



BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

JOHN P. MURRAY, CHAIRMAN
ANNE M. MORSE, VICE CHAIRMAN
EMILE W. NIEDZWIADK
GLENN E. GERRIOR
EDWARD T. MOORE

MINUTES OF REGULAR MEETING

FEBRUARY 11, 1993

Meeting was called to order at 7:34 p.m. Vice Chairman AM acted as Chairman until JM arrived. Board members EM, EN and GG were also present.

GERALD MARCHAND 81-P SUBMISSION

Gerald Marchand submits an 81-P, Form A for Wrentham Road. They are taking parcel A into lot 1.

AM asks what happens to the frontage. They still have 50' of frontage. She asks what a section of the plan is.

G. Marchand responds that it leaves a right of way.

EM asks how many zone lines there are.

AM responds that there are 3.

AM reads note on the plan.

G. Marchand notes that all the parcels are owned by him. The business portion is owned by his corporation and the rest is owned by him personally.

EM asks when it was cut away from the piece.

G. Marchand responds that the business has owned the land for the past 50 years. They are leaving a 40' right of way to put 5 lots in the back. They are subdividing lot 1 from the rest.

EM points out that lot 1 has 150' of frontage and 42,000 square feet. They are taking it from parcel A.

AM notes that leaves 6.9 acres.

G. Marchand responds in the affirmative.

EM indicates that there are 3 zones involved,



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suburban/agricultural and residential. The business which is in the suburban zone is pre-existing.

AM points out that this plan is 4 years old.

EM believes that it is o'kay as long as there have been no changes in zoning. The section in the back is agricultural. Lot 1 is split zoned with suburban in the front and agricultural in the back. Agricultural requires more lot area, i.e. 80,000 square feet. Half of the lot is agricultural and half is suburban.

AM states that the question is which do they go by.

EN thinks they should go by the front of the lot. He notes that there is a difference in the square footage requirements depending on the zoning.

EM suggests that the Board check with P. Herr.

EN asks if the applicant owns all the property in the back.

G. Marchand responds that he does.

AM suggests that the Board send the plan to P. Herr and ask him to review it for the next meeting.

EM asks if the applicant is ready to build right now.

EN explains that the Board would not want to make a ruling which would be incorrect. He has a hunch that it is probably alright but he would rather check with P. Herr first.

GG joins the meeting at 7:44 p.m.

G. Marchand notes that parcel A is all residential.

Clerk is instructed to send the plan to P. Herr explaining the situation and asking for his advice relative to the zoning question. The applicants can return at the next meeting on February 25, 1993 at 7:30 p.m. under general business.

EM indicates that the surveyors and engineers who draw up the plans should follow through the process. They are able to answer



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a lot of questions.

DALPE BACKLOT SPECIAL PERMIT SUBMISSION

Ronald Dalpe along with his daughter Sharon submit the plans, application and abutters list for a backlot special permit.

Ronald Dalpe points out his house which is on lot 1A on the land and lot 1B.

Clerk asks what lot 1C is.

R. Dalpe responds that it will be unbuildable.

EM states that if lot 1B is approved it will have reduced lot frontage. The backlot would reduce the frontage to 50 feet.

EN asks how one will get into lot 1B.

R. Dalpe responds that they will either use his driveway or use the 50' entry. He left a 20' right of way to get to lot 1C.

AM asks what the zoning is.

S. Dalpe responds that the engineer put suburban on the application.

EM reads Section 2580 from the Zoning Bylaw relative to the backlot special permit criteria. It requires twice the lot area. The front is 40,000 and the back is 80,000. He reviews the zoning map to determine what the zone line is going through.

EN states that they will either use the 50' entry or the other lot to get in.

EM notes that the plan shows 50' but he does not think that the driveway has to be there. He points out that since Mr. Dalpe owns the back lot entitled lot 1C, the 20' right of way is not much to leave to get in there.

AM suggests that the applicant ask their engineer, Mr. Brisson why he did not give a better right of way for possible expansion later on.



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R. Dalpe is part owner of the adjacent piece with his brother.

GG was in the same predicament. He owned land with no frontage.

S. Dalpe presents the application, two plans, certified abutters list and checks for \$50.00, for the fee and \$18.32 for the certified abutters mailing to the Clerk.

JM joins the discussion at 8:05 p.m.

DONAVAN COURT
DEFINITIVE SUBDIVISION
REQUEST FOR WITHDRAWAL

J. Donovan is here requesting withdrawal of his definitive subdivision without prejudice. The ZBA granted his variance for lots 1 and 2.

JM asks if his knows for sure that there is no reason to keep this open.

J. Donovan responds that he did receive the ZBA approval and it is past the 20 day appeal period.

EN makes a motion to accept the withdrawal for Donovan Court without prejudice.

EM seconds motion. Vote of 4 (JM, EN, EM, and GG). AM abstains from the vote.

EN makes a motion to close the public hearing. EM seconds motion. Vote of 4 (JM, EN, EM and GG). AM abstains from the vote.

J. Donovan presents an 81-P for the same parcel.

EM notes that these two lots will be exactly like every other lot on that street.

Clerk reads decision from the ZBA granting the variance for Donovan Court, North Main Street.

EM is surprised the ZBA made both lots reduced frontage.



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J. Donovan notes that the ZBA felt that they conformed to the other lots on the street.

EM makes a motion to approve the 81-P. EN seconds motion. Vote of 4 (JM, EN, EM and GG). AM abstains from the vote.

EM makes a motion to accept the minutes of January 28, 1993. GG seconds motion. Vote of 3 (EN, EM and GG). JM and AM abstain because they were not present for that meeting.

GG makes a motion to adjourn at 8:37 p.m. EM seconds motion. Unanimous vote of 5 (JM, AM, EN, EM and GG).

John P. Murray, Chairman

Anne M. Morse

Anne M. Morse, Vice Chairman

Emile W. Niedzwiadek

Emile W. Niedzwiadek

Glenn E. Gerrior

Glenn E. Gerrior

Edward T. Moore

Edward T. Moore