

Bellingham Planning Board
Town Hall Annex
Bellingham, Mass.

Regular Meeting - September 9, 1982

Members Present: Carl Rosenlund, Chairman
Sergio Rotatori, Vice Chairman, Clerk
Bert Boiteau
Joan M. King
John P. Murray

The meeting was called to order by Vice Chairman Rotatori at 7:30 P.M. On a Rotatori/King motion the Board voted to pay the bills of: \$7.30 for postage and supplies and \$10.00 for 6 months rental on Post Office box reimbursement to Martha Russo; \$120.00 for secretary's salary for July and \$120.00 secretary's salary for August.

Mr. Rosenlund read the letter from Mr. Ambler of September 7, 1982 referring the the answer to a Complaint filed by Joseph Johnson regarding a decision rendered by the Board on a development off Blackstone Street. A copy of the answer was shown to the Board and to be filed. Also, a copy of the minutes of the Executive Session to be sent to Mr. Ambler.

Mr. Rosenlund said he had no information regarding the Thomas Clark case. He had attended the Board of Selectmen's meeting the following Monday and requested Town Counsel be appointed for this case. They did not have it on their agenda and did not discuss it. They had not yet set up a meeting that was discussed. Mr. Rosenlund said that the Selectmen will have to decide what they are going to do before this Board can act. To date there has been no correspondence from Mr. Herr regarding the four issues on the Bellingham Plaza. The secretary was requested to contact Mr. Herr on this.

At 8:00 P.M Mr. Stavinsky of Stavinsky Engineering, Wrentham approached the Board regarding the Edmond LaPointe property off Maple Street. He showed the Board a set of plans and stated that they would like to file an application for a special permit for a cluster zoning. Mr. Rosenlund asked Mr. Stavinsky whether he had filled out and filed the form with the Town Clerk. Mr. Rosenlund explained that a public hearing for a special permit can not be set up until the Board has the application. Mr. Stavinsky said, "I understand". He said he had been in touch with Consultant Herr and after the plans have been submitted to Mr. Herr, Mr. Stavinsky will be in touch with him concerning the plans to see if there is anything from the engineering standpoint that can be worked out. Mr. Stavinsky had filed a cluster zoning application and read a letter he had written concerning the LaPointe land taking by the Town. Also in regards to the cluster development plan. Mr. Stavinsky said he plans to talk to Mr. Herr about his layout of plan to obtain 10 lots in the development. Mr. Stavinsky discussed the topography of the area. The proposed name of the development is "Holly Acres".

Mr. Rosenlund pointed out that Mr. Stavinsky must file application for a special permit before the Board, which he does not have at the present time. Mr. Stavinsky said he spoke with Mr. Herr about what he is proposing and the application he has is a Form B and found nothing else in the Zoning Bylaw concerning preliminary plan submittal.

Mr. Stavinsky to file proper form and send plans to Mr. Herr for review. After further discussion on this and the fact that Mr. Stavinsky had

previous discussions on this with Mr. Herr, the Board on a Rotatori/Boiteau motion voted 5-0 to schedule a public hearing on October 28, 1982 at 8:00 P.M. in regards to cluster development called "Holly Acres".

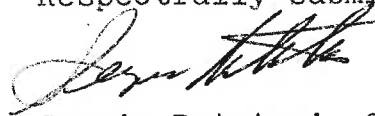
Mrs. Plante approached the Board at 8:25 P.M. with her plan concerning the driveway proposed on her property. The request for variance was denied by the Zoning Board because of lack of frontage, which requires 150 ft. The Plantes have a total of 200 ft. and the drive proposed is planned as part of this total. After further discussion, Mr. Rosenlund suggested that if Mrs. Plante desires she can come in before the Public Hearing at the next meeting and possibly discuss this with the Consultant, should he arrive prior to the Public Hearing schedule. Mrs. Plante planned to return then and thanked the Board.

Mr. Cameron came before the Board at 8:40 P.M. on a previously filed Approval Not Required Plan which shows an error in the directional arrow to be corrected on the plan, which was made by the engineer. It was noted that Mr. Cameron came before the Board in 1981 to file the plan and now this technical error came up. Since this was prior to the setting of fee schedule the Board on a Murray/King motion voted 5-0 to waive the fee of \$10.00. This is not to set a precedent of waiving fees as pointed out by Mrs. King, but only because of the fact that this was filed before our fee schedule went into effect and this is a very minor change. The Board agreed. Members signed the corrected plan. Mr. Cameron thanked the Board and left at 8:50 P.M.

Mr. Bob Cournoyer, Engineer from Slatersville approached the Board to represent Henry Cournoyer (no relation) regarding property on Paine Street for Approval Not Required Plan. It was established the property is located in a residential area. In attendance was Ronald Baron (son-in-law) representing Mr. Cournoyer who paid the \$10.00 fee. Members went over the plan. Mr. Rosenlund said he saw no problems with the plan. On a Murray/Boiteau motion the Board voted 5-0 to sign the plan.

On a Bert Boiteau/Sergio Rotatori motion the Board voted 5-0 to adjourn. Adjournment at 9:20 P.M.

Respectfully submitted,



Sergio Rotatori, Clerk