

BELLINGHAM PLANNING BOARD  
SELECTMEN'S OFFICE

Regular Meeting of December 26, 1974

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

Chairman Rotatori opened the meeting at 8:20 P.M. and dispensed with the regular order of business.

Morton Schafer appeared before the Board regarding the rezoning of South Main Street. Richard Sonier and Schafer gave the Board a petition containing 107 signatures requesting the Board give consideration to the rezoning. Schafer said most were of residents residing on So. Main St. and were obtained in about 36 hours. He also gave the board a copy of the Norfolk Conservation District's report. He reaffirmed that no more than 5% additional water would be added to the water shed area. A description of the area proposed for the rezoning was described on the petition, and Schafer pointed out the signatures showed the pulse of the people in town and the Norfolk report gave a description of the retention area. Forte made a motion the Board turn over to Philip B. Herr the description of the area to be rezoned along with a copy of the Norfolk report and request that Herr draw up an article for the Town Warrant, Planning Board to sponsor it. Hart stated he would second the motion if Schafer were to sponsor it instead of the Board. The last time the Board sponsored the article, the people did not show up at the town meeting to back it up. If the people were to sponsor it with the Board's approval, then they will be at the meeting to back it up. Schafer asked the board if this would give them the burden of advertising. Rotatori said yes. Sonier said if Hart would not second the article there was the possibility that McElroy would second it. Rotatori told Schafer what Hart was getting at was if they were to sponsor the article themselves they would get the people out to the town meeting. The Board had tried it on their own last year and were defeated. If they were to sponsor the article themselves they would be more apt to work harder for its approval. Hart stated the Planning Board was 100% behind them. On a Hart-Forte motion the board voted unanimously to send the petition along with the Norfolk report to Herr and ask him to draw up a description of the area to be rezoned for inclusion on the annual meeting. Petitioners to sponsor the article.

Roger Belanger, Trustee of the Cross Development Trust Company, Henry Hidell, Brian McSweeney, Sanitary and Site Engineer, and Henry Ricciuti, Planner meet with the Board regarding Whispering Pines Subdivision off Hartford Ave. Hidell stated it was essentially the same plan that was submitted before the Zoning Board for their special permit for the cluster zoning. Total area is 58 acres with 44 proposed lot with Lot 44 containing 24.5 acres to be used as the conservation area. Hidell stated they had points of their land that went right up to the water

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at Beaver Pond. It was their understanding that Rosenfeld owned the land under the water. Forte said the Sewerage Study Commission has determined that this was one of the few good spots left in town to build on. Hidell told the Board he had not filed a Form B. with the Town Clerk and would not do so until after the next Board's meeting on the 9th. Plan will be sent to Herr and Board will meet with Belanger at 8:00 P.M. on the 9th of January.

Leroy Manor appeared before the Board with regard to seeking the Board's approval for another hearing with the Zoning Board regarding a variance. Rotatori told him he would need four out of five members voting for it. Since McElroy was ill and Cortes not present this was not possible at this meeting. Wilfred Arcand said this was a situation where a person needs four approving votes and with only a four member active board, if he were to get just one no vote he would lose. If there were a five member board and one no vote he would win. Borowski stated the Zoning Board did not have a meeting this Thursday, so he would have to wait until after the next Planning Board meeting. Board suggested he contact the Zoning Board Clerk to set a hearing date, and that this could be done without a regular meeting. If he got a favorable response from the Planning Board he could go ahead with the hearing.

Henry Borowski asked if the land on So. Main St. where Mr. Robert's Restaurant was had reverted back to residential zoning. Restaurant was there on a special permit and it was destroyed by fire over two years ago. He told the Board a trailer truck had been parked there for the last four days and if the land had reverted back to residential it was illegal. Borowski will contact the owner, and have it removed. Hart also informed Borowski that there were illegal trucks being parked at the Texaco Station in the Center and they should also be told to move. Traffic coming from Rte 140 cannot be seen because of the trucks.

Board discussed Center Park Estates. Borowski stated there were four manhole covers missing. Arcand stated there was a dangerous situation when the streets are plowed. He thought the best way to handle the situation was to abandon the holes cover them in and just let the water flow over them onto the street. Boards would have to be placed over the pipes so as not to ruin the drainage system. Even if the money was available from the bond the covers are not. Forte asked where the money was going to come from to fill in the holes. Arcand stated he thought the best way to handle the situation was to have Borowski as Zoning Agent ask the Selectmen to have the holes filled in because of the health hazard. The Zoning Agent has to do with the health and welfare of the people. Secretary was asked to contact Town Counsel Ambler regarding what progress is being made on pulling the bond.

Minutes of the December 12th meeting were unanimously approved as read on a Hart-Forte motion. Meeting adjourned at 9:55 P.M.

APPROVED AS READ:

Respectfully submitted:

*James E. Hart*  
*Francis C. Forte*  
*James E. Hart*

James E. Hart, Clerk