

Bellingham Planning Board
Town Hall Annex
Bellingham, Mass.

Regular Meeting - March 8, 1984
Members Present - Carl Rosenlund, Chairman
Sergio Rotatori, Vice Chairman
John Murray
Glenn Gerrior

The meeting was called to order by Chairman Rosenlund at 7:45 P.M.

The Board welcomed Glenn E. Gerrior, newly elected on March 5, 1984 to serve on the Board for a five year term. Mr. Rosenlund requested the secretary to send a letter of appreciation to Mrs. King for her services during the three year term.

Tim Jones appeared before the Board regarding his property off South Maple St. He presented the Board with a map plan showing the three acres he proposes to split into two lots. The property is located in a industrial zone.

It was determined that Tim Jones is the brother of Robert Jones who had appeared before the Board on an approval not required plan on his property located off Maple St. on which Tim Jones' property is located. Robert Jones had not returned to the Board as requested to sign the Form A and file a copy with the Town Clerk along with the original plan. The plan had been approved by the Board on March 10, 1983. Mr. Rosenlund pointed out that Bob Jones may have a problem if his plan is not recorded with the Registry of Deeds. Tim Jones said he had filed that plan with the Land Court for his brother. Mr. Rosenlund asked if he recorded it at the Registry of Deeds. Tim said he would check whether it is filed. Mr. Rosenlund pointed out that there may be possibilities of problems if the original map plan is not recorded since his property is a part of that original plan.

Discussion followed regarding the area of the proposed splitting of the lot as shown on his new map and how he might go about dividing up his land. In reviewing this plan certain questions arose as to the mode of preparation of the plan. By Mr. William Rossetti, Franklin Land Surveyor, prepared the plan for Tim Jones.

Regarding the Form A and filing of his brother's original plan, Mr. Rosenlund said he would contact the consultant and let him know the proper way to go.

Jones said his proposed plan for dividing his property was not shown on the map. He was told that this should have been done by the surveyor before he came to the Board. Mr. Gerrior suggested that he have the surveyor include the adjoining property owners on the map. In the area of footage, Mr. Rosenlund told Jones he would need to get a variance from the Zoning Board. Mr. Gerrior suggested he approach the adjoining property owners to see if they want to sell. If no one wants to sell, Mr. Rosenlund said there is a chance the Zoning Board might grant a variance. Rosenlund suggested when he goes before the Board that he take a rough sketch of what he wants to do. Mr. Jones thanked the Board and left at 8:15.

Wayne Dalpe appeared before the Board on an approval not required plan on his property located off Locust St. to add 51 feet to his existing lot to have the required lot line footage. He built a house and found it was too close to the lot line and purchased the piece of land from the abutter. Members reviewed the plan and found no problems with it. On a Rotatori/Murray motion the Board voted 4-0 to sign the plan. He presented the Form A and \$10. filing fee to the secretary.

Members reviewed the mail. Mr. Rosenlund read the letter from the Board of Health regarding appointing a representative to the Hazardous Waste Committee they plan to form. Mr. Gerrior agreed to act as the Board's representative. The secretary was requested to write to the Board of Health informing them.

Regarding the grant, Mr. Rosenlund requested the secretary send a letter and copy of the Master Plan Grant Agreement with cover letter to Mr. Ambler for review and request a reply by our next meeting.

Mr. Rosenlund requested that a report from Executive Office of Communities & Development regarding school department matters be forwarded to the Supt. of Schools.

The Board received a summary from Wesson & Sampson regarding waste water management. Mr. Rosenlund said he would take it with him for review with Mr. Herr as he plans to go into Boston.

On a Rotatori/Gerrior motion the Board voted 4-0 to adjourn.

Adjournment at 9 P.M.

Respectfully submitted,



Sergio P. Rotatori, Clerk