

BELLINGHAM PLANNING BOARD
BELLINGHAM HIGH SCHOOL

Regular meeting of April 11, 1974

Members Present; Sergio Rotatori, Chairman
James E. Hart, Vice Chairman, Clerk
Joseph G. Cortes
Francis Forte
James McElroy

Minutes of the March 28th meeting were unanimously accepted with corrections on a McElroy-Hart motion.

Minutes of the April 1st meeting were unanimously accepted with corrections on a Hart-McElroy motion.

On a Hart-McElroy motion the following bills were unanimously approved for payment: Woonsocket Typewriter, repairs \$65.98
Barry T. Hannon, Register of Deeds, \$6.00

Letter was received from the IDC requesting a listing of all industrial land owners and number of acres owned. Accessors are currently in the process of complying such a list and IDC will be so advised.

Secretary reported Mrs. Gulick of Susan Road had requested information on when sidewalks would be installed on Susan Road as she was planning on doing some landscaping work. Board holds a bond for \$84,000 for any uncompleted work. Rotatori suggested Mrs. Gulick be told the board had no means of knowing just when the work was to be done, but most likely they would not be installed before September.

Board discussed a proposed driving range on residential land off Mendon Road with Zoning Agent Henry Borowski. Rotatori stated the owners were uncertain whether to rezone the land or go for a special permit. McElroy pointed it would not even be allowed under a special permit, but there were no sections of the by-laws that could not be varied by the Zoning Board.

Rotatori again complained to Borowski regarding Desmarais Body Shop on South Main Street, stating he was running nothing but a junk shop. Borowski stated he had talked to Chief McLinden regarding the situation and that most of the cars are on Stivaletta's land and the owner did not want them on his land. McElroy stated that Stivaletta is responsible for his land and since it is his land he is responsible for the illegal cars. On a McElroy-Cortes motion the Board voted unanimously to file a formal complaint with Chief McLinden and ask him to take action to have the cars removed.

Rotatori told Borowski there was illegal filling in of the brook on Rte 140, Borowski told the Board he had informed the Conservation Commission about the situation, and that George Chapman was going to look into it.

~~Fernand Dalpe and Gerard Marchand gave the board a covenant cov-~~

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ering Bakeville Estates. Board will check out the covenant with Town Counsel and if OK the Board will sign final approval of the plan.

Borowski told the Board he had visited Carrier of State Line Fence and that Carrier wanted a registered letter signed by the Board members stating their action at the March 28th meeting in refusing to refer him back to the Zoning Board. Rotatori stated the vote was a matter of record and that the letter did not have to go by registered mail. Board members signed the letter and Borowski will give Carrier 14 days from receipt of the letter to allow him time to remove the trailer.

Borowski asked the Board's advice on a lot that came under the grandfather clause that did not have the necessary frontage and was on a main street. The owner wanted to build the house facing a right of way rather than the street. Hart stated the owner had the right to face the house any way he wanted. Borowski agreeded.

Board and Borowski discussed a shop on Lake Street. Borowski stated the shop had changed hands a number of times and now a body shop was going to be coming in from Woonsocket. McElroy stated a person cannot change a non conforming use without a special permit. Borowski stated the business that was in there before was a body shop repair. McElroy suggested that Borowski check with the Town Clerk or the Register of Deeds to see if a variance was ever given out. Rotatori told Borowski that the state would have to inspect it. Borowski stated that Fire Chief Thayer will have to check it first.

McElroy officially welcomed Francis Forte as a member of the Planning Board.

Meeting adjourned at 9:25 P.M. on a McElroy-Cortes motion.

APPROVED AS READ:

Respectfully submitted:

Severo Rotatori
James E. Hart
Francis O. Forte

James E. Hart, Clerk