

BELLINGHAM PLANNING BOARD
TOWN HALL
BELLINGHAM, MASSACHUSETTS

Regular Meeting of June 26, 1975

Members Present: James A. McElroy, Chairman
James E. Hart, Vice Chairman, Clerk
Sergio Rotatori
Glen S. Whitten

Chairman McElroy opened the meeting at 8:00.

Plan of Earl L. and Agnes Kinnear of Plot B containing 2.03 acres of land located on Farm Street was approved unanimously on a Hart-Whitten motion, Approval Not Required.

Minutes of the June 12, 1975 meeting were unanimously approved as read on a Rotatori-Whitten motion.

Board meet with Chester Hood and Angela Mucciarone of the Conservation Commission to discuss Whispering Pines subdivision. There was a concern on the part of the Commission over oil getting into Beaver Pond because some people dispose of the old oil by putting it down the manholes. Drains in turn empty into the pond. They have requested the developer to install a type of system that provides an oil trap. Copies of the system were given to the Board. There would be a hole 8' deep and 20' across the bottom. Pit would be opened and would be fenced. Consultant Philip Herr told the Board there was an alternative to this. An open drainage system between the road and the pond would clean the water before it reached the pond. The Commission has left themselves the possibility that they could waive the open pit requirement if the Planning Board were to waive the closed pipe drainage. Herr told the Board the oil trap system does work. The oil floats up to the top and the pipe is on the bottom. The hole will fill in every rainstorm and will empty almost immediately. Hart stated he did not like the open pit. McElroy stated the Commission is concerned with just the piping there would be no way for the oil to be cleaned out before it reached the pond. Angela stated they have no way of knowing just how much oil is dumped into the drainage. Hood stated he had never seen anyone doing this. Wilfred Arcand stated he had never seen anyone doing it, but it is going on all over town, he has seen the results. McElroy asked if this is something that is going to be expensive for the town to maintain and not work after a while. Herr answered no, it does work. McElroy asked how much footage do you need for the brook. Herr stated if it were to be piped 150' from the street and leave the rest opened to the pond it would work. If the piping is to be changed, the developer has to change the easement. Hart stated there were going to be a lot of houses there. Herr figured the opened brook would be about 90-95' back from the houses. Arcand stated his concern was with the open brook going between two lot lines. McElroy questioned if there was enough concern with



June 26, 1975

oil spillage and if there was they have the choice of two systems (1) the opened oil trap and (2) the opened ditch back 150' from the road. Rotatori stated he would just as soon see the open ditch. McElroy stated he did not feel there was enough concern with oil. Hart stated he didn't think they needed anything. Herr stated the Board only had the two choices. Board agreed they would rather see the opened ditch over the open trap. On a Hart-Rotatori motion the Board voted unanimously to approve piping 150' from the road and the rest natural from the pipe to the pond. Easements also to be changed, on Lots 16 and 17.

Board discussed the Federal Flood Insurance program with Herr. Selectmen will make the actual application. Planning Board will be the authority, which means if there are any questions about the program from HUD, the Planning Board will be contacted. Herr explained HUD had changed their minds, and as of right now, no further town meeting action is required. Herr told the Board the Board of Health's only obligation is at the last stage where they are obliged to adopt a regulation that has to do with the design of water and sewerage systems. Herr stated the next step is to just sit tight and not fool around with zoning at this time. They will be changing it in a year or so and then action might be required.

McElroy asked Herr if there was some way to either restrict or get a moratorium on gas stations. Herr stated he doubted it, but the Board could set up stricter requirements for gas station locations by (1) Get the stations off corners in terms of traffic safety and (2) require very long distance site lines. Herr will get together a proposal. McElroy stated the Board was concerned with self-service stations. Herr said with a moratorium all you would be doing is buying time, about two years. Arcand stated if the State accepts self-service, the town can do nothing about it. Milford just put in their zoning by-laws and has been accepted by the Attorney General a law against self-service. If it is put into the general laws it can be challenged. Herr will get a copy of Milford's laws.

Water Department has requested the Board put in their rules and regulations a requirement for new developments to loop the water. Herr told the Board he was in agreement with the Water Dept. about looping but felt the design of the water system is up to the Water Dept. It was not possible in all cases. If there were two deadends in the same subdivision you could require them to loop, but in some cases the land might not be their's. It would be up to the Water Dept. to require it when possible. McElroy will go to the next Water Dept. meeting.

Proposed subdivision were gone over.

Sec. I - 14 Board of Appeals is new

Sec. III - 32 and 321 slightly reworded.

322 - substantial change in required information to enable a better determination if it is a subdivision or not.

Handwritten signatures and initials:
A large blue signature, possibly "McElroy".
A red signature, possibly "Herr".
Other initials and marks in blue and red ink.

June 26, 1975

323 - minor rewording
 Sec. 351 Application Procedure - #11 is new #12 is relocated
 Sec. 353 b) slight rewording, f) rewording
 356 - reworded
 357 - reworded to be clearer
 Sec. 421 - d) reworded
 422 Widths- b) pavement widths changed back
 441 - 20 year frequency storm will be used
 355 - e) (1) - 2" binder course is required before any structure is occupied.

Hart will give a copy of the proposed regulations to Ambler and ask him to check out the new forms in back.

Borowski asked the Board if there was anything additional they wanted done in Oak Wood apartments before he issued occupancy permits. He has resolved the problem of screening the parking lots. Rotatori questioned if there were enough parking spaces. Borowski told the Board the ones that were required on the plan were there.

Borowski questioned why the Board does not change the zoning of a residential development from agricultural once it is built. Hart stated the Board should change it to residential zoning to protect the residents from unwanted farm animals. There are times when there are one or two lots that haven't been built on and if the district were to be changed the lot requirement would be less.

Herr gave the Board three posters for the bicentennial. Elevations map will be kept for the Planning Board room.

Following bills were unanimously approved for payment on a Rotatori-Whitten motion:

Herr & Associates - materials for bicentennial posters -	\$26.86
Jean Brewer - Telephone call to Herr, 1975	- \$14.97

Borowski told the Board he had refused a permit for the lot where Mr. Roberts was on So. Main St. A fire occurred 3 years ago and it was never rebuilt a second fire occurred on July 15th after which he made the owner clean up the lot of everything except the foundation. They want to build another store and rent it with a tenant on top. Hart told Borowski he has to rebuild it within two years and only the business that was there before would be allowed.

Meeting adjourned at 10:25 on a Hart-Rotatori motion.

APPROVED AS READ:

Respectfully submitted:

James E. Hart, Clerk

Segue Rotatori
James E. Hart
James McElroy
Glenn White
Norman MacLellan