

Bellingham Planning Board
Bellingham High School

Regular Meeting of April 25, 1974

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

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

Frank Thomas of Hartford Avenue told the Board he was looking for the linen of the plan of his land. Secretary will check the files at Town Hall.

Mario Rovedo of Beech Street, Franklin presented a plan of land showing three lots all having back portions in Bellingham. Lot 1 with 9.39 acres in Bellingham, 11.49 in Franklin; Lot 2 116,794 sq. ft. in Franklin, 13,888 sq. ft. in Bellingham; Lot 3 101,236 sq. ft. in Franklin, 29,444 sq. ft. in Bellingham. McElroy expressed concern about endorsing the plan since the requirements of Franklins' by-laws were not known. Consultant Herr cited Sec. 2140 of Bellinghams' by-laws stating if a lot is split by town lines the lot would be treated as if the whole lot were situated in Bellingham. Plan of Mr. Rovedo of Beech Street was unanimously approved on a Cortes-Hart motion.

Mitchell Adams presented a plan showing changes in Oak Woods drainage plans. Letter was received from Highway Superintendent Daigle stating he has OK's the proposed changes. Adams proposed to change the pipes from concrete to metal. A new drainage system was proposed with seepage pits. Herr stated he was in favor of this type of system because it puts the water back into the ground where the rain would put it. Sedimentation is the problem in the system. In this case if the top portion would fill in with sand the water would flow some 100' on No. Main St. and would get caught by two catch basins. In this case, the system would be relatively risk free. Adams also proposed to have an open ditch in back of the parking lot. A drop of at least 2' is involved. Rotatori stated that was the most dangerous spot right in back of a parking lot; a spot where children would be playing. Adams stated it would mean a savings of about \$2,000. Letter was shown from Engineers Dana Perkins stated that the amended drainage network is functionally equivalent to the concept approved by the Board a short time ago. Board was in agreement they would not approve an open ditch. Adams suggested they install a fence. Rotatori stated the kids would just climb over it. Herr suggested the board could accept the revised scheme at the eastern parking lot which is to be basically as originally approved but omitting catch basin #12 replacing drain manhole #10 with a catchbasin, and substituting 18" ACCMP for 18" RCP. On a McElroy-Forte motion the board voted unanimously not to sign any letter until the revised plans

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are drawn up.

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Letter was received from Zoning Board stating that Cross Development Trust was asking for a Special Permit for Cluster Zoning on Hartford Ave & Hixon Rd., zoned agricultural. Public Hearing at 8:30 on May 16th. Plans were submitted. Wilfred Arcand stated the Highway Dept. was having problems with drainage in that area flowing from Hartford Ave. into the Wethersfield section. Forte suggested the Board get together with the Sewerage Study Commission. No catch basins were shown for the corner of Hixon Rd. Total land involved is 58 acres with 24.5 acres for conservation purposes in the back. Letter will be sent to Schofield Brothers asking them to attend the May 23rd meeting to further discuss the plans. Letter will be sent to the Zoning Board requesting they continue the public hearing to allow the Board additional time to study the plans and make their recommendation. Herr will take the plans and make his suggestions.

Morton Schafer of South Main St. suggested the Board might consider rezoning South Main Street from Chestnut St. north to approximately North Street for business zoning. The land in this section is relatively level and residential land not quite as dense. Seven business are already located in the area, and he has had numerous people inquiring about his land, but insist the land be rezoned before talking seriously. Rotatori suggested the seven business men effected should get together and ask for a public hearing and place it on the warrant. Hart stated the Board backed the rezoning at the last town meeting and did not get the support of the business men involved. Mc Elroy stated if the backers really wanted the rezoning they would have to muster up the supporters. Forte stated he thought the general feeling of the people in town was that they had already rezoned enough commercial land. Schafer stated he would talk to the men involved and get back to the Board. He requested the reporter not to play up his talk with the Board, stating this was just an informal discussion. Herr stated he did not think there was anything wrong with a business man looking after his own interests. The bigger the rezoning the better chance there is of having it defeated. Schafer stated he always felt it would be spot zoning. Herr stated the issue of spot zoning was very complicated, and probably not an issue.

Letter was received from Guerriere & Halnon enclosing a preliminary layout of a proposed industrial subdivision located at Route 495 and Farm Street. Views and comments were requested as a client had an option to buy the land. The Board and Herr reviewed the plans and agreeded a letter would be sent stating the land appears to be extremely wet and in conflict with conservation regulations. The relationship of the proposed street from Farm St. is not clear from the drawings. Also before a deadend of this length could be approved, there would have to be some assurance that at some recognizable point in the future the adjoining property of Varney's would be developed to provide for further development.

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Arcand informed the Board that the Selectmen had received notice from Ambler that Med and Lizotte are not approved streets. According to Ambler the notice of town meeting was not posted and so the meeting that approved the two streets was not legal. Planning Board had signed a plan on Med Street after being informed by the Town Clerk the street had been approved by the Town. Herr stated the Board had endorsed the plan based on the incorrect premise that it was a legal way. At issue is the cost of improving the street. If the owner would go along with having it as a private way and would be willing to make the improvements himself there would be no problem. Herr suggested Ambler be consulted to see if the Board could write the Registry a letter stating the plan was signed based on incorrect information. If this could be done then the owner could be asked to meet with the Board and it could be suggested if he would be willing to have it as a Private Way the Board would not send a letter to the Registry regarding the plan.

On a McElroy-Hart motion a bill in the amount of \$750.00 to Philip B. Herr was unanimously approved.

Meeting adjourned at 11:00 P.M.

APPROVED AS READ:

Respectfully submitted:

James E. Hart, Clerk

Suzanne Rotelande

Joseph B. Hart

James E. Hart

Francis Q. Felt