

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

PUBLIC HEARING - CLUSTER ZONING.
February 13, 1969. ALSO REGULAR MEETING.

Members present: Francis J. Prior, Chairman
Gerard L. Daigle, Vice-Chairman
Michele S. Parisi

The Public Hearing on Cluster Zoning was called to order by the chairman at 8:15 P.M. Notice as it appeared in the newspapers was read by the clerk. The board unanimously agreed to dispense with the reading of the article. Only two persons were present, David Doyle and Edward Barrett.

Doyle expressed concern that to adopt Cluster Zoning would permit the use of lots that do not conform to Zoning Regulations and the use of otherwise unusable swamp land. Prior explained that the town has mostly agricultural zoned land left wherein 40,000 square feet requirement would still apply. The builder would be permitted same size lots as residential but the remainder of the land would be designated for recreational areas or open space.

Parisi read and explained Sect. 3610 and 3650 of the Article.

Prior said he knew of two areas that had adopted Cluster Zoning, namely, Amhurst, Mass. and Maryland. Both are working satisfactorily, he said.

The wording of the Article as approved at the last years Town Meeting did not meet with the approval of the Attorney General, therefore, it is again being presented before a town meeting.

Two boards are involved with the required Special Permits. The Zoning Board shall transmit a copy of the plan and the application to the Planning Board and the Planning Board must then issue a report thereon.

There being no further discussion, Public Hearing was declared closed at 8:45 P.M.

REGULAR MEETING was then opened and called to order by the chairman.

Vincent Thayer discussed an area on Depot Street, between Rose Ave. and Hercules Cement Co., involving Agricultural and Industrial zoned land. He said he wishes two house lots, having a total frontage of 180 feet. Board advised him

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to apply to the Zoning Board of Appeals to build on under-sized lots.

Discussion was opened on the recommendation for acceptance of Bliss Road and Indian Run Rd. Present were Mr. & Mrs. Laferriere, Mr. & Mrs. Caron, Mr. Henderson and Mr. Whitehouse. Prior informed them that the acceptance of streets by the town required a Public Hearing to be called by the Selectmen. The Planning Board feels that it can not recommend acceptance of streets unless proper procedures for a Public Hearing are followed. Those present were informed that releases of all rights in the street must be obtained from persons on both sides of the street.

Caron asked when these new procedures came into effect and was informed that Town Counsel learned of these proper procedures at a State Seminar last summer and consequently informed the Selectmen of their duties. Those present said they would again petition the selectmen for a Public Hearing.

A bill of \$1.80 for 2 packages of thesis paper was approved for payment.

Meeting adjourned at 10:15 P.M.

APPROVED AS READ:

Frank J. Paris
Gene L. Doyle
Middle L. Paris

Respectfully submitted,

Joan M. Giard
Joan M. Giard, Clerk