

Bellingham Planning Board  
Town Hall Annex  
Bellingham, Ma.

Regular Meeting - June 13, 1984  
Members Present - John P. Murray  
Glenn E. Gerrior  
Matthew F. Pytko  
Edward T. Moore

The meeting was called to order by acting chairman Murray at 7:55 P.M.

Mr. Murray introduced new member Ed Moore who was appointed to complete the term of Sergio Rotatori who resigned last April.

Gil Trudeau appeared before the Board to discuss his Elm Street property. He presented a small drawing showing the lot area and pointed to the area he said he would like to sell and asked the Board how he would go about that. He has about 125 ft. frontage on Elm Street and the area is zoned suburban. This requires 150 ft. frontage and he was told that he would need a variance from the Zoning Board. He said Arcand Street is a dead end which goes into his land and stops. The only other access is to come in from Elm Street. A portion of the lot is in Blackstone, the rest is in Bellingham. Trudeau said there are two parcels he is negotiating to buy. Mr. Murray asked if they had the assessor's map. It was decided that they would get more information and return to the next meeting.

Mr. San Clemente of Guerriere & Halnon presented Form A plans for applicant Brian Thayer of Franklin on property located off Lake St. which he has divided into two house lots. The area is near the Franklin town line. He said there are no other houses. The area is zoned agricultural which needs 200 ft. frontage. Mr. San Clemente said they have 201 ft. frontage for both lots as shown on the plan. On a Pytko/Gerrior motion the Board voted 3-0 to sign the plan. He presented the Form A and \$10.00 filing fee, along with a copy of the plan.

Tom Clark of So. Main St. Bellingham presented a Form A plan which shows a change made in the lot line on So. Main Street. The Board reviewed the plan and found no problem with it. On a Pytko/Gerrior motion the Board voted 3-0 to sign the plan.

Al Florentz of Bibeault & Florentz came before the Board to set up a public hearing date for the Edward Dill proposed subdivision to be called Chestnut Estates. He presented the plans showing 5 lots and the two copies of Form C and the fee of \$375.00. On a Gerrior/Pytko motion the Board voted 3-0 to hold a public hearing for Chestnut Estates on July 25, 1985 at 9:30 P.M. Mr. Florentz will deliver a copy of the definitive plan to Board of Health and the Water Dept. A member of the Board to leave copy for Highway and Fire Depts. and Conservation Commission.

Guy Dupont of Hood Enterprises appeared before the Board to have the rest of the lots released in the Industrial Park 140. He has a new bond for \$100,000.00 and the release form. Mr. Dupont asked if Gerry Daigle, Highway Supt., contacted the Board. Mr. Murray said no. He asked why a new bond. Mr. Dupont said the first bond was specifically tied to lots 1, 2, and 3. He is presenting the new bond to cover release of the rest of the lots.

Mr. Dupont said Town Counsel approved the present bond he is presenting. Mr. Murray said Town Counsel did call him about this bond. Dupont presented a small drawing of the original plan. There are 11 lots on this property. He pointed out that Mass Cablevision bought two lots.

The roadway is approximately 1600 ft. He said the finished cost is \$8,000.00. They have to put in the berm and seed and loam the side.

He said lot 6 and 7 is sold to a Hopedale firm that makes bird feeders. They are building a 24,000 sq. ft. building.

On a Pytko/Gerrior motion the Board voted 3-0 to sign the release of lots 1 through 11; lot 12 is not a buildable lot, and to accept the \$100,000.00 bond.

On a Pytko/Gerrior motion the Board voted 3-0 to sign the plan for Industrial Park 140.

Mr. Dupont also said that Mr. Hood wants to change the name of the street from William Way and would like to name it Rogers Way in favor of the person who helped him. Mr. Murray suggested he go to Town Counsel but pointed out there is already a Rogers Street, and it is sometimes a problem getting a street name changed. He suggested Mr. Herr might be of help.

Dave Morrow of Andrew Surveying, representing Ed Cunningham of Cunningham Enterprises, Ltd. (C. E. L.) of 23 Salem End Road, Framingham presented Form A plans on property located off South Main Street near Charlie's Tire Co. and across from the Bel Air Gardens. There is only one small house on the property fronting on So. Main, shown as lot 5, which contains about 10 acres. They are dividing the property into 5 lots and are proposing duplex housing on lots 1 to 4 and townhouses on the larger lot 5. This area is zoned suburban and requires 150 ft. frontage.

They were told they cannot build townhouses without a special permit, plus they have to start with 10 acres to build a townhouse. Mr. Pytko and Mr. Gerrior said they do not like the idea of duplexes. The board preferred to wait until the next meeting on their approval so that Mr. Herr will be able to review the plan. It was pointed out that the board has 14 days to sign the plan after presentation. There is nothing wrong with the plan, they have the required lot area on an approved street.

On a Pytko/Gerrior motion the board voted 3-0 to sign the plan. Morrow presented the Form A and \$10.00 filing fee.

Leo Dalpe, owner of Silver Lake Realty brought back plans originally presented in February. This is an approval not required plan on property off So. Main Street, which he is revising.

The change he is making shows one house lot with frontage on Center Street. The large piece fronts on So. Main Street where he is planning a plaza. Mr. Dalpe owns the property. He said the one house lot would be 16 acres.

Mr. Murray asked why he is not subdividing it. Dalpe said it would be too costly so he decided to leave it as a house lot. He said they bought the lot separately from a party named Arthur Caya. This property starts on Center St. and goes all the way to So. Main St. Mr. Murray asked if they can put "never to be subdivided" on it. Mr. Dalpe said, "believe it or not there is already a plan for subdividing".

He said the lot with a house on it will not be subdivided.

On a Gerrior/Pytko motion the board voted 3-0 to sign the plan.

Mr. Zichella representing Mr. Menfi "Hilltop Estates" appeared before the board regarding their bond. He said they were in touch with Town Counsel to increase the bond. He said the former chairman told him to obtain a bond to finish the road which had to be increased from \$15,000.00 to \$17,000.00 because it was determined by the Highway Dept. that \$15,000.00 would not be enough. He said the bank book was given to the treasurer to secure the bond for \$17,000.00. He gave the board copies of bank book and deposit slip in the amount of \$2,000.00, which was added to the original balance of \$15,000.00. Milford Savings Bank deposit slip dated June 12, 1985 for \$2,000.00.

Mr. Menfi, owner of Rol Realty, said they are requesting a release for all of the lots for the \$17,000.00 bond. He said he has a covenant from the previous plan of Mr. Dalpe from whom he acquired Hilltop Estates. He said the road is in, the drain is in, and the top coat of 1500 ft.

On a Pytko/Gerrior motion the board voted 3-0 to release lots 1 through 19 for a bond of \$17,000.00.

Russ Wells, who lives in the area of the "Cade Estates" on John Alden Circle came before the Board to voice his complaints about the development. He said the sidewalks are just beginning to be put in and all the mailboxes are on the lawns. He said he called the post office to find out what was going on and he called Marguerite Construction last night to discuss this and was told that as far as Marguerite is concerned the landscaping has already been done. He said the postmaster said that until the mail boxes are put in they cannot deliver mail. When they put in the sidewalks he said they took off the boxes and he said Marguerite said they should not have. Wells said the other side of the street is not landscaped and there is remnants of construction left there. He said he got the impression that once the sidewalk is complete he is done.

Mr. Moore asked when the bond expired. It was noted the bond expires one year from June 28, 1984. There was one lot still owned by Cade. Lots released were 2, 3, 7, 8, 10. More information would be needed as to when the Cade subdivision was approved and what the conditions were and also if there were any waivers. It was suggested that a hold could be put on the bank account.

Mr. Wells said J & R Builders put up the houses, and they would not come to the home to repair any problems which were there before closing. He is upset with what has not been happening and just wants the area to be finished properly.

Mr. Murray said Celtic wants to get on the agenda as soon as possible to show the board their commercial development. Mr. Moore feels it was probably a result of their meeting with the Selectmen and talking about the elders' center. It was agreed Celtic should do work on this.

On a Pytko/Gerrior motion the Board voted 3-0 to adjourn.  
Adjournment at 11:45 P.M.

Respectfully submitted,

Acting Clerk