Murray  
Joan King

The meeting was called to order by Vice Chairman Rosenlund at 7:40 PM.

Mr. Bill Austin of the Zoning Board told the Board he is ready to sponsor an article for the Town Meeting Warrant to include the word condominium or multi-family townhouse to mean condominium. Mr. Austin said that even though a by law concerning townhouses was passed at the 1981 Annual Town Meeting, it does not contain the word condominium. The assessors have told Mr. Austin that because this word is not in the by law, they will not assess it as so.

Mr. Rosenlund asked if Mr. Austin was going to request the selectmen to put it on the Warrant.

Mr. Austin replied yes and that his lawyer was working on it. He requested to be on the Planning Board's agenda for its next meeting.

The Board then went through the mail. On a John Murray/Joan King motion, the Board voted 4-0 to pay the bills of: \$1800 to Philip B. Herr & Assoc.; \$6.50 to Milford Bus. Equipment; Secretary's salary - \$76.66; and reimbursement to the secretary for postage - \$11.45.

At 7:50 PM Mr. Joseph Johnson then approached the Board with plans of Debra Lane (Steeve's Village) to ask for the Board's approval for the proposed easements.

Mr. Rosenlund asked why the sidewalks were not on the plan.

Mr. Johnson said because they were not in yet. He said they were not any previous plan and that this plan had nothing to do with the sidewalk.

Mrs. King said mention of the sidewalk work was in the letter from Gerry Daigle, the highway superintendent, that Mr. Johnson gave to the Board at this meeting.

Mr. Johnson said on this plan the road was sketched in on the right of way. There were supposed to be catch basins connected, but they were never put in before, but they are on this plan.

Regular meeting - January 14, 1982

Page 2

This plan is just sigend for approval of the easement. He said the original plan is now with the Registry of Deeds and it does not sho the drainage.

Mr. Rosenlund asked what comes next.

Mr. Johnson said another plan with the elevation of the drainage. This plan is a proposed plan for the easements. The Board has to approve before he can put it in.

On a Sergio Rotatori/John Murray motion the Board voted 4-0 to sign the plan.

Mr. Johnson then directed the Board members to look over their copy of a letter form the highway superintendent stating the work that must be finished on Debra Lane.

1. The head wall has not been completed.
2. The street and curb have not been patched completely.
3. The sidewalk has not been installed.

Mr. Johnson then asked the Board to release all or part of the lots so he could get a building permit.

Mr. Rosenlund asked if lots had been released in part before.

Mr. Johnson said he could not get any funds from the bank unless the Board released all or some of the lots. He requesting the Board to release all 4 lots (7,8,9,10) and hold a pass book.

Mr. Rosenlund said that there had to be certain things done before the Board could do this. He asked Mr. Johnson if he had a letter form the bank stating shy this had to be done.

Mr. Johnson said he did not have a letter from the bank. He said if there was a bond posted on these lots before there would not be a problem.

Mr. Murray said the technicality of releasing lots before all work is finished is that the lots could be sol d to anyone and there would be no guarantee that work would be done.

Mr. Rosenlund said he thought this was new releasing lots before all the work was done. He said he was more concerned with the protection if the work was not done. He asked what was the best way to propose it.

Mr. Murray said holding a passbook was a way of bonding.

Mr. Johnson said what hd had was an all savers certificate for \$2000.

Mr. Rosenlund said that there should be a form signed by the bank stating why Mr. Johnson needs this.

Mr. Murray said that the release of lots could not be done tonight because of all the information needed.

Mr. Rotatori suggested getting a hold of Phill Herr to see if the Board can do such a thing. Once Mr. Herr sets out the procedure then the Board can do it.

Mr. Rosenlund said then, that it would have to wait for 2 weeks. The Board bears the responsibility of doing this correctly. But perhaps the time problem could be resolved by releasing one lot tonight and holding 3.

Mr. Rotatori said if all the information was gathered by Monday, then members of the Board could sign the necessary papers.

Mr. Rosenlund said that this would have to be done in accordance with the Open Meeting Law.

Mr. Murray said the purpose of a release is not to sell property to others.

Mrs. King read from the Rules and Regulation - p.13 concerning release of lots prior to completion.

Mr. Johnson said without the release he can not build.

Mr. Rotatori said the subdivision plan has been approved - Johnson can build.

Mr. Austin said the bank wants the Planning Board to release the lots so Mr. Johnson can build. Perhaps that does not mean he can not build.

Mr. Murray said that in order to release the lots it has to go through the Town Treasurer.

Mr. Murray asked if the Board was happy with the \$2000.

Mr. Rosenlund said as long as the Town is protected there is no problem of release.

Mr. Murray stated if all is done right, he would be satisfied with the \$2000.

Mr. Rosenlund said this matter would be pursued at the next meeting. Mr. Johnson would need to have a letter from the bank stating what is required and why. He said he would consult with Mr. Herr.

Mr. Rotatori asked if it would take a long time for the work to be done.

Mr. Johnson said it should be done by June or July of this year.

Mrs. King suggested if Mr. Johnson gets all the information could the Board meet Monday night.

Mr. Rosenlund said it must be regularly scheduled meeting.

The Board agreed to hold a special meeting on Wednesday, January 20, 1982 at 8:00 PM in the Town Hall Annex. The secretary was directed to post the meeting with the Town Clerk.

Mr. Murray left at 8:59 PM.

The secretary was also directed to contact Mr. Herr about this matter asking him if the Planning Board is authorized to release the lots as the bank has requested prior to completion of construction.

Mr. Johnson thanked the Board and left at 9:18 PM.

Mr. Rosenlund then stated that with Mr. Brisson stepping down as chairman as of 12/31/81, the Board does not have a chairman.

Mr. Rotatori said that the vice chairman would automatically move up to chairman. The question was then asked is a vice chairman needed.

Of those present, the Board did not feel so.

On a Sergio Rotatori/ Joan King motion, Mr. Rosenlund was nominated and voted as chairman on a 3-0 vote.

Mr. Rosenlund said he would also serve as clerk.

On a Sergio Rotatori/Joan King motion, the Board voted 3-0 to adjourn at 9:26 PM.

Respectfully submitted,

  
Carl R. Rosenlund, Clerk