

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

Regular Meeting of October 14, 1971

Members Present: Sergio Rotatori, Chairman
Gerard L. Daigle, Clerk
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.

PUBLIC HEARING - EARTH REMOVAL PROPOSED AMENDMENT

Chairman Rotatori opened the public hearing on the proposed amendment to the Earth Removal by-law, as sponsored by Town Counsel Ambler. Secretary read the notice as it appeared in the papers. There were no objections voiced. Hearing closed at 8:03 P.M. on a Hannigan-Hart motion, unanimous.

Minutes of the September 23rd meeting were unanimously approved as read on a Hart-Hannigan motion, unanimous.

Henri N. Bourque, Jr, 4 Auger Street presented a plan of land located on the corner of Mann and South Main St. On a Hart-Daigle motion, it was unanimously voted to sign the plan of Henri Bourque, Approval Not Required.

Hart read a letter from Consultant Herr regarding multi-family requirements for streets, utilities, and drainage and how the Town could be assured they would be built as specified. Herr related to Hart he thought a bond would be too strenuous, but the Board of Appeals did have the right to put any stipulations on a Special Permit they felt necessary. An occupancy permit as required by Section 1210 of the Zoning By-laws could be required, and no such permit be issued until the Planning Board has notified the Building Inspector that the streets, etc. serving the units have been completed to specifications. On a Hart-Daigle motion, it was unanimously voted to recommend the above to the Zoning Board of Appeals.

PUBLIC HEARING - PROPOSED AMENDMENTS TO ZONING BY-LAWS

Chairman Rotatori opened the public hearing on the proposed amendments to the Zoning By-Laws as requested by the Water Department. at 8:30 P.M. Secretary read the notice as it appeared in the papers.

Carl Rosenlund asked for an explanation of the proposed changes. Rotatori related that the Water Department had requested the amendments so they would receive copies of any proposed plans that would call for large amounts of water. This way the Water Dept. would have an idea of what the future water needs would be.

Rosenlund questioned Jean Trudel of the Water Dept. if they had any specifications for water mains or pipes. Trudel:

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replied they do have standards from their engineers, but each case has to be studied on its own merit. It would be very difficult to supply the Zoning Board with standard specifications as each case would be different in its requirements. If the Water Dept. had copies of proposed plans, when the developer called his department they would be able to talk intelligently on the plan. As it stands now, the Water Dept. is not aware of any future developments until all departments in town have approved them. Rosenlund stated he was not against the changes, but thought if they could have specifications on hand on street requirements and water mains needed per so many houses or so many acres of land it would be helpful. Trudel stated their consultants study the plans and they try to plan for twenty years in the future. Daigle stated every multi-family plan that comes in has to be considered by itself. They are all different and vary in many ways. As Highway Superintendent if he had a set of plans he might be able to see something that could be a problem in the future. He could then make his suggestions to the Board. It would be almost impossible to go by any one standard. On a Hart-Hannigan motion, it was unanimously voted to close the hearing at 8:45 P.M.

A joint meeting was set for October 28th at 9:00 P.M. with the Zoning Board of Appeals, Planning Board and Consultant Herr on a Hart-Daigle motion, unanimous.

Mr. Albert Clack of Connecticut told the Board of his plans to erect module units in the Center Estates off Center St. Plans are to build three model homes on Center Street. Plan was signed in 1965. Old drainage would be removed and new ones installed. Sidewalks would be up to the Planning Board. Clack suggested that sidewalks be eliminated on minor roads and 4' walks installed on all main roads. Daigle said it was the Town's experience that people in subdivisions want walks. Clack stated he would do all the necessary roads and concrete work and then bring in the module homes. Daigle stated either a covenant or a bond usually at \$15 per foot would be required. Trucks would still be going over sidewalks when bringing in the homes and this could cause damage. Three different models will be used with the front of the homes changed so they would not all look alike. Both three and four bedroom ranches are planned. Building Inspector Stearns will go to Crown Industries in Perryville, Connecticut to inspect the homes.

Morton Schafer told the Board he had an option to purchase a piece of land on the corner of Pulaski Blvd. and Lake St. He would like to remove the gravel off the high side of the land to bring the homes level to the road. Rotatori told him he would have to apply to the Zoning Board for an earth removal permit. Schafer stated the Zoning Board asked him to go before the Planning Board to get instructions. Daigle said the Zoning Board had the authority to give earth removal permits not the Planning Board.

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On a Hannigan Daigle motion the following bills were unanimously approved. Norfolk County Registry of Deeds, recording rules and regulations, \$82.00; Milford Daily News, \$11.10; Woonsocket Call, \$9.92; and Philip B. Herr & Associates, third quarter \$750.00.

Plan of Frank D. Thomas of Hartford Ave. was reviewed. Board of Appeals had requested Planning Board recommendation. Daigle stated there were no roads, parking spaces, etc. shown only a building. He would recommend that Thomas be required to send in a plan we could understand. Board did not know where the building is and he should be made to come in with a definite plot plan showing all buildings, drives, etc. On a Daigle, Hart motion, it was unanimously voted to recommend to the Zoning Board that Thomas bring in a plot plan showing buildings, drives, and parking spaces.

Letter was received from the Box Pond Association requesting the Planning Board recommend to the Conservation Commission that they agree to accept the provisions of the Charles River Water Shed Association study. On a Hart-Hannigan motion, it was unanimously voted to contact the Box Pond Association and request them to set up a joint meeting between the Planning Board and the Conservation Commission.

Meeting adjourned at 10:50 P.M. on a Daigle-Hart motion, unanimous.

APPROVED AS READ:

Respectfully Submitted;

Gerard L. Daigle
Gerard L. Daigle
Clerk

Super Rotatore

Joseph F. Costa

Gerard L. Daigle

James C. Hart