

BELLINGHAM PLANNING BOARD
Bellingham High School

Regular Meeting of May 9, 1974

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

Chairman Rotatori called the meeting to order at 8:15 and dispensed with the regular order of business.

Mitchel Adams submitted revised plans for the storm drainage system at Oak Woods as outlined in the last meeting. On a McElroy-Hart motion the Board voted unanimously to accept the revised drainage plans dated "Revised May 3, 1974" for Oak Woods on North Main Street.

Carlo Musto requested release of the lots on the extension of Newland Avenue stating the roads was completed and the sidewalks were to be completed the following Monday. Highway Superintendent Daigle had inspected the road and given his approval. Musto wanted the Board to release the lots and just hold back some money until the sidewalks were in. Rotatori suggested he wait until the sidewalks were in then the Board would inspect the work and if everything was OK the Board would release the lots before the next Board meeting. Musto agreeded to this.

Board met with Henry Borowski, Zoning Board members James Brennan, Jim Gallagher, Richard Sonier, Sam Seay, Conservation members Chester Hood and George Chapman, Selectmen Joseph Spas and Wilfred Arcand to discuss cluster zoning. Chapman stated he had walked the Hixon Road-Hartford Avenue area where the proposed cluster development was being proposed. He had found three areas that were wet, a water retention area approximately 250' X 150' in diameter and a swamp area crossing under the road. There was a wide area of wet lands in the back. None of the water was running off the lots towards Hartford Ave. Forte stated the Sewerage Study Commission was studying areas where zoning would be made according to what the lots could hold. He suggested the Zoning Board met with the Sewerage Study the following Wednesday to get their views. Hart asked the Zoning Board to continue their hearing until Herr could get back with his recommendations. Sonier stated he was going to question the developer if he could put as many houses as he is proposing on a conventional subdivision plan. Brennan stated that his board would not act against the Planning Board decision. Hood stated we were defeating our own purposes by allowing 20,000 sq. ft. lots and would be having trouble with the septic systems, as all the waste would be concentrated in one area. McElroy stated the sq. footage did not make for problems it is the soil that determines this. If the Board of Health does not think a particular lot can handle it they do

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not issue a permit for that lot. Rotatori asked what they felt about cluster zoning itself. Gallagher stated he was impressed with the idea. Forte stated the intent of cluster zoning was to have land donated to the town. If a man buys 50 acres of land, builds on 25 and then donates the remainder of the 25 acres that are swampland it is not doing the town any good. Hart stated they had intended to have some of the vacant land right next to the houses, like in a town house development, but it was defeated at the town meeting. Sonia asked what the Board would like done to the vacant land, would it be deeded to the owners of the houses or deeded to the town. Hart said he thought the people who were buying the homes should own the land and pay taxes. McElroy stated the town would be getting tax money if the home owners owned the land. Chapman stated this could be a place for people to go swimming and did not think the town would hurt as far as missing out on tax money for the land. If the land would be put under the Conservation Commission, no one could build on it and it would be open for all the townspeople use. The State has recommended that the conservation people get a portion of land near Beaver Pond. A question came up regarding how close to the pond the land actually went. Gallagher stated he thought it might be a low and a high water line. McElroy stated it was probably a right of way around the pond. Chapman stated the Conservation Commission could get an easement to the pond if necessary, and the right place for the vacant land was with the Conservation Commission.

Morton Schaefer approached the board about getting a portion of South Main Street rezoned to commercial. He stated he had contacted the businessmen involved and only Cronin Donuts was sitting on the fence. All the rest were for the rezoning. He stated interest was again being shown in his property, because of the location of the land, the feasibility of low construction costs, and the location of a gas line that has a diverting station which can be used as an energy source. The development would involve a horseshoe road coming out opposite Chestnut Street and involving some 40-50 acres. Water can be taken from Center Street and this would give the Water Dept. a chance to loop their system to South Main Street which would be very desirable from their point of view. Drainage would run into a small pond and eventually into a $1\frac{1}{2}$ ' deep by 5' wide brook. Schaefer asked if the Board would take the initiative in getting the zoning. McElroy stated the Board does have the right to call for a hearing but in this particular area, he would like to see the businessmen themselves take the initiative and get the necessary signatures. Schaefer stated he would do this.

Borowski talked with the Board regarding Grover on No. Main St. Rotatori told Borowski Grover stated he would only be living in the new building 6-7 months of the year, not all year around. If he wants to live in it permanently he has to come back to us. The Board instructed Borowski not to issue him an occupancy permit until he comes in with a new plan.

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McElroy pointed out to Borowski that Carrier had his trailer back. Hart stated he did not have any right to have it there. McElroy stated he has to either have a cab on it or remove it. He was also violating the sideline law. Borowski was asked to see Carrier again.

Borowski told the Board Desmarais was removing cars off the land on South Main Street, and that they have until the 21st of May to satisfy the Zoning Agent everything is removed or he will be charged with trespassing, having unregistered vehicles and cutting up cars without a Class III license. McElroy stated he has to have a license if he has a junk yard, grandfather clause or not. Borowski stated he would get him to clean up Stivaletta's land and then go after him about his own land.

Hart pointed out that cars are being repaired next to the water tank on South Main Street. Borowski stated he would look into it.

Lake Street was discussed. Selectmen stated the applicant was to get a hearing time and then he has to go before the Zoning Board of Appeals for a variance. Rotatori told Borowski he has to have a state inspection and doubted that it would ever pass inspection.

On a Hart-McElroy motion, meeting was adjourned at 10:20 P.M.

APPROVED AS READ:

Respectfully submitted:

James Rotatori
Joseph E. Corti
James E. Hart
Francis G. Forte

James E. Hart, Clerk