

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

Regular Meeting of April 26, 1973

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

Chairman Rotatori called the meeting to order at 8:00 P.M. and dispensed with the regular order of business.

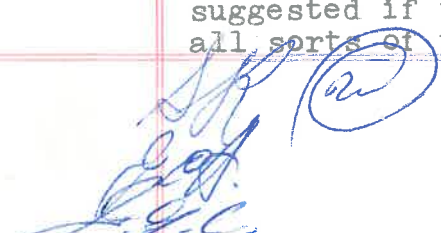
Plan of Richard A. Simeone containing 4 acres off South Main Street was presented, Approval Not Required. On a Hart-Cortes motion the plan of Richard Simeone of 4 acres off South Main St. was unanimously approved.

Howard Wilson told the Board he owned land on South Main St. opposite the Cito Station and was interested in having it rezoned to commercial. Wilson told the Board he had people who wanted to locate there. Rotatori told him the Board would be considering rezoning all of Rte. 126 from the Center to Pulaski Boulevard and it would be discussed later in the evening.

Jack McCarthy of the Silver Lake Club requested that his property and Silver Lake be changed from agricultural to business zone. The Zoning Board of Appeals has given him variances to expand the club and he can go no further. The area has always been used for business and McCarthy thought it might have been zoned wrong. McCarthy stated he owned about 100 acres including the lake and the island in the middle. He was interested in having the whole parcel rezoned. Hart suggested he come back to the Board with a description of the land and a public hearing will be set. McCarthy said he would like to act as soon as possible. A date of May 24th was set for the hearing, McCarthy will get the description to Rotatori for advertisement. Herr suggested in addition to a verbal description that McCarthy should have a map showing where the area is and also a rough sketch of what he intends to do with the land.

Board conferred with Borowski regarding the number of junk cars on both Desmarais' land on South Main St. and along the gas line on Rte. 140. Borowski will check them out. Mr. Roberts old building opposite the High School has been told to board up the building.

Rezoning of South Main Street was discussed with Consultant Phil Herr and the Board. Land Use Map of 1966 was used to pinpoint likely areas suitable for commercial use. Herr suggested if the whole route was just rezoned it would raise all sorts of problems. There was no advantage to having another



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Route 1. There were a limited number of places that would be suitable for use. Perhaps all of the places that are now operating on a non conforming basis should be taken plus the areas we think would be suitable for business. In the past a two business district had been discussed 1) where there is a high build up with small lots and 2) where business can start on fresh ground. The time might be at hand to put it into use, not after the rezoning takes place. Hart stated it would be easier to go back after it is rezoned and say we want to strengthen our regulations. He would be in favor of going for all of Rte 126 and maybe going back and place restrictions on Rte. 140. Arcand stated he thought Rte 126 should be looked at and just rezone certain area. Herr stated it would be easier to build a case on a map showing where the houses are, where the wetlands are and where business is. If you want another Rte 1 the way to get it is to rezone the whole Rte 140. He did not think a scattering of small businesses should be encouraged. An alternative should be to rezone an amount of land that would accomodate the amount of small business that you want. Hart stated he did not want another Rte 1. Herr will update the land use map on South Main Street and have it ready for his next meeting. Secretary will attempt to get the assessors maps for South Main Street from the Center to Pulaski Blvd.

Herr asked about Pearson's land that was rezoned to commercial and was told it was being used for that purpose.

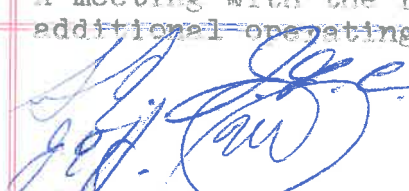
Temporary structures was discussed. Arcand stated he did not think it was fair to make the people go through a lot of aggravation just to get a permit for a temporary structure. He thought the Building Inspector was capable of making the decision. Herr stated it shouldn't be any harder for someone to put up a temporary structure than it is to put up a permanent one. Rotatori stated you might have a good Inspector now but there is no guarantee for later years. No further action will be taken on it.

Subdivision checklist will be made up with the new changes incorporated and given to the Board.

Herr suggested the time might be right for another joint meeting of neighboring Planning Boards. A date of May 26th at the North Community Building at 8:00 P.M. was set and the Planning Boards of Franklin, Milford, Wrentham, Medway, Holliston, and Hopkinton will be invited. Herr will draft a letter.

Hart showed Herr a covenant for Harmany Hill Estates and stated that Town Counsel Ambler had given his OK to the form. Herr stated a Form D should be made out, filed with the Town Clerk a copy sent to the applicant and after twenty days the subdivision could be signed.

A meeting with the Finance Committee will be requested to seek additional operating funds for the Planning Board. Finance



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Committee members who will be working the the Planning Board will be requested to attend the Board's next meeting to discuss the request.

Rotatori asked Herr if there were any rules on where maps that are to be made up for the Sewerage Study Committee would finally end up at. Herr answered it would be up to the Committee. There were no set rules.

Herr told Borowski there was a rule on the books that no building permits are to be issued until the well has been OK'd.

Cortes stated there would be an Ecology Fair at the High School on April 29th and they would like the Planning Board to participate. Cortes asked Herr if something could be written up by Sunday stating what the duties of the Board were. Herr stated nothing could be done as there was no time. Land use Map and Flood Plain Map will be shown.

Rotatori asked Arcand if he was ever recorded with the Town Clerk as representative to the MAPC. Arcand answered yes. Rotatori stated as far as the Board of Selectmen and the Planning Board were concerned Arcand is the Representative until October 31, 1973. The Selectmen cannot appoint anyone until he resigns. Arcand stated he will resign on the condition that the Planning Board receive a letter from the Selectmen stating the Planning Board will make the appointment, otherwise he will not resign. Rotatori stated the Board felt the representative should be from the Planning Board.

APPROVED AS READ:

Respectfully Submitted

James E. Hart, Clerk

Severo Rotatori
James E. Hart
Joseph E. Cortes
Walter J. Arcand