

Bellingham Planning Board
Town Hall Annex
Bellingham, Mass.

Regular Meeting - October 27, 1983
Members Present - Sergio P. Rotatori, Vice Chairman
Joan M. King
Bertrand Boiteau
John P. Murray

The meeting was called to order by vice chairman Rotatori at 7:35 P.M.

Members reviewed the mail and went over bills to be paid. On a King/Boiteau motion the Board voted 3-0 to pay bills of: \$900.00 to Philip B. Herr, consultant, for services from July 1, 1983 through September 30, 1983; \$87.33 to Philip B. Herr Associates for 32 copies of the Zoning Bylaw; \$21.03 reimbursement to Martha Russo for office expenses and phone call to Mr. Herr; secretary's salary of \$120.00 for month of October, 1983.

Also received and reviewed by the Board and Mr. Herr, a letter from Robert E. Ficco of Ficco & Simmler, attorneys located in Franklin, dated October 19, 1983, regarding the Cade Estates. Enclosed with the letter is the Form F Covenant as recorded with the Norfolk Registry of Deeds, bearing the registration attestation; copy of deed conveying Lot 12 to the Bellingham Conservation Commission with the attestation of the Registry; copy of plan sheets 1 and 2 as recorded with the Registry of Deeds. Noted is the date change from October 13, 1983 to August 28, 1983, the latter being the actual date on which the plan was approved. Mr. Herr found this material to be in order.

Maurice Morin appeared before the Board with an approval not required plan on a piece of property off Scott Street. He proposes to move the lot line 10 ft. to bring it to a pin which is already existing. Members reviewed the plan and found no problem with it. On a King/Boiteau motion the Board voted 3-0 to sign the plan. Mr. Morin presented the Form A (which bears the applicant name of Rane C. Fluette) and \$10.00 fee.

Robert Cournoyer, land surveyor, appeared before the Board on an approval not required plan representing Fiber-Taxis off Depot Street, Bellingham. He proposes to change the lot line in order to accomodate a new addition to the existing building. Members reviewed the plan, as well as Mr. Herr, and it was noted that all they are doing is shifting boundaries. No problems were found with the plan as presented. On a King/Boiteau motion the Board voted 3-0 to sign the plan. Mr. Cournoyer presented the Form A and \$10.00 filing fee.

At 8:15 P.M. Emma Cousens, Chairman of the Board of Health appeared before the Board for a discussion regarding the drainage system of the "Cade Estates". The plan was reviewed with the members and Mr. Herr. Of particular concern to Mrs. Cousens was a particular low area off Alden Circle. A discussion was held regarding the drain easements as to whether they are existing in the area of Mr. Cade's lot. Mr. Herr said they are existing and they drew that in because the issue was raised. General discussion followed to review the water flow and retention areas.

Mrs. Cousens inquired of Mr. Herr whether he feels comfortable with the system as it is. Mr. Herr said he doesn't see a health concern. Question was raised by Mrs. Cousens concerning a retention area that is situated on part of one of the lots and whether the potential owner of this lot would deposit their grass clippings, etc. in it. She pointed out a problem in the Whethersfield area where people deposit their clippings and other refuse in a retention area. Fencing in the area was a possibility; however, Mr. Herr feels that could be the worst solution. He believes that in the event that lot is sold that person is going to care about that. Mrs. Cousens said she doesn't see how that lot (11) could sell being so near the wetlands. She said that Cade had said at some point in time he may sell a portion of it to the person on lot 10 if it is not buildable. Mr. Herr reviewed the water flow on the plan as explained by Mr. Shea at a previous meeting. Mrs. Cousens brought up the possibility of the Town maintaining the retention area near the town owned property. Mr. Herr said that there is an easement going through the lot so the town can go in there to do maintenance if it chooses to do so. But he said what the hope is the town won't have to find it necessary to do so. The highway department had been consulted on this previously. Mrs. Cousens said she is satisfied with the discussion and would take that back to the Board. Mr. Rotatori asked to be placed on their agenda for the next meeting.

Richard Holmes approached the Board with an approval not required plan on property off Locust Street. He proposes to separate a portion of his property. Members and Mr. Herr reviewed the plan and found no problems with it. The form A and \$10.00 filing fee was presented to the secretary. On a King/Murray motion the Board voted 4-0 to sign the plan. Mr. Holmes thanked the Board and left.

Philip Chaput and his attorney Joseph Lasorsa of Milford appeared before the Board on an approval not required plan regarding Mr. Chaput's property off Maple Street. A map plan was presented to the Board for review. ~~Mr. Chaput proposes to split a large lot into 2 lots; however, one of the lots would not have the required frontage. Mr. Herr said he would have to go before the Zoning Board for approval of the under-sized frontage.~~

Mr. Chaput said he submitted the plan to the Zoning Board and Mr. Drew suggested he come before the Planning Board. It was pointed out the Mr. Chaput needs a variance to build a residential house on an industrial area. Mr. Herr said he could go to the Board for a variance. They cannot act on a variance until the applicant is denied. The basic thing they need is a rejection.

Mr. Lasorsa suggested that the Planning Board send a letter to the ZBA explaining the problem. Secretary was requested to send a letter along with a copy of the map plan to the Zoning Board. Mr. Herr to draft the letter. Members agreed that they could not sign the plan as presented.

The applicant, Mr. Chaput, chose to withdraw his request before the Board. He plans to return at the Board's next meeting in December. They thanked the Board and left at 9:05 P.M.

Mr. San Clemente of Guerriere & Halnon appeared before the Board on an approval not required plan on the Wong property located off Hartford Avenue. Mr. San Clemente said they propose to make two lots out of the property they own. The area is zoned industrial. Lot 1 is in residential use in an industrial zone. Board members and Mr. Herr reviewed the plan and found no problems with it.

On a King/Murray motion the Board voted 4-0 to sign the plan. Mr. San Clemente thanked the Board and left at 9:20 P.M.

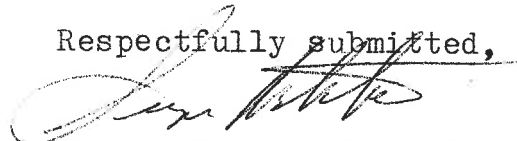
Mr. Herr reviewed the file on Sunset Court with regard to an issue raised by Clement Joyal regarding discrepancies on the lot line of his property. Surveying is being done by Guerriere & Halnon.

Mr. Joyal was not present but had requested to be placed on the agenda as soon as he has discussed this with this attorney and also when the survey is completed. On an old map plan Mr. Herr showing lots 1, 2, 3 and 4, he noted that lot 2, 3, and 4 was released; however, lot 1 could be tied up.

On a King/Murray motion the Board voted 4-0 to adjourn.

Adjournment at 10:00 P.M.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Sergio P. Rotatori", is written over a horizontal line.

Sergio P. Rotatori, Clerk