

BELLINGHAM PLANNING BOARD
TOWN HALL - PLANNING BOARD ROOM
BELLINGHAM, MASS.

Meeting of October 5, 1967.

Members present: Francis J. Prior, Chairman
Robert M. Chase, Vice-Chairman
Gerard L. Daigle
David E. Andrews
Roland G. Beauregard

Minutes of the previous meeting were approved as read by the clerk on a motion of Daigle and (2) by Chase. None opposed.

The Mass. Federation of Planning Boards extended an invitation for a testimonial which is being held on October 17 in Dorchester for Lou Smith, a forty year member also a notice was received of the Fall Meeting which will be held in Gloucester on October 28. The Hatch Act and Water- Air Pollution will be the topics of discussion.

A bill of \$4.13 was unanimously approved for payment to Mrs. Robert Chase for telephone expenses incurred relative to the Recreational Survey.

Board members Chase and Daigle informed the chairman that they met with Gramolini at the Country Club Estates Sub. and were assured by Gramolini that Rome Ave. and Fairway Drive would be finished to the board's specifications; two catch basins will be installed at section of Fairway Dr. and Rome Ave. with a drain easement, berms installed on both sides of streets and Rome Ave. to connect with Benelli St. as planned.

On a motion of Daigle and (2) by Chase the board voted to deny the request for release of lots 1 to 15 in the Country Club Estates sub. until such time as necessary drainage and berms have been installed on Rome Ave. and Fairway Dr. to the satisfaction of the Planning Board. Vote was unanimous.

Prior opened discussion on the request of William Brummit for rezoning a parcel of land on Maple Street from Agricultural to Industrial. He said it is becoming evident that a Special Town Meeting will be held in the near future and the request for rezoning could be included on the warrant.

Beauregard said he is strongly in favor of granting the Zoning Change because the Town needs Industry.

Chase opposed the change as he feels the request was given by the applicant because it would serve his own advantage and not that of the Town. He said he feels it would be contrary to the very purpose of Zoning and could lead to future requests of the same type. He said there is plenty of Industrial land available in the Town and in the interest of people of that area, the change should not be granted.

AGP
G.L.
D.E.A.
RAB

10/5/67.

Gerard Daigle also opposed the request because being only a one or two man operation, it is not a type of Industry that would benefit the town and if granted, requests on spot zoning could become numerous.

Beauregard replied that the business could grow and progress should not be hindered. Chase replied that there would be no room for expansion.

Prior stated that the boards decision should not be based on hardship since that is the jurisdiction of the Zoning Board of Appeals.

On a motion made by Chase and (2) by Daigle the board voted to deny the request for Change in Zoning for a parcel of land 235 ft x 150 ft. on Maple St. from Agricultural to Industrial. Andrews and Prior were in favor of denying the request. Beauregard opposed the motion.

Prior said that though the board will not sponsor an act for the Warrant, the applicant still has other avenues of satisfaction such as the Town Meeting or the Zoning Board of Appeals.

A discussion was held on the request for release of lots in the Pilgrim Village Subdivision but the board finds that the lots requested for release do not exist on the plan as named and Kaplan will be contacted by the board to rectify the error.

An EXECUTIVE SESSION was called by the Chairman.

A copy of a letter from the Dept. of Public Utilities forwarded by the Selectmen was discussed. The Dept. states that Campanelli Development Corp. d/b/a as Pinewood Builders, Inc. has constructed Lisa Ann Drive over an Algonquin Gas Trans. Co. pipeline in violation of the Department's rules and regulations, requiring the installation of a casing and specified depth. Two letters alledged to have been sent notifying both boards of the violation have not been located. The Planning Board will request copies of the letters said to be dated October 18 and December 19, 1963. End of EXECUTIVE SESSION.

In other business the chairman informed members that Budget Sheets are due December 10.

On a motion made by Chase and (2) by Andrews, the Planning Board will not hold a meeting on October 12, a Holiday.

Meeting was adjourned at 9:40 P.M.

APPROVED AS READ:

Francis J. Prior
Gerard L. Daigle
David E. Andrews
Poland H. Beauregard

Respectfully submitted,
Joan M. Giard
Joan M. Giard, Clerk