

BELLINGHAM PLANNING BOARD
UPPER TOWN HALL
BELLINGHAM, MASSACHUSETTS

Regular Meeting of September 25, 1975
Members Present: James A. McElroy, Chairman
James E. Hart, Vice Chairman
Norman MacIntyre

Minutes of the September 11, 1975 meeting were unanimously approved as read on a Hart-MacIntyre motion.

Consultant Philip B. Herr and the Board pinpointed areas that are now zoned agricultural and are fully developed with homes. Areas to be proposed changed to residential zoning. Herr will draw up a description of the proposed areas which include the Littletree area, Steven and Roberta along the built up end of Farm St., David Road area, Brookside Estates, Rose and Judy Lane, Plymouth Village area, and Gail Drive. Hart asked if zoning changes could be made at a special town meeting. Herr stated amendments to the town-by-laws can only be made at an annual but that Town Counsel has ruled that did not apply to zoning changes.

Herr reviewed the changes in the proposed rules and regulations with the Board, and are as follows:

Section I - 14 Board of Appeals, changed so they will also be the Subdivision Regulation Board of Appeals.

Section III

311 and 312 add titles to the paragraphs

311 - definitions and 312 - Date of Submittal.

321 - Submission - First sentence shortened to read better. and certified mail added after registered.

322 Required Information -

b) is new

323 Determination - Was reworded last time

341 General - Board of Water Commissioners to be added

342 Application Procedure - Shall to be changed to will. Board of Water Commissioners to be added after Board of Health.

343 Contents - Second sentence, after the second Preliminary Plan to be added in Sec. 81-L, Ch. 41, G.L.

After Sec. 345 Herr stated he would like to add Sec. 35 in which a temporary stake would be required along the center line of all of the streets. This would enable the Board members to determine exactly where everything is in relation to the plan and the actual land. Board agreed it would be a good idea.

351 Application Procedure - Herr stated he would like to add in a requirement for a cross section of the proposed streets. This would have been most helpful on the proposed subdivision off So. Main Street. Board agreed.

351 c - Add Board of Water Commissioners after Board of Health.

352 - words will be added regarding the temporary stakes.

353 - Street Plans and Profiles - "fine full line" to be changed to fine, solid line.



September 25, 1975

Page -2-

f) After word "proposed" changed to pipe sizes, slopes, and rim and invert elevations

355 Plan Processing

a) Board of Health Review - First sentence can be eliminated.

421 Location and Alignment

d) Word "with" changed to "involving"

422 Widths

a) (1) and (2) changed into one better sentence. Getting rid of words.

b) (2) changed in wording to get rid of 10 words.

441 - Last sentence to be changed to give developer leeway and is just being more reasonable. Peak runoff will not be increased by more than 10% seem to be reasonable and still will give the protection wanted. Board agreed.

542 Storm Water Management a)- Last sentence changed from "24") to "36")

On a Hart-MacIntyre motion it was unanimously voted to hold a public hearing on October 23rd at 8:30 to consider the proposed rules and regulations.

Herr talked to Borowski regarding Whispering Pines stating they were building on lots that were fronted on the new streets. Herr stated as far as he knew they had a covenant saying he would not build on those lots until the streets were built completely or they have filed a bond. No bond has been filed. If the covenant has been legally registered, he cannot be given a building permit until he posts a bond. Herr suggested that Borowski not issue any building permits until he has been given a copy of the release of the lots on any future developments. Secretary will get a copy of the stamped, registered covenant from either Ambler or Belanger.

Paper on environmental Controls and also gas station amendment will be discussed at the next meeting for placement on the annual warrant. Hart asked Herr if it would be feasible to delete the entire multi-family zoning from the by-laws. Herr stated it might be a mistake, as there is always the danger of someone bringing a lawsuit calling discrimination. A review of the current multi-family zoning was made. Zoning on So. Main will be changed, Herr will come up with a proposal rescinding the zoning. Hartford Avenue is all built up. Oak Woods still has more units left. Hart stated the Town just did not get the benefit we thought it would get.

Meeting was adjourned at 10:35 P.M. on a Hart-MacIntyre motion.

APPROVED AS READ:

Respectfully submitted:

James E. Hart, Clerk

James E. Hart
John L. White
Severus R. White