

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

Regular Meeting of February 15, 1968. ALSO
PUBLIC HEARING ON PROPOSED CHANGES TO THE ZONING BY-LAWS.

Regular Meeting was called to order by the chairman at 8:00 P.M. Regular order of business was dispensed. There were no objections.

Benjamin Ferigno of HILLSDALE ESTATES subdivision was present at the meeting and informed the board that they are now in the process of completing Overlook Drive and Little Tree Lane and requested Planning Board release of these streets so that construction may begin. The board requested monies in the amount of \$42,500.00 be deposited in escrow in a bank book made out to the Town of Bellingham and stipulated that a two year time limit be set for the completion of streets and drainage. Ferigno said that a letter would be forthcoming from the Northeast Federal Savings Bank.

Charles Lynch representing Sanford Construction Co. requested deletion of three water valves as shown on the original plan in the PILGRIM VILLAGE subdivision. To be deleted are one on each of two turn-arounds and one in the cluster of three at the intersection. He said approval of the proposed deletions was already granted by the Water Comm. The board said it had no objections to the deletions but requested a letter from the Water Board stating their approval.

The board adjourned to the down-stairs meeting room and the PUBLIC HEARING on the PROPOSED CHANGES TO THE ZONING BY-LAWS was called to order by Chairman Francis Prior at 8:30 P.M. About eleven residents were present. The clerk read the notice as advertised and the chairman opened discussion on the proposed changes.

Norman Trottier expressed concern because he said he is now using two trucks and parks and unregistered one for future use, located in the residential zone. He felt the proposed amendment to Section 2400 was in opposition to small business since it would not allow for expansion. Prior said since he is already in business he could continue to park the number of trucks as parked on the effective date of amendment.

Norman Arnold questioned the purpose of this Article and Prior informed him that the Article's purpose was to keep excess vehicles from the residential area and to limit commercial development in that zone. Arnold felt the amendment

JP
RMC
"GLD"

(continued) 2/15/68.

would not be fair to residents who have lived here for years and are already in business. Prior said many complaints had been received about the parking of trucks in the residential area and therefore the article is being presented to the people who can voice their opinions favorably or otherwise.

William Rosborough of Hartford Ave. said he operates several trucks in three states questioned how the town could check on the original number of trucks in such cases. He said he is in the agricultural zone and has an expanding business. He objected to the need of a special permit to park any new trucks and said the purchase of Industrial land in the Route 495 area was priced too high for the small business man to afford.

Donald Thayer present at the Hearing was informed that the Commercial Zone would not be limited to the number of trucks that could be parked.

Prior reviewed the remainder of the articles with their proposed changes. There was no further opposition from those present.

In discussing CLUSTER DEVELOPMENT, Donald Thayer asked why the lot size was increased to 40,00 square feet and not 30,000 since he felt the excess areas would not be properly maintained. Robert Chase explained that in Cluster Development the builder could construct the house on a smaller lot and leave the large portions of sub-satisfactory land for larger drainage areas, thus getting away from sewage problems which plague the town. Only developers with parcels of ten acres or more would be allowed to contemplate Cluster Development. Prior added that practically all residential land is already planned for building and now mostly agricultural land is remaining which necessitates proper planning and regulating for the good of the town.

There being no further questions from those in attendance the Public Hearing was adjourned at 9:30 P.M.

Members of the board resumed their meeting in the Planning Board Room. Minutes of the previous meeting were approved as read by the clerk on a motion of Daigle and (2) by Chase.

Prior stated the Proposed Amendments to the Zoning By-Laws would go before the Town Meeting as presented in the Warrant unless any statements of a substantial nature are forthcoming in which case another Public Hearing would be held.

Advertising bills to the Milford News and Woonsocket Call were approved for payment. Meeting adjourned at 9:45 P.M.

APPROVED AS READ:

Francis Duro
Robert Chase
David L. Dorell

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