

BELLINGHAM PLANNING BOARD  
SOUTH COMMUNITY BUILDING

Regular Meeting of August 22, 1974

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

An informal meeting between Rotatori and Hart with Zoning Board Members James Brennan and Philip Gallagher and Consultant Philip Herr was held. Brennan asked the Planning Board's intention in denying a person from replacing an old trailer with a new one. Rotatori stated it was his opinion if the Appeals Board gives a variance for one they should give it to everyone. He cited a case on High St. where a variance was denied for a trailer and there is one there now and nothing has ever been done about it. Gallagher disagreed stating every case should be judged individually. A clear definition between a mobile home and a trailer was requested by Brennan. Herr stated a mobile home has no chassis and a trailer does. Brennan requested a clearer definition in the by-laws be made. Brennan also stated his Board did not feel it was clear in Section 2360 if a variance could be given there. The question of political signs on vehicles was brought up also. Herr replied that the Appeals Board can vary any part of the bylaws if the necessary requirements can be met. At the time Section 2360 was accepted it was the clear intent of the town that they did not want trailers in town. The intent of Section 2360 was once the existing trailers were bad looking enough, they would be rid of all trailers. As far as prohibiting political signs on vehicles nothing can be put in the Zoning By-laws regarding this.

Rotatori opened the regular meeting of the Board at 9:00 P.M.

PUBLIC HEARING - Browning Street subdivision

Rotatori opened the Public Hearing on the application of James DelVecchio for a subdivision consisting of three lots and a proposed street. Meeting was opened at 9:00 P.M. after determining no one left the meeting room since 8:30 P.M. Secretary read the notice as it appeared in the papers. Approximately 3 people were in attendance.

DelVecchio showed the plans and explained them. Comments were asked requested from the audience. No one voiced their opinions. Consultant Herr pointed out the following:

- 1) There was no name on the subdivision plan as required.
- 2) Lot numbers were not circled and there were no street numbers in squares.
- 3) Relation of profile elevations to USGS datum to be noted. Mean sea level is referred to on plan.
- 4) Locus plan has to be shown at 1" = 800'.
- 5) There were no 8½" X 11" plans. Should be six.
- 6) There may be a wetlands problem.
- 7) Normerly the Board would not buy just taking runoff water and dumping it in a brook. A drain easement should be shown at the end of the street. DelVecchio stated they were not

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certain of their future plans and which way the proposed road would go. Herr suggested a drainage easement be set up from the end of the street as suggested by an engineer.

8) Browning Street will have to be classified as a collector street. All streets serving a non-residential development are collector streets. No sidewalks are shown. Street layout should be 60' wide, pavement width increased to 36' plus berms on both sides. Since subdivision streets are required to be a 50' layout, this should be the minimum requirement.

9) Side lot line should be placed between Lot 1 and 2 on the street line.

10) Fire hydrant should be placed 500' from the main street. This can be eliminated if OK'd to by the Fire and Water Depts. in writing.

Public hearing closed at 9:35 P.M. on a Hart-Forte motion, unan.

Morton Schafer talked with the Board regarding the proposed rezoning of So. Main St. to commercial. State officials had studied Schafer's land and written confirmation of their study should be forthcoming. Schafer stated their report will show there is ample area east of his stone wall to contain any water runoff. A dam if being proposed 7-8' high with provisions for spill over. Forte asked if there has ever been a study done on what a shopping center would require for septic systems. Schafer stated the main problem in his area is the water runoff and not in the ability of the land to handle septic disposal. He told the board he was able to run a truck throughout his land at all times of the year. Schafer invited Forte to walk his land at his convenience. Herr pointed out the report from the Sewerage Study Committee was just a preliminary one. Forte stated his Committee was supposed to have received the first of the reports from the engineers at their last meeting, but this was delayed. Schafer stated he objected to the label of wetland being applied to his land when he knew better. Forte said he was not rejecting the land but just wanted to have all the facts and information before making a decision. The town would like to see something like this come into town. Schafer stated if the land would be rezoned to commercial he would not price it out of sight. Board agreed the retention area is a plus, and wait until a more complete report is received by the Sewerage Study Committee.

Herr told the Board he had talked to the Chairman of the Selectmen, Horan, about his firm doing a study of the future needs of the Town. There may be some useful things that his firm could do, but this is not the time to do them. Horan told Herr a meeting of all department chairmen was to be held and a study of the Police Dept. is being made. Both Horan and Herr thought nothing should be done until these studies and facts are in.

Herr pointed out a discrepancy in the zoning bylaws in the Town Bylaw book. A letter will be drafted to be sent to the Town Clerk to clear the matter up.

Proposed subdivision of DelVecchio was discussed. Rotatori stated he wanted to see the road pavement thicker than 3".

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*[Handwritten initials]*

Forte stated he would like to see at least one sidewalk, and if sidewalks are eliminated they should get something in return. He would be willing to trade off one sidewalk for the thickness of the street. Hart stated he did not see the necessity of two sidewalks. Herr stated the Board could either reject the plan because of its deficiencies or conditionally approve the plan subject to the correction being made. A new public hearing would not have to be held and it would not have to be advertised. Form C was filed on July 2nd and the Board has 60 days in which to make some sort of a decision or ask for an extension of time. On a Hart-Rotatori motion the Board voted unanimously to approve the subdivision of DelVecchio if the following conditions are met:

1. A subdivision name be added to the linen.
2. Lot numbers to be shown in a circle.
3. Street numbers to be shown in a square.
4. Relation of profile elevations to USGS datum to be noted.
5. Locus plan be shown at 1" = 800'.
6. Six prints of an 8½" X 11" plan of the subdivision be provided.
7. A drainage easement be shown from the end of the street not less than 80 feet by 200 feet in dimension.
8. Street right of way be increased to 60' wide.
9. Street pavement width be increased to thirty-six feet, plus berms on each side.
10. A monument be placed between Lot 2 and Lot 1 on the street line.
11. Bituminous pavement be made 5" thick.
12. A fire hydrant be placed at the end of the street unless its elimination is agreed to in writing by both the Fire Dept. and Water Commissioners prior to its endorsement.
13. Suitable security be provided for construction.

On a Forte-Hart motion the Board voted unanimously to have the Secretary cross off the Board members names as signed on the subdivision plan.

Zoning Board of Appeals requested the Board's review of the proposed Cluster Development called Whispering Pines off Hixon and Hartford Ave. Public hearing to be held 8:30 P.M. on September 5th. Herr will review the plans and report back to the Board before the hearing.

The following bills were approved unanimously on a Forte-Hart motion:

Milford Daily News- DelVecchio hearing.....	\$17.60
Woonsocket Call - DelVecchio hearing.....	\$16.72

Meeting adjourned at 11:20 P.M. on a Forte-Hart motion.

APPROVED AS READ:

Respectfully submitted:

James E. Hart, Clerk

*Seague Rotatori*  
*James E. Hart*  
*Francis G. Forte*