

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

Regular Meeting of August 26, 1971

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

Chairman Rotatori opened the meeting at 8:05 P.M. and dispensed with the regular order of business. No objections.

A plan of land containing 40,000 sq. ft. situated on the north-erly side of Elm Street belonging to Angelo and Clara A. Padula was presented to the Board. Approval Not Required. On a Hart-Daigle motion the plan was approved unanimously.

A plan of proposed multi-family dwellings off North Main Street was presented to the Board by Somerville Engineering and Clif Grover for the Boards informal review. Project will be known as Lansdowne. After reviewing the proposed plans the following comments will be made to Grover: 1) Drainage should be strengthened from a two year to a twenty year frequency storm study. 2) Plan does not reflect probable land taking on No. Main for street widening. 3) Impending changes in zoning on parking spaces requires one space per one bedroom units and two per unit for all others. 4) Impending changes in zoning would require not less than twice building height for minimum front yard, and to contain no parking. 5) Impending changes in rules and regulations would require granite curbing conforming to Mass DPW specifications for type VB curb where street frontage averages less than 100 feet per dwelling unit. Project will be developed by the Lansdowne Development Corporation which has units on Rte. 138 and 106 in Easton. Financing would be conventional with possible FHA approval. Street going between No. Main and High Street would remain a private way. Two and ~~ones~~ bedroom units will be built. 100 units are planned to be built with a possible total of 420 units. Street will be 60' wide with a 10' wide island.

PUBLIC HEARING - RULES AND REGULATIONS

Chairman Rotatori opened the public hearing on the proposed new rules and regulations governing Subdivisions at 8:30 P.M. Secretary read the notice as it appeared in the papers. Two interested persons attended. Consultant Herr explained that most of the revisions were technical clarification in words. A number of changes were made in the requirements. Storm design was changed to a 20 year study, provisions were added regarding grade of slopes so that surface water from roads would not go onto property owners' driveways, unsafe activities are to be reported to the Board by the Building Inspector, area has to be cleaned up before sale of lot, underground wiring will

S.R. Rotatori
J.G. Cortese
J.E. Hart

August 26, 1971

Page -2-

required, cost of professional engineering services would be billed to the developer, Board would be allowed to rescind its approval in the event that the plan fails to develop after a 7 year period, curbing is to be installed the full length of the street, the number of parking units per dwellings was increased and also some changes in languages was made. ~~Herr made a motion to close the public hearing at 8:45 P.M.~~ Lloyd Rhodes asked why granite curbing was not required as it might prove cheaper over a number of years. It was pointed out that granite would be required in multi-family projects, but it is a costly project if the Town was required to follow it. Daigle said he would see if an estimate of the two costs of curbing could be made covering a ten year period. On a Hart-Cortese motion the public hearing was closed at 9:15 P.M. Unanimous.

Herr presented a copy of the Land Use map for use by the Dump Site Committee.

Proposed amendments to the zoning by-laws on Zoning Agent Appointment, Town Houses and Apartment zoning changes were discussed between the Board and Consultant Herr. A date for public hearings on the three above proposals was set for September 23rd. Town Houses at 8:30 P.M., Apartment Zoning Changes at 9:00 P.M. and Zoning Agent Appointment at 9:30 P.M. Creating a Low Density Residence District will be further discussed and a public hearing date set for the future.

On a Daigle-Cortese motion the proposed rules and regulations governing the subdivision of land as revised on July, 1971 was adopted with the following revisions. 1) Section II Definitions, Collector Street homes changed to dwelling units 2) Section III Procedure for the Submission and Approval of Plans General, either the Registry of Deeds or the Land Court changed to read at the Registry of Deeds or registration with the Land Court. 3) Section 33.22 Section V changed to Sec. 34.5. Herr will make the necessary changes and send copies of the new regulations for certification by Town Clerk to be sent to the Registry of Deeds and to the Land Court.

Minutes of the July 22nd meeting were unanimously approved as read on a Cortese-Daigle motion, unanimous.

Minutes of the August 12th meeting were unanimously approved as read on a Daigle-Cortese motion, unanimous.

Meeting adjourned at 11:35 P.M. on a Cortese-Daigle motion.

APPROVED AS READ:

Respectfully Submitted,

Gerard L. Daigle, Clerk

James P. Hart
Joseph S. Cortese
John H. Hanger