

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

Regular Meeting of February 22, 1973

Members Present: James E. Hart, Chairman
Sergio Rotatori, Vice Chairman-Clerk
Wilfred P. Arcand
Joseph G. Cortes

Chairman Hart opened the meeting of the Board at 8:00 P.M.
Minutes of the February 8th meeting were unanimously approved
as read on a Rotatori-Arcand Motion.

Roland Harpin and Engineer Charles Michaud showed the Board a
topo map of the proposed Harmany Estates. One wet spot was
shown that had no feed in. Water from brook will be piped
under the road so it will not upset the flow. Plan showing
area of each lot was not available at the time. Hart suggested
they return to the next meeting with the plans. Public Hearing
was set for March 22nd.

Joseph Andrews and son of Cross street asked the Board's advice
about some land he had acquired next to his own on Cross. His
intent was to join the lands together and then subdivide for
two lots. Board advised him to hire an engineer to draw up the
plan. If there was not enough footage he would have to seek
a variance from the Zoning Board. If the requirements of zoning
can be met, the Planning Board will approve the plan.

Mrs. Helen Collamati and Angela Mucciarone of the Conservation
Commission presented the Board with a Wetland Delineation Map
Mrs. Collamati asked if the Board would use the map in any
future projects to determine if they would alter the wetlands.
Philip B. Herr & Associates base map was used. The dellinations
were a composite of USGDA maps and wetlands were determined by
aerial photography flown over the town. No contour lines are
shown and Mrs. Collamati pointed out it would just be used as a
guide. Miss Mucciarone stated they would like to start on
wetlands zoning and would need another map and asked for the
services of the Planning Board's consultant. Arcand asked if
they intended to make rules and regulations for wetland areas.
Mrs. Collamati answered yes. Consultant Herr stated the
areas would have to be properly defined and there is a definite
problem in seeking out the edges. He asked if the Conservation
Commission would seek to prevent all building in these areas.
Mrs. Collamati stated what they were looking for was to have the
builder come to the Conservation Commission, make sure he
recognized he is altering wetlands, and have him file a Form of
Intent. It would not be to prevent him from building. Herr
pointed out the Conservation Commission cannot prevent a builder
from building all they can do is make him build it a certain way.
Herr stated they could look over the map and use streets or
other boundaries, but he doubted if he could get a clear map.

J.E.C.

They would be making a wetlands map that would be no more defined than the one presented. Some towns have adopted this map without definite lines. In the past when we have tried using the soils map there have been individuals that say the soils map is wrong. Cortes asked Herr if there are any federal funds available. Herr answered yes the Corps of Engineers have a program to do this but it takes forever to do. The criteria they prefer to use is flooding rather than wetlands. Herr suggested the next step would be to get a draft showing the regulations they had started and then the Board can see what the text would be and take it from there. If they think it is a good idea, we can pursue it if not then OK. Mrs. Collamati stated she would get the draft finished and return to the Board.

Herr asked if Town Counsel Ambler had made his opinion on the Rescission Form on Norma Circle. Hart stated Ambler was out of town and would ask him when he returns. Herr stated he was a bit concerned over the amount of time elapsing between public hearing and action taken.

Check was recieved from Micheal Pea and public hearing will be held on rezoning land near Hartford and Pearl streets from industrial to residential. Date of March 22nd was set, at 8:30.

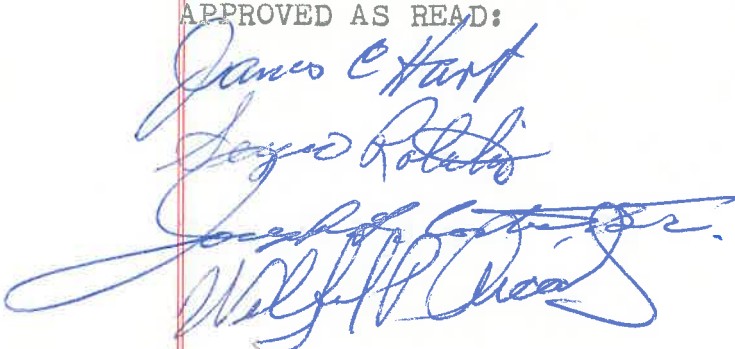
Arcand told the Board that minutes of the meetings have been copied and sent to the press and asked if the Board was aware of it. Hart stated as far as he was concerned the minutes of the meetings were open to the public. Arcand asked Cortes what his purpose was in giving the minutes to the press. Cortes stated he had checked with Town Counsel and that minutes of any public hearing were open to any citizen or taxpayer upon request, and they are the truth. Arcand told Cortes he hoped if they are to be used for political means, his name would not be used. He did not go along with having minutes of any meeting used for political means. Cortes stated it was all just a matter of public record.

Meeting adjourned at 9:30 P.M. on a Rotatori-Cortes motion.

APPROVED AS READ:

Respectfully Submitted:

Sergio Rotatori, Clerk

The block contains several handwritten signatures in blue ink. The most prominent ones are 'James E. Hart' and 'Sergio Rotatori'. Below them are several other signatures, including one that appears to be 'James E. Hart' again, and another that is less legible. The signatures are written over the 'APPROVED AS READ:' text.