

BELLINGHAM PLANNING BOARD  
UPPER TOWN HALL  
BELLINGHAM, MASSACHUSETTS

Regular Meeting of November 13, 1975

Members Present: James E. Hart, Vice Chairman  
Norman MacIntyre  
Sergio Roatori

Acting Chairman Hart called the meeting to order at 8:00 and dispensed with the regular order of business.

Don Charlotte presented a plan of land located at the end of Bruce Road (Ext) Lots 2021 and 2022 were combined for a total of 112,355 sq. ft. On a Rotatori-MacIntyre motion the Board voted unanimously to approve the plan, Approval Not Required

Roger Belanger and Walter Morse requested release of lots located on R. Belanger Road and Joyce Lane. A bond in the amount of \$22,000 was presented along with a letter from the Highway Dept and Water Dept. Morse Road was being worked on and additional bonding will be requested for that road at a later date. Marilyn Young pointed out there was no time limit on the bond and expressed strong concern that there was none. She questioned at what time would the bonding company decide to finish the work in the case a disaster would strike. Unless there was some sort of a commitment in time on the bond it would be costly in time and money for the Town to call in the bond. Belanger reassured the Board that the Town was fully protected. Because of the difficulty in getting a bond he had to put up \$11,000 of his own cash plus additional money is being held in escrow by the Boston Five Cents Bank until completion of the road. He felt he would be out of the development by spring. Mrs. Young stated she was not doubting Belanger, but was concerned in protecting the town, and restated that a time limit should be placed on the bond. Belanger agreed that he would have the following inserted on the bond " All improvements obligated under this bond shall be completed within twenty-four months of this date." On a Rotatori-MacIntyre motion the following lots were unanimously approved for release - Lots 1, 2A, 14A, 15A, 23A, 24A, 25A, 26A, 27, 28, 29, 30, 31, of Plan No. 374 and Lots 27, 28, 28, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, and 26 of Plan #23044B.

Lou Guerriere and Greg Burrill told the Board they had met with Gerard Daigle and had gone over the preliminary plans of Kingsley Woods. Daigle indicated they could come to some sort of an agreement to widen Hixon Street to a gravel street with an oil base. There might be some rocks and trees that might have to be removed. Daigle had called the secretary and said he would be unable to attend this meeting. He had met with Burrill and felt sure they could work together to make Hixon Street safe for traffic. Daigle had suggested Burrill submit the definitive plan of the subdivision tonight. Hart questioned Burrill on ~~what kind of a road they had in mind. Burrill stated a gravel~~

base road with oil penetration. He would widen the road a couple of feet and bring in gravel. At the beginning of Hartford Ave. it wouldn't be very wide, but they would make it uniform to approximately 18-20' to make it safe for two vehicles to pass. Rotatori stated that was not a very wide street especially for snow plows. Guerriere stated they would be able to make a complete loop on the new road, and Belanger Drive. Rotatori stated with a 10' plow and having to bank the snow on the sides he is going to have a hard time with the snow. Guerriere told the Board they had talked with Daigle per the Boards' instructions and this is what Daigle had come up with. Rotatori and Hart stated they felt the Board should get together with Daigle and look over the road themselves before making any decision. 18' is not too wide for a road. Burrill stated in some areas they could make it 20' but in other areas this is all the land they have to work with. Rotatori told Burrill once the people move in they will be coming up to the Selectmen and complaining that they want sidewalks as the children will be walking to school. Guerriere told the Board they were only talking about car egress and exit. Belanger drive could also be used as an egress. It is not going to be a main road, more of a deadend serving only the new road. Marilyn Young asked if anyone has determined the layout of the road. Guerriere stated it was 22-24' at the smallest point near the stone wall. The right-of-way is variable. He told the board they had hoped to be able to submit the Definitive plan and get the procedure started. Hart told him he would like to get together with Daigle first. Guerriere told the Board they could incorporate an agreement to complete Hixon Street to X number of feet and put it in the covenant and have it recorded. He felt they could set a minimum number of feet for the street. Guerriere asked if they could work out something before the Dec. 11th meeting could they then bring in the Definitive Plans. Rotatori told them they were not saying they were going to go 100% with what Daigle has to say. Guerriere asked if there was some way they could find out before the next meeting what might be expected of them. Hart told them if they have any information about it and if they could get together with Daigle they would call them up and let them know. Guerriere asked if they were just using Daigle as a guide, and if he says 18' is satisfactory to him it might not be satisfactory to you. Rotatori stated it just might be that Daigle is not thinking of everything. Guerriere stated since they were willing to spend their money on a town road they just wanted to know what is going to be expected of them.

#### PUBLIC HEARING - ZONING BYLAW AMENDMENTS

Vice-Chairman Hart called the public hearing on the proposed zoning bylaw amendments to order at 9:00 P.M. Secretary read the notice as it appeared in the papers. Approximately four people in attendance. Amendments up for consideration include an entirely new Sec. 3200, adding new language regulating motor vehicle service stations, changing the existing multi-family district off So. Main St. and Old Scott Hill Road to agricultural,



changing eight agricultural districts and placing them into residential district. Hart asked for comments on the proposals. Mr. Fluette owner of the multi-family land off Old Scott Blvd. requested the Board to delete his land from the zoning change. He told the Board he realized it has been idle as far as development in the area, but they did have an option two years ago for the land, but it fell through with the change in the economy of the country. The proposed complex was not to have been low income housing. He did not want this for the area himself as he lived next door. He had borrowed on the land with the zoning multi-family and he was now in an embarrassing position. He had somebody interested in the land at the present time but there was nothing definite. He requested the Board consider leaving his land as is for two years and then if nothing developed change it. He would be willing to include a stipulation that there would be only two bedrooms and would not become low income housing. It would be a real detriment to him if it were changed back to agricultural. Rotatori asked him if he was only talking about his piece of land. Fluette stated he was only speaking for his land. Hart stated he did not know if they could put in any stipulations such as he was proposing, and not bring it before a town meeting. Ms. Young stated the Board could take it under advisement and bring it up before the full board. Board was questioned on the service station article. Hart stated their intention was to eliminate self-service stations. Wilfred Arcand asked if he was right in thinking that it also tightened up regulations on gas stations. The Selectmen when they issue a permit is only for the storage for underground storage of gasoline. On a Rotatori-MacIntyre motion the public hearing was closed at 9:10 P.M.

Selectmen Arcand spoke to the Board about the duplication of the zoning book. Town Clerk automatically sends zoning changes to be codified and printed. Ms. Young stated they would like to get out of the printing business. Board agreeded Herr & Associates will print up 25 copies for the Boards' use and from this time on, the official zoning book will be handled by the Town Clerk. Street and Zoning Maps will still be the Planning Board's responsibility.

Herr & Associates will take up the space study now that the town hall is finished, and Center School turned over to the Town.

A resident of the Lake Hiawatha area asked that his area be also changed from Agricultural to Residential. Board agreeded Herr & Associates should write up an article. Another hearing will have to be held on it.

Hart asked if they could change the zoning laws to regulate multi-family so that 90% is 1 and 2 bedroom apartments and 10% no more than 3 bedroom. Ms. Young stated she did not know if they could do this.

Meeting adjourned on a Rotatori-MacIntyre motion.

APPROVED AS READ:

Respectfully submitted:

James E. Hart, Clerk