

BELLINGHAM PLANNING BOARD
UPPER TOWN HALL
BELLINGHAM, MASSACHUSETTS

Regular Meeting of August 28, 1975

Members Present: James A. McElroy, Chairman
Sergio Rotatori
Glen S. Whitten

John Halnon presented a plan Parcel A and B located on the southerly side of Cross Street owned by Anthony Criasia. On a Rotatori-Whitten motion, plan of Parcel A. and B. on Cross Street was unanimously approved, Approval Not Required.

Don Charlette told the Board he wanted to build on the end of Bruce Road and wanted to know how the circle could be changed or cut out. Conservation Commission has ruled a brook near the road cannot be moved or filled in so circle as outlined on the plans cannot be made. One house will be built on two house lots. A 20' strip will be sold to the abutters. Consultant Philip Herr questioned where the drainage at the top of the road leads too. Since there will be only one house on the two lots, circle could be rearranged to provide for adequate frontage for one house. Charlette will attempt to find plans of the drainage, and get back to the Board.

Walter Tetreault of Box Pond Drive told the Board he was attempting to get his street accepted by the Town. There are 11 families living on the road year around. Road is one mile from Depot Street. McElroy stated the acceptance has been before the town meeting several times and nothing has been done because of a lack of a deed. Varney referred Tetreault to his lawyer who is Ambler who expressed concern because of the possibility of a conflict of interest. Engineers will have to be consulted and the owners of houses who own the rest of the road will have to consent to give the town the part of the road they own. Road is 33' near the houses. Herr stated the town can vote to accept a street that is only 10'. The main concern would be getting a deed for the land the street is on. According to the Assessors there is a right-of-way of 20' with 33' where the houses are. McElroy stated the Board would probably accept 40' near the top of the street and 33' where the houses are. Tetreault stated he was only looking for a school bus to bring the children to school. As of now they have to walk to Depot Street to catch the bus. Herr stated the Selectmen are the ones that are in charge, they put it on the warrant and hold the hearings. Deed for the road and the right of way should be obtained.

Charles Higgins requested the Board's permission to appear before the Zoning Board waiving the two year waiting period. McElroy suggested the Board get further information on the Zoning Board's decision. Herr stated approval of four of the Planning Board members must be obtained before he can be referred back to the Zoning Board. Higgins will come back on Sept. 11th at 9:00 P.M.

James A. McElroy
Don Charlette *Glen S. Whitten*

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Secretary will get necessary information from the Zoning Board.

Postmistress Mary Forbes requested information on how many houses are actually being built on Med Street. She has had rumors of twenty houses being built. Board informed her there were only two house lots on the street. Borowski told the board the road was being graded today with paving scheduled for tomorrow.

Bill to Philip B. Herr & Associates for \$900.00 for retainer for July 1, through September 30th was unanimously approved on a Whitten-Rotatori motion.

Rotatori told Herr there are a lot of agricultural areas that should be rezoned to residential. Herr told the Board they have been holding off pending the receipt of the maps drawn up by the Sewerage Study Committee. Letter will be sent to the Selectmen asking if they have custody of the maps and if so if they would transfer custody over to the Planning Board.

Herr showed the Board an overlay on the Conservation Commission's map pointing out various potential spots for rezoning to industrial in the south part of town. Overlay was colored yellow where there are houses, blue for golf club, schools, and cemetery, and green where the land is labeled severely limited soil. After discussion of the various possibilities left, the only one worth considering would be the Conservation Land off Lake St. Subject will be dropped unless approached by the I.D.C.

Herr gave the Board a memo on Motor Vehicle Service Stations which would have three effects, 1) reduce the number of potential locations for new stations, 2) by better controlling access and site usage, helps to eliminate several of the worst consequences of new stations built at acceptable locations, and 3) prevents self-service stations. McElroy will show it at the next Chairmans' meeting on Sept. 3rd.

Letter was received from the Water Dept. giving their suggestions on the proposed rules and regulations. Water Commissioners would get copy of plan during application procedure, applicant would file two copies of definitive plan with Water Commissioners, Water Commissioners shall report to the Planning Board in writing their approval or disapproval, and certain provisions shall be made where adjacent property is not subdivided. Herr suggested it would be a good idea for the applicant to get the copies of the plan to the various departments, since if the plans were submitted officially, they would be more likely to act on them.

Herr agreeded Intensity of Use could be done this fall, this year.

Board discussed Ambler's opinion that the town would end up paying for Center Park Estates and the bond is no good. Possibility of having the one who holds the mortgage also agree to the bond

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was suggested. At the public auction of the Estates the bank that held the original mortgage outbid everyone for everything. McElroy asked Borowski if he could pull the permits since they were issued to B.&C. Construction. Bank is now finishing the remainder of the houses. Rotatori suggested Borowski try not to give them any occupancy permits. Some of the drains that are missing manhole covers have been filled in, and there is no drainage to serve the houses. Borowski agreeded to do what he could and will talk to Ambler about it.

Herr asked the Board's feelings on removing multi-family zoning on So. Main Street, since the Conservation Commission feels it is bad land. McElroy stated he felt it would be a step backwards. The Conservation Commission would never let anything happen there. If they did feel the same way, then there would be a reason to remove the zoning.

Next meeting with Herr will be used to finalize the rules and regulations and no appointments will be made after 8:30 P.M.

APPROVED AS READ:

Respectfully submitted:

James E. Hart, Clerk

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