

BELLINGHAM PLANNING BOARD
Bellingham High School

Regular Meeting of May 23, 1974

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

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

Attorney Oscar Ryan of Blackstone presented a plan of land off Lake Street of an existing lot which had never been recorded. Area zoned agricultural. Ryan will resubmit the plan. Lot was divided by a brook which seemed to indicate two lots and a description on the bottom of the plan indicated two lots. Ryan stated the plan was for just one lot. Total square footage did not add up correctly. Rotatori advised Ryan to have the solid line eliminated at the brook replacing it with a broken line, and to have the correct footage indicated.

Morton Schafer, Richard Sonier, Raymond Vallee and Chester Hood presented a petition of approx. 75 signatures requesting the rezoning of a portion of South Main St. from Agricultural to Commercial starting at the property of Richard Sonier up to Bel-Air Gardens to a depth of 200' then southerly to and including land of the Schafers' to a depth of 1500'. Dimensions to be altered at the discretion of the Planning Board. Schafer stated the rezoning was immaterial to Cronin at this time. Walsh was not anxious at this time but would be willing to sell his home to be used as an office building. Herr asked about the status of the maps being prepared by the Sewerage Study Commission. Forte stated they were not definite at this time, but could be of some help. Secretary will request the loan of maps of this area from the Study Commission. Herr stated there has been some talk that a mistake had been made by rezoning the multi-family land, which is right next to Schafer's land. Schafer stated his land has no wet lands except near the brook. Rotatori stated the brook flows right into the Green Acres area where there is already a drainage problem. Schafer stated if a problem did arise on the drainage he was willing to create a holding area on his land to regulate the flow of the brook at a normal rate. This would not be impossible to do or expensive. Rotatori stated water from Center Park Estates is washing away several houses in the Acres area and it would help if the water could be directed into the brook. Roger Belanger has been contacted and is willing to go along with whatever we say. Schafer stated his prospective customer feels he needs at least 40 acres. Vallee stated his land goes back 860' up to and beyond the brook. Schafer stated if the brook was to be used as a boundary he would be able to use his back land by coming in from Center Street. Forte stated his only criteria would be to act in the best interest of the town, and will vote for it if it is to the town's benefit. Donald Horan stated he had been

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appointed as the delegate from the Selectmen to the Planning Board. This plan seems to make more sense than the previous rezoning attempt and would be of benefit to the town in the least offensive manner. Rotatori told Schafer the Board would work on their request. Herr will contact the engineer of the Sewerage Study Commission for maps for his office.

Zoning Agent Borowski told the Board that Carrier had registered his trailer and is going to use it on his jobs.

Town Counsel Ambler advised the Board in a letter dated May 6th that the only acceptable action for the Board to take regarding Med Street approval would be to rescind the plan at the Registry. Consultant Herr stated Ambler should be asked what the proper procedure and language should be. Borowski stated he did not recall issuing any building permits. Rotatori requested him not to issue any permits and if any have been issued to revoke the permits until the matter is resolved. On a McElroy-Hart motion with Rotatori voting for and Forte abstaining the Board voted to rescind the plan of Med Steet for two lots. Forte stated the Board has no proof in writing that the street was not accepted by the Town. McElroy stated the Board was taking action on a letter from Town Counsel. Forte stated he wanted to see in writing the letter from Ambler to the Selectmen. Secretary will get a copy of the letter.

Consultant Philip Herr went over some possible revisions to the subdivision rules and regulations. Requirement for advertising in both the Woonsocket Call and the Milford Daily news will be left unchanged.

Zoning Board of Appeals, under Chapter 41, is empowered to issue permits that are being withheld by the Planning Board only if it is so stated in the by-laws. Present subdivision laws do not state this. Draft will be made up by Herr, and would come under Zoning Board of Appelas in the Zoning By-Laws. Draft will be made up stating that approval of a subdivision is automatically rescinded if final approval is not requested within 60 days after endorsement.

Stronger storm water management will be drafter. Herr stated an engineer can estimate fairly accurate how much water will be coming out a development. McElroy stated this should be proposed in both the subdivision and zoning by-laws.

Herr stated a lot of towns were charging a filing fee for subdivisions and are collecting enough to pay for engineering costs, time for the Highway Superintendent, Town Counsel, Building Inspector, etc. Draft will be made up.

No provision is made for lots that have frontage on ways that existed before subdivision laws but are not on a public way. McElroy stated they are usually referred to the Zoning Board. Drafts will be made stipulating any subdivision with so many lots would have to have more than one egress. After a development is completed a certificate from a registered professional engineer would have to be issued stating that all work was done in accordance with subdivisional rules.

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Cluster Development on Farm and Hixon Road was discussed. Forte stated it looked to him as if the developer is giving the town swamp land. The Sewerage Commission is saying it would depend on the land as to how much area each lot should be. Herr asked if it was of concern that people will abuse the land and take advantage of the laws. McElroy stated certain portions of the vacant land should be useable. Herr will take a look at the whole cluster development section.

Herr stated there was a movement in Blackstone to construct a new road along the old New Haven Railroad bed from Rte. 122 in Blackstone, which would come through Bellingham on South Main Street. Funding would be made by a state agency for the entire total cost. Blackstone officials will be getting in touch with the various boards in town.

Meeting adjourned at 10:45 P.M. on a Cortes-McElroy motion.

APPROVED AS READ:

Respectfully submitted:

Serge Rotatori

Joseph P. Cortes

James E. Hart

Francis O. Forte

James E. Hart, Clerk