

BELLINGHAM PLANNING BOARD
UPPER TOWN HALL
BELLINGHAM, MASSACHUSETTS

Regular meeting of September 11, 1975

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

Engineer Bob Cournoyer presented a plan of land of Alcide & Anna Bruneau of Mechanic Street of Parcel A containing 0.961 acres to be joined to property of Robert R. Roy containing 0.511 acres and Parcel B containing 1.007 acres to remain with the Bruneaus. Plan was unanimously approved on a Hart-Whitten motion.


Ralph Niemi of 11 High Street told the Board he was interested in purchasing the Sawyer property on No. Main Street, and asked if it was possible to put in a 25' road from High Street in the rear of the present store to the top of the hill to put in one house. There is already one conforming lot on High St. with 250' frontage. There is approximately 5 acres of land with one house and a store. Area is zoned residential. McElroy told Niemi he would have to conform to the regulations, and suggested he bring in a plan. Hart questioned where they are going to put in parking for the store if they make a road. Niemi told the board the store was an eyesore and there was a question as to just what they were going to do with the store. Board told Niemi to bring in a plan showing exactly what he wanted to do with the land.

McElroy asked the Board what their feelings about revolking the multi-family zoning on So. Main Street were. Permit is no longer valid. Hart stated when multi-family first came out he was in favor of it, but no longer since there are more than 1 1/2 bedroom apartments. Board agreeded to speak to Phil Herr regarding an article to abolish the whole multi-family zoning district portion.

Henry Borowski told the Board a woman on Chase Street was in to see him seeking to have her street changed to residential zoning. Borowski told her to see the Planning Board.

Borowski stated nothing further has happened on Robert's old store. He doubted if he could make them tear down the remainder of the building.

Charles Higgins asked the Board for a waiver of the two year waiting period so he could appear again to the Zoning Board for a variance on property owned by Myra Dee who was too ill to attend for herself. Higgins has an option to buy the property. He told the Board he was turned down on the hardship basis. He felt he might have presented his case wrong, giving the impression he wanted the land zoned to industrial. He did not. There were no buildings on the land. There are two lots and the house of Mrs. Dee is on the other lot. Higgins stated he wanted to erect an office and storage of one commercial equipment vehicle.



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Building will be 40' long and 16' wide. There will be no repairs done on the property. Building will be one story high, office and a garage. He would be running a sewerage truck business if allowed the variance. Whitten asked Higgins if he intended to buy the property. He answered yes if he could get the variance. There was some confusion regarding the subdivision of the plan. When the plan was originally submitted to the Planning Board, the Board signed it thinking it was zoned differently. Plan was never recorded within the allotted time at the Registry, and the Planning Board rescinded their approval of the plan. McElroy told Higgins he was actually looking to put up another building on the single lot. McElroy told Higgins he could wait until the full five member board was present, or take his chances with the present board, one negative vote and he would lose his appeal. Higgins stated he would rather the vote be taken tonight. Hart made a motion to take it under advisement. Whitten stated he was not against an occasional waiver, but since the land is not subdivided he could not go along with a variance. Whitten made a motion to disapprove Higgins request, motion seconded by Hart and made unanimous. Letter to be sent to the Zoning Board.

Minutes of the July 10, 1975 meeting were unanimously approved as read on a Hart-McIntyre motion, unanimously. Recording of the release of lots on Hillsdale Estates and one lot on Maple Street was accepted on a Whitten-MacIntyre motion. Minutes of the August 28th meeting were unanimously approved as read on a Whitten-McElroy motion.

Sewerage Study maps were discussed. Secretary will get in touch with Clerk of the Selectmen to see what action has been taken.

Meeting adjourned at 9:30 P.M. on a Hart-Whitten motion.

APPROVED AS READ:

Respectfully submitted,

James E. Hart, Clerk

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