

BELLINGHAM PLANNING BOARD
BELLINGHAM HIGH SCHOOL

Regular meeting of September 26, 1974

Members Present: Sergio Rotatori, Chairman

James E. Hart, Vice Chairman, Clerk

James A. McElroy

Chairman Rotatori opened the meeting at 8:10 P.M. and dispensed with the regular order of business.

James DelVecchio, Carl Miel of Schofield Brothers and William Hood discussed the proposed industrial subdivision with the Board and Consultant Philip B. Herr. Herr gave the Board a paper on underground wiring and street lights rules of Boston Edison. Industrial developments cost more than residential developments. DelVecchio stated it would be hard to add more power in the development at a later date if the wiring were underground. Mass Electric does not like to have underground wiring but will do so if they have to. Total cost of underground wiring would have to be born by the developer according to the manager of Boston Edison. DelVecchio stated they had come up with an estimate of \$50,000 for twin conduits, manhole every 100' and transformers. Under no circumstances, stated DelVecchio, could he come up with underground wiring. McElroy asked if there were a much bigger danger from above ground wiring than underground. Herr stated he did not think this was the case. Appearance and reliability are the biggest factor. The power companies resist underground wiring because they are more difficult to service. DelVecchio stated interruptions in underground wiring usually takes more down time then above ground. They are subject to flooding and freezing. Hart stated as long as there was no hazard involved he did not think underground wiring was necessary. On a Hart McElroy motion the Board voted unanimously waive underground wiring as long as there was no safety hazard. Herr pointed out the Board was waiving this requirement because it was not a residential development.

Street right-of-way was discussed. DelVecchio proposed a 40' taking down from the 60' proposed by the Board. The road would be paved to the width of a 50' taking with a 29' road with berms and a 10' taking. Herr stated he did not know if a 5' taking on each side was adequate, but said he did know a 7' taking is wide enough. McElroy stated he thought the 60' taking was a reasonable thing to ask since they have eliminated sidewalks. DelVecchio stated this was to be a secondary deadend street not a major highway. Herr stated if the street would end as shown on the plans he would not hesitate in recommending the 40' but it most likely would be extended in the future. He would not recommend a 40' taking but could live with a 50' taking, with 36' paved. DelVecchio stated the state highway was 35' and the industrial park on Rte 16 in Hollistone had a 22' wide road with 9' for parking for a total of 31'. He told the Board they were talking about money and that 36' was ridiculous since they were only talking about a small industrial park. He had sat on the land for 10 years and now is trying to get something started. He asked


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the Board to consider this requirement seriously. If the Board thinks they need more room on the side he would give it to them. The only thing that would be going there would be water and gas. and he did not think 7' was necessary. He stated he has had to go through an appeal process that was expensive. Rotatori told DelVecchio if he had gone by the Board's rules and regulations he would not be having this trouble, and would still say he wanted the 60' taking. Hart stated they were trying to deter business. This was the only place in town were small business can come into town. Herr stated if this were residential land he would not be allowed to put in a 40' road. The width of the pavement is set by the functional demand on it. According to our by-laws a collector street is one which serves non-residential property. It is the intent of the by-law that this would take in industrial or commercial streets. Hart asked if it would be of any benefit to go down just one side. Herr stated normally the cable goes on one side and the utilities on the other side. DelVecchio stated it would be of no benefit to him to go down just one side, and asked if a 7' taking would be OK with the Board. Herr stated he would not know as there was nothing in writing. McElroy stated he would not want to start a precedent of under 50' taking. On a McElroy-Hart motion the Board voted unanimously to waive the 60' taking for a 50' taking with a 30' paved area and a 10' right of way on each side, berms on both sides. Width of pavement was discussed. DelVecchio stated the Boards' rules call for 3". Hood stated the highway dept. is going for 2" on the bottom and 1" on the top. He pointed out they have heavy trucks using the road to the barn. Mielit stated the major concern is not the vehicles but the frost. Rotatori stated he would not push the 5". Hart asked Herr what he thought. Herr stated he had never heard about thickness but had heard that the underground base was important. On a McElroy-Hart motion, the Board voted unanimously to change their requirement to 3" of bituminous pavement, based on information that the Board has received.

Building Inspector Henry Borowski told the Board and DelVecchio just because the road is accepted it does not mean that the business that is going to be coming in would be accepted. DelVecchio stated he would be coming in with a covenant. Herr pointed out that no lots can be sold on a covenant until the whole road is completed. The Board cannot endorse the plan until either a covenant or a bond is posted.

Morton Schafer discussed the rezoning of South Main St. He stated he would prefer that the article for the rezoning be worded so it is not only him who is interested in the rezoning. He would like it so that the retention area is included in the area to be rezoned. Area would start at the BP Gas Station up to and including BelAir Gardens for a depth of 200' crossing the street and going east up to and including the land of Schafer depth to be determined by the Board. Schafer will get back to the Board on how far back on his land the retention area is.

Herr gave the Board copies of two alternatives for the definition of Mobile Homes. If (a) is accepted the town will be allowing mobil homes if (b) is accepted the intent of zoning is to keep out mobil homes. Board will study the definitions.



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Sections I through III of the revisions on the Subdivision Rules and Regulations was prepared by Herr. Board will study the revision.

The long range space study as requested by the Selectmen was discussed. Herr stated he was waiting for the completion of the structural report and the police study report. McElroy asked Herr if he were to do the study would it be a big undertaking. He was not prepared to give away our consultant's time in order to do the study. Herr stated it would depend on what detail the study is to be. Did they want a detail study or a clarification of the old structure. Herr will look at the two studies when they are completed and get back to the Board.

Plan if one lot on Old Elm Street was studied. Herr stated if the road was a public way then the Board should sign the plan. Rotatori told the Board the road has been in existence for a number of years. On a McElroy-Hart motion, the board voted unanimously to sign the plan of Waldo I. Cook for one lot with an area of 34,874 sq. ft. on Old Elm Street. Board released Lots 1 through 11 inclusive on Glen Acres on September 23rd with Rotatori, McElroy and Forte signing.

APPROVED AS READ.:

Serge Rotatori
James A. McElroy
James E. Hart

Respectfully submitted

James E. Hart, Clerk