



## 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

APRIL 8, 1993

Meeting was called to order at 7:53 p.m. Vice Chairman AM acted as Chairman until JM arrived. EM and EN were also present. GG was absent. Clerk was also absent.

Members review correspondence and sign Clerk's pay voucher.

AM reads letter from John Emidy inviting Board members to an informative meeting in Blackstone on April 12, 1993.

JM joins the discussion.

#### USES ON WHEELS PROPOSED BYLAW CHANGE CONTINUED PUBLIC HEARING

JM reopens the public hearing for Uses on Wheels.

JM reads letter from Lee Ambler dated April 2, 1993 relative to this proposed bylaw change. He refers to Section 4250 and states that it should be deleted "as provided in Section 3 of Chapter 40A, G.L." He is unsure of the purpose of Section 4260(d). He asks that the Board please advise.

EM notes that was the main question. P. Herr had some questions about Section 4260 so he tried to get back to Town Counsel this afternoon but Attorney Ambler was out of town. EM would like to make a motion to continue this matter to the next meeting which still gives the Board plenty of time to act before the Town Meeting. P. Herr will be at the next meeting so this should be cleared up by then.

EN seconds motion.

JM notes that the motion was made and seconded to continue this public hearing to April 22, 1993 at 8:00 p.m. Unanimous vote of 4 (JM, EM, EN and AM).

JM asks if they are going to get the questions ironed out.



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EM responds that there is a question between the Board's consultant and Town Counsel. They should work it out and explain it to the Board.

### DALPE BACKLOT SPECIAL PERMIT DECISION

JM refers to the draft of the Dalpe Backlot Special Permit Decision. He asks if all Board members are satisfied with the decision.

AM makes a motion to sign the decision. EM seconds motion. Unanimous vote of 4 to sign (JM, AM, EN and EM).

### SUBMISSION

Bruce Lord submits an 81-P plan for Rene and Madelaine Bouliane, 50 Laurel Lane. The plan is in two parts because the frontage of one property is Land Court so it has to be separate.

EM asks if the Board did a special permit for the applicant.

B. Lord explains that the applicant was in for a preliminary to have the lot subdivided but the Board suggested that he go to the ZBA for a variance rather than doing a subdivision. The variance was approved so now they are going to divide into two lots but it is actually 4 lots because the frontage is in Land Court. There are notations on it.

EN asks if that is part of Laurel Lane.

B. Lord responds that it is Overlook Drive. The plan with all the numbers on it is the Land Court plan. The other plan shows this parcel which is the whole and shows the Land Court plus the rest. 141 and 142 are the Land Court parcels. They were Land Court because the developer had agreed to sell this to the owner. What he was trying to do was divide his parcel which is quite large into two parts but he did not have the frontage. That is why they came in before with a subdivision plan with a cul-de-sac. The Planning Board sent a letter to the ZBA suggesting that the applicant go for a variance. He did do that and it was granted so now there are two lots, one which is short of frontage. Otherwise both lots are totally in compliance. He points out the Land Court plan and the two lots.



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EN asks if there is a house on one.

B. Lord responds that there is presently a house on one lot. Lot A is added to lot 141 and lot b is added to lot 142. Presently, lot 141 and 142 are now part of the whole.

JM asks where the frontage is.

B. Lord states that this was all deeded to this lot. When this was done through Land Court, it was owned by a gentleman by the name of Fluette. Apparently, Mr. Fluette and the developer did not get along with each other so the developer attempted to divide the property to bring the road away from Mr. Fluette's property so that Fluette wound up with no frontage. This whole thing was separated away from it so there was no frontage for this property at all. When it went to Land Court, apparently the Land Court Judge insisted that they provide frontage to that property.

EM asks where the copy of the variance is. He asks if the variance was given to build a duplex.

B. Lord responds that yes, they received a variance to build a duplex.

EM thought it was going to be a single family.

EM makes a motion to sign the 81-P. He asks if this is considered two 81-P plans.

B. Lord responds that it is one 81-P with two plans which shows one in Land Court.

EM asks if both plans are going to be recorded.

B. Lord responds that one is going to be recorded in Land Court and one will be recorded at the Registry.

JM asks why there is a reference to animal regulations.

B. Lord responds that is because Rene's son, Paul raises greyhounds.

AM seconds EM's motion.



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Unanimous vote of 4 to sign the plan (JM, AM, EN and EM).

EN makes a motion to adjourn. EM seconds. Unanimous vote of 4 (JM, AM, EM and EN).

Minutes were transcribed from tape.

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John P. Murray, Chairman

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*Anne M. Morse*  
Anne M. Morse, Vice Chairman

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*Emile W. Niedzwiadek*  
Emile W. Niedzwiadek

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Glenn E. Gerrior

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*Edward T. Moore*  
Edward T. Moore