

BELLINGHAM PLANNING BOARD
TOWN HALL
BELLINGHAM, MASSACHUSETTS

Regular Meeting of May 8, 1975

Members Present: James A. McElroy, Chairman
James E. Hart, Vice Chairman
Norman MacIntyre
Sergio Rotatori

Chairman McElroy opened the meeting at 8:00 P.M.
Consultant Philip B. Herr met with the Board to review the new proposed Rules and Regulations. Herr told the Board rules now are basically as adopted in 1956. Presently in the state legislature they are trying to revise the subdivision enabling act, but right now it doesn't seem it will pass this year, probably next year. The proposed rules are not in conflict with anything that is being proposed. Herr pointed out the proposed rules are merely being up-dated, gets into better language in terms of substance and are not at all radically changed.

Table of Contents - Same as old rules with the exception of Industrial Subdivisions under Section V.

Section I Introduction - no change

Section II Definitions - Definition of Board added.

Collector Street is rephased.

Lane is changed from 10 to 12 dwelling units, and wording rephased. Rotatori commented if the units are changed to 12 a deadend street would be more than the 500' now allowed. Wilfred Arcand asked why the change. Herr stated people who service them don't like the longer street, but people who live on the streets like them. Rotatori asked what is going to happen if the Board changes from 20,000 to 40,000 feet, an even longer deadend street will result. Herr told the Board in recent time he had seen a number of plan that had deadend street with 12 or more houses on them. On a lane is isn't just deadend streets that they were talking about.

Preliminary Plan and Subdivision definition comes right out of statute.

Section III Plan Procedures

311 - not changed

312 - was adopted in 1973

321 - no change

322 - no change

323 - Ways in Existence - - previously the Board could refuse to sign a plan only if it shows it to be a subdivision. This is a new addition. The Board can question is the ways are adequate. Herr stated he felt the Board would be well off to put in a tough law, they can always waive it.

33 - Pre-Submission Review - This is new, but doesn't have any legal binding.

341 - New language but no new substance.

342 - unchanged

343 - unchanged

344 - unchanged

345 - unchanged

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351 - Application Procedure.

#5 - filing fee of \$50 plus \$10 per lot is new.

#7 is new language

#8 - Board can require more information

#9 - is new

352 Definitive Plan Contents.

Rotatori stated he noticed in some town they have a list of abutters a long way off. Herr stated that would be a list of abutters to the abutters.

Contents not really changed.

353 - Street Plans and Profiles. The plan would show the slope velocity is being dropped.

354 Environmental Analysis - If a plan calls for 30 or more lots Board can require an environmental analysis. Most of this is required if it is involved in wetlands, but is not available until after the Board signs the plan. This enables the data to be required much sooner, before the plan is signed.

355 Plan Processing Basically unchanged. Under d) Approval, Modification, or disapproval. Herr told the Board under current zoning enabling act where it talks about the powers of the Planning Board, that section is not clear. Currently there is a case before the courts. If the decision is against the Planning Board #4 would be thrown out and also part of #2. The appeal on the case should be decided before the proposed rules are amended.

on c) abutters across the way will be added on.

e) Performance Guarantee. This is set by the state.

(2) Last sentence is new.

356 Rescission - Not changed

Section IV Design Standards

411 - is new

412 - is new.

421 Location and Alignment d) is new, first sentence is changed for better language.

e) is new

f) Lane and collector streets have been changed.

g) Changed from 60° to 80°.

h) is new, provided a fire lane and is not unreasonable for a new street.

j) is new

422 Widths is changed. McElroy told Herr they have to take into consideration the people who service the streets and not give them an undue burden. Highway Superintendent Daigle stated the proposed width of a lane of 20' with cars parked on both sides you would have a hard time getting through. They have 11' wide plows. Herr told the Board he thought Bob Hidell had brought up the right argument and it was not in cost of the street. The narrower street is more in scale with the individual houses, it allows for less removal of existing vegetation and less cost for maintenance. It would be more for the environmental protection and less for the automobile. Daigle stated he did not see where 3' would make such a difference except in cost to the developer. 20' streets are not right unless they start building the cars narrower. McElroy told Herr he felt his arguments are valid, but he just didn't agree.

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423 Grade

d) is new, rest is the same as the old one.

424 sight distances They have found site distance excessive.

425 Dead-End Streets Herr stated the question here was what was going to govern the length, the number of feet or the number of dwellings. McElroy stated the way it reads on the proposed rules they could set up a dead-end on a lane and will not require a waiver. He questioned the lessening of the requirements. With the feet it gives the Board something to go on.

43 Easements Essentially the same

441 Storm Water last sentence changed. Daigle commented our drainage requirements are not as strict as some other towns.

445 is new.

45 Water Supply

454 Private Water Supply is new and would require written reports from the Board of Health and Fire Chief for domestic use and fire fighting. McElroy commented if it is put in the plan requirements then the Board would have it before the public hearing.

47 Other Requirements is the same with some language clean up.

48 Industrial subdivisions is new. Same requirements as for residential except for underground wiring.

Section V Construction Specifications

511, 512, 513, 514 is the same. 515 completed gravel base, Daigle told the Board they did not do this themselves and could be eliminated as far as he was concerned.

516 same except a different DPW number.

Curbing is the same

Sidewalks is the same

541 Water System minor language changes

542 Storm Water Management Daigle stated he wanted reinforced concrete or metal under roadways, or anything having less than 24" cover.

Under b) Daigle stated he likes it the way it is now because of the amount of sand they use in the winter.

543 Cable Utilities is the same

551 Monuments is the same.

552 Street Signs is the same

557 Record Plans is new

558 Engineering Costs. McElroy asked if the Board could charge for his services. Herr answered no, they were not engineers.

559 Certification is new

563 is new. Daigle stated he was in agreement with this.

Section VI Administration is the same.

Forms E-1, E-2, h and I are new forms.

McElroy questioned the setting up of an Appeal Board for subdivisions. Herr stated it would go under the zoning by-laws and it does not have to be in the subdivision rules. It could be put in the rules as a matter of information.

Bernard Sykes representing the new owners of Steeves Village requested a waiver of sidewalks on one side and enclosed a plan showing the requested sidewalk, on the northeasterly side. A determination of a suitable bond was also requested with the amount of \$20,000 suggested by Sykes. 420' of roadway is required. Daigle suggested \$60 per foot based on this years' price.

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Name of Debra Lane was discussed. Street map was consulted and there is no Debra street listed. Location of sidewalk was discussed, Board agreeded walk should be on the highschool side up to the entrance of the driveway of Lot 8. Decision will be made at the next meeting, after minutes are consulted.

Building Inspector Borowski told the Board he had a case where a 40 X 100 lot was owned by a man living across the street from the lot and he wanted to build a residential garage on the lot which was there on the grandfather clause. Sideline requirements can be met. Herr could find no place in the by-laws that allowed this. McElroy suggested Borowski consult Town Counsel.

On a Rotatori-Hart motion bill for street maps in the amount of \$31.85 was unanimously approved.

Consultant services April 1, through June 30th of \$750.00 was approved unanimously on a MacIntyre-Rotatori motion.

Meeting was adjourned at 11:25 P.M.

APPROVED AS READ:

Respectfully submitted:

James E. Hart, Clerk

James E. Hart
James E. Hart
Suzanne Rotatori
Allen S. Whitten
James J. MacIntyre