

BELLINGHAM PLANNING BOARD
TOWN HALL-PLANNING BOARD ROOM
BELLINGHAM, MASSACHUSETTS

Regular Meeting of April 22, 1971

Members Present: Sergio Rotatori, Chairman
Gerard L. Daigle, Clerk
Joseph G. Cortese
Timothy J. Hannigan
James E. Hart

Chairman Rotatori opened the meeting at 8:00 P.M. and dispensed with the regular order of business. No objections.

Roger Cournoyer presented a preliminary plan of land off North Street. After discussing the plan with the Board Members Cournoyer will draw a plan showing two lots for the Board's approval.

Anthony Ozella representing U.L. A., Inc. of Medway presented a plan of land on the east side of Taunton Street, Approval Not Required. Required frontage on both lots were met although Herr suggested that the building inspector might want to check Lot 2 to be sure 90% of the land required is high and dry. Cortese suggested that Ozella make the common driveway double in normal width. Plan was approved on a Hart-Hannigan motion, with Rotatori and Daigle in agreement and Cortese opposed.

John Potter presented a plan of two lots off No. Main Street and three off Temi Road. Approval not Required. On a Hannigan Cortese motion the plan was unanimously approved.

Town Counsel Ambler presented a plan of land containing approx. 6 acres near Silver Lake and being located easterly of Pumping Station #1 and a plan of land containing approx. 3.4 acres off Pine Grove Avenue located northerly of Pumping Station #3. Approval Not Required. Both plans were unanimously approved on a Hannigan-Daigle motion.

A date of May 13th at 8:30 P.M. was set to hold a Public Hearing to rescind present earth removal bylaws and insert a new set of bylaws.

Steve Pflug of Laurel Land informed the Board that the developer of Hillsdale Estates did not install monuments as required. Since the roads have already been released Board members felt there was little that the Planning Board could do unless Overlook Road would come before the Board to be finished. The Board of Selectmen could be asked to seek an appropriation to install the monuments. Rotatori will contact Ferigno to see if the situation can be cleared up.

Hannigan questioned Consultant Herr about the definition of service in a business zone would be. Herr suggested that if

S.R.
G.L.D.
J.E.H.

all the vehicles would be kept inside the buildings, the site would not be defined as a service area. Herr suggested the company in question write down what they intend doing with the land. Herr could then determine if the use was allowable in a business district. Land in question is located off Hartford Avenue near Rte. 495.

Minutes of the April 8th meeting were unanimously approved as read on a Hart-Cortese motion.

Planning Board policy on requests for zoning changes was discussed. On a Hart-Cortese motion it was the unanimous vote of the Board to adopt the following:

In the event that any land is rezoned from Residential or Agricultural to Multi-Family, Business, or Industrial District on petition rather than on Planning Board initiative, and no construction takes place on that land within two years of the effective date of the rezoning, the Planning Board will initiate actions to return the land to its previous zoning unless 1) The rezoning was an extension of an existing district or 2) The Planning Board finds in its original recommendation that locational considerations render the location unsuitable for its previous zoning category.

Apartment Zoning and Subdivision Changes were discussed with Consultant Herr. The phone and electric companies will be asked what they think the implications to the Town would be if underground wiring were required for apartment subdivision.

Herr showed the Board a loose-leaf book containing all the proposals and recommendations made by his office throughout the year. Approximately 50 copies will be made out to be sent to the various interested departments in town. There will be no extra charge to the Board.

Meeting was adjourned at 10:25 P.M. on a Hart-Cortese motion.

APPROVED AS READ:

Respectfully Submitted:

Severo R. Cortese
Gerard L. Daigle
James C. Hart

Gerard L. Daigle
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Clerk