

BELLINGHAM PLANNING BOARD
SELECTMEN'S ROOM - TOWN HALL

Regular meeting of June 27, 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.

Correspondence was reviewed. On a Hart-McElroy motion the following bills were approved for payment:

Boston Blue Print Company, 300 copies street maps...\$29.70
Bellingham Post Office, P.O.Box #43 July, 1974-75 ..\$5.80
Bellingham Post Office, Post cards, stamps...\$14.00

Morton Schafer appeared before the Board to bring them up to date on action taken by him regarding the rezoning of South Main Street to commercial zoning. He stated he had been in touch with the Conservation Commission in Walpole, U.S. Dept. of Conservation and had asked them for a study as to the feasibility of a retention basin to hold any excess water and to determinewhat effect the development of the area would have to the south. Schafer was asked for maps of the area so their engineer could come up with a study. The state has reassured Schafer of their co-operation. Forte told Schafer the Board was waiting for the Sewerage Study maps to come in, and it was not a dead issue with the Board. Maps were expected any day now. Schafer will pursue the matter of the retention basin.

McElroy questioned Zoning Agent Borowski regarding the situation at State Line Fence. Borowski stated the trailer had been pulled out and then registered and returned. McElroy stated even if it was registered he is still violating the zoning laws under Sec 2400, and asked Borowski what he was going to do about it, and suggested the man be fined. Borowski stated he would go along with fining the man on the Planning Board recommendation. Hart and Rotatori agreeded with McElroy. Forte questioned what fining would accomplish, that even with fining him we could still be frustrated. Forte suggested the Board met with the Board of Selectmen and clear up the matter. Hart stated if he is taken to court every day he can be fined \$50 a day. Borowski stated he would go to Carrier and tell him it was the wish of the Planning Board to fine him and see what can be accomplished.

Cortes questioned Borowki regarding the new election signs on No. Main Street. Borowski told the Board Town Counsel has OK'd them because it is zoned business. Rotatori questioned Borowski regarding Roger Belanger's sign on Hartford Ave. Borowski stated he was pretty sure he had a permit for the sign. Hart questioned the sign because he did not own the land.

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Joseph Laplante asked under whose jurisdiction signs come under. Rotatori stated all signs except for subdivision are the responsibility of the Zoning Agent. Subdivision signs are the Planning Board's responsibility. Borowski stated that Ambler had ruled political signs erected designating the headquarters of a candidate could be erected only in a business district.

Gerard Marchand and Fernand Dalpe appeared before the Board regarding Rakeville Estates. It was agreed they would contact Highway Superintendent Daigle to set a bond to cover the sidewalks, berms and final work on the road.

Consultant Philip B. Herr presented a form which could be used for the Application for Special Permit Under the Zoning Bylaw. Herr pointed out the regular application for a zoning variance did not really apply to a special permit request. Copy will be sent to the Zoning Board of Appeals for their consideration.

Herr pointed out when Mr. Schafer was with the Board the last time a question came up as to whether or not the water retention provision was adequate. Herr gave the Board a proposed amendment to the bylaws, Storm Water Retention, which would provide better protection against stream overbrudens resulting from developments such as shopping centers. Copy will be sent to Morton Schafer for his information.

Hart told Herr there was a man who owned property that was part Industrial and part Business zoned, and wanted to divide it into industrial lots. Herr stated he can extend 30' into the other district and can anything allowable in either district as long as it meets the greater requirement.

Board met with Blackstone Planning Board members Norman Landry, John D'Angelo, Charles Bessett and Chairman John Bourgeois and Consultant Philip Herr. Herr presented a large USGS map of the entire area and pointed out the abandoned railroad bed starting at Rte 122, Main St., Blackstone and extend to South Main St., Bellingham. Herr stated the state has the first right to purchase abandoned railroad beds and they had contacted the Urban Service Systems in Boston and was told it was highly likely that the state would be willing to fund the whole system. In order for the state to give any serious consideration to the project they would require a letter from both Boards of Selectmen stating they had determined there was a need for such a road. If the two Planning Boards agreed to look further into the road, they in turn should write to the Selectmen asking them to write the state.

McElroy stated he had attended a brief meeting at the Selectmen's office and it was mentioned that the road would go right through to Franklin. This would be of no benefit to Bellingham as it would be used only as a shortcut to 495. Herr stated they were talking about an ordinary road with exits at all roads and would stop at South Main Street. He doubted if the state would be willing to spend the money necessary to go to Pulaski Blvd.

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Forte stated they understood Blackstone's desires for such a road and now wanted to get into Bellingham's side of it. Cost wise he did not feel as though Bellingham would benefit by the road and would for one not be willing to spend a lot of money. He also expressed concern about traffice on Rte 126, stating there was already a heavy traffice flow on the road at certain times of the day. A cloverleaf would probably have to be constructed near Elm and South Main Streets.

John Winship of Blackstone Street expressed concern regarding the land near Lake Street stating the land was high and near two well sites, and he understood the state wanted to hold on to all right of ways for future transportation needs.

Selectman Arcand stated he had learned from the Assessors Office there was a 100' taking from Blackstone to Old Elm Street, a 70' taking from Old Elm to Rte 126 and an 80' taking from South Main St. to Franklin.

Cortes questioned Herr if he really thought the State would pay for the whole undertaking. Herr stated he has worked with other towns on similar roads where the state has picked up the whole tab with federal money. A cost of approximately \$1,000,000 a mile was estimated.

Both Planning Boards agreeded they had nothing to lose in requesting the Selectmen to write the state asking for basic information regarding the proposed road. Herr again stated the State would insist that both towns be in agreement and it would cost nothing to ask for further information. Herr will draft a model letter and send it to the two Planning Boards for their review and they in turn can request the Selectmen to take further action.

Herr gave the Board his Planning Program for 1974-75 and stated there have been times when he has attending the Boards' meetings with little being accomplished. He explained his firm works with towns in two ways: 1) attending meetings on a fixed time as presently doing with Bellingham 2) being on call when the Board wants them.

Forte asked what his charges would be on the second basis. Herr stated they had a rate schedule which they would send to the Board. Forte stated he would like to see the cost factor per hour and asked if the Board could get a run down on the time Herr has spent with the Board and what they have done for the Board in the past year. Herr agreeded. McElroy asked Herr if they were to notify him by a certain time could the Board be assured of his coming down. Herr answered most of the time. He does have times when he is committed to other towns. Mc Elroy stated he would be concerned that the Board could not get Herr when they needed him.

Herr reviewed his proposed agenda for the coming year.

- 1) Subdivision regulations are currently being revised and first draft will be ready shortly.
- 2) Both agricultural and residential districts should be looked into and reviewed for possible zoning changes. Forte stated the Sewerage Study Commission is coming up with a study based on what the land can support and this is what he would like to see the land rezoned to, not specific zoning districts.

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J. G. C.

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- 3) Cluster developments have come up recently and the regulations should be gone over and clarified.
- 4) South Main St. zoning including concern expressed over the multi-family district should be analyzed.
- 5) Work with the Board on current planning issues.

McElroy questioned Herr if cluster developmnt could become part of the subdivision control law rather than the zoning bylaws. Herr answered no, but there is a bill in the state legislative that would allow the Planning Board to issue special permits. McElroy stated there is no requirement under the present cluster development which states that the land donated must be useable.

Arcand questioned Herr if the Zoning Board of Appeals makes a decision and specifies on the decision what has to be done and then there is a violation where does the jurisdiction for enforcing the decision lay. Herr answered with the Zoning Agent. Arcand stated there have been many occasions where the Board of Selectmen interfere and give an extra amount of time on the violation. Herr stated if the Zoning Agent comes and finds a violation, it would be perfectly OK if the Agent gives additional time to clear up the voilation. What he is trying to do is to get a remedy for the problem in the best possible way. Arcand questioned what if a variance specifies a date, does he have to enforce the date. Herr answered yes.

Discussion was held on where the Board will met during the summer months when the High School is not available. On a McElroy-Hart motion the Board voted to meet at the South Community Building during the month of July.

Minutes of the June 13th meeting were unanimously approved as read on a Cortes-Forte motion.

Letter from the Selectmen regarding the proposed town engineer was discussed. McElroy suggested Forte be responsible in co-ordinating the information requested. Forte asked that a letter be sent to the different boards in town asking how much their department spent for engineering costs how they feel about a town engineer and what benefit an engineer would be to their department.

Meeting adjourned at 10:50 P.M.

APPROVED AS READ:

Leroy Refolajo
James E. Hart
James A. McElroy
Joseph H. Forte

Respectfully submitted:

James E. Hart, Clerk