

BELLINGHAM PLANNING BOARD

TOWN HALL

BELLINGHAM MASSACHUSETTS

Regular Meeting of June 24, 1976

Members Present: James A. McElroy, Chairman
Sergio Rotatori, Vice Chairman
James E. Hart
John P. Murray

Vice Chairman Rotatori opened the meeting at 8:30 P.M.

Alex Galuza told the Board he owned two houses on Pickering Avenue and wanted to sell one of them. He had 123' of frontage and needed 125' to conform. Herr suggested to Galuza that he take the additional 3' needed from the 30' right-of-way next to the second house. He could do this by making a jag 3' in on the right of way, and if at a later date the town decided to build a road they would then have to take the 3'. The only other alternative would be to go for a variance of the 3' from the Zoning Board.

PUBLIC HEARING - BELLINGHAM INDUSTRIAL PARK

Public hearing on industrial subdivision was opened and the secretary read the notice as it appeared in the papers. Approximately 8 people in attendance.

Engineer Franklin Pond presented the plan to the Board. Form C was filed. Letter was received dated June 23rd from Town Counsel Ambler along with a plan stating that land takings for the Town were recorded on June 17, 1976 Plan Book 255, Plan #364. Ambler suggested the affect of the taking would have an effect upon the plan submitted in that it indicates that a portion of the property shown on the plan submitted is not owned by the petitioner. Herr reviewed the plan with the Board and a copy of his comments will be made and given to the engineer. Pond assured the Board he could make the changes suggested. Ambler stated he felt ultimately the land taking changes would be resolved. He was now concerned with what is going to happen with the drainage and its effect on the area in general. Residences have had a problem with puddles being formed in the road in the past. Herr pointed out all the street drainage on the plan was being directed to the back and would dump into the Charles River. The Conservation Commission are the ones that are really concerned with that aspect of the plan. Herr asked Clark if it would be possible to get a copy of the environmental impact from the Conservevion Commission. Clark stated he would get a copy to the Board.

Ambler asked if the plan was going to have to be redrafted. Herr answered yes, to some degree. Ambler asked if there could be a break in the berms in the area where the land taking is going to be. This would enable the Town another access to the land in case of a fire. Land would be used strictly as a water shed area for the town well. He felt sure the Town would put in some sort of a chain across the opening. Clark stated he would be willing to do this.

Ambler then questioned Clark if there wasn't some way he could get another lot out of the plan with all the little pieces of land left over from the

taking. Pond stated they could take another look at it. Clark asked if the Board would approve the subdivision tonight subject to meeting the requirements outlined in Herr's letter. Reports have not been received from Board of Health, Water Department and Highway Department. Board cannot make any final decision until either the 45 days are up from date of submittal or reports have been received from the above boards. Hart pointed out the Board did not have to go with the recommendations but they did have to wait for their report. Clark told the Board he had gone over the plans with Daigle and he was told there would be no problems. He had also talked with Jean Trudel and was told the water had been approved. Hart told Clark it had to be in writing from the various boards. Herr pointed out there was nothing showing on the plans about the water system, so he could make no judgement on it. Board told Clark he could try to get the various Boards' decisions to speed things up.

Clark told the Board he would like to see if some kind of approval could be given tonight. The power company requires 60 days for their work on the plans and if he could get approval tonight he could then get them working on it. The power company will not approve anything unless he has something in writing from the Board. Murray told the Board if all the various boards give their approval there is no reason for the Board not to approve it. McElroy told Murray the Board had no choice. They had to wait the 45 days unless they heard from the various boards. He would not approve the plan until he has had a chance to go over it thoroughly. He was not ready to rush into giving approval without making every effort to be sure everything is OK. This was the Town's first industrial subdivision and everything should be right.

Herr pointed out to the board the collector street ends up in a deadend. This was one thing he would not recommend being rigid on.

Hart told Clark if all the changes recommended by Herr are made and he can get the approval of the various boards in town, the Board would approve the plans. It was unanimously agreed by the Board to send a letter to Clark stating the Board finds no basic or irreconcilable problems with the plan and expects to act favorably upon it prior to the statutory limit at the end of July.

John Vanderwall, an abutter asked the board to act favorably on the plan, as he was waiting also for the power to be hooked up so he could proceed with his plans. The power now stops at Fiber-Taxis.

George Noble of the IDC also spoke on behalf of the industrial subdivision. Letter will be sent to Clark and Clark will try to get written recommendations of the various boards that are involved. Plan will be changed to eliminate the land that was taken for the town.

Rotatori told the Board that Joseph Grecio has six lots on Pine Street with 100' frontage on each lot and area is zoned agricultural. It was divided in 1960, and he now intends to build on them. He needs 40,000 sq. ft. and 150' frontage. Board agreed if the lots are owned by him he has to meet the present requirements for agricultural land.

Herr and Marilyn Gallant gave the Board an article on rezoning the multi-family parcel on North Main St. Marilyn explained there was one part of the parcel they were unsure of and will get back to the Board at the next meeting with a more precise article.

Herr showed a map to the Board which showed what streets have been accepted by the town, which are count layouts and state layouts, what streets have not been accepted and some streets that are not mentioned by any source.

Herr told the Board his map was as a result of Ambler's letter to the Board on public ways. McElroy told the board it could be more expensive to buy the consultant's time than to keep the people from building on non public ways. McElroy asked Herr if the Board could unaccept an accepted street. Herr answered yes, but what Ambler was most concerned with were streets that people use but are not accepted streets. Herr pointed out there were a lot of streets that have not been accepted by the town that were recently built. Hart stated they should be accepted by the town and in that way the Town would get money from them from the state. This way we are servicing them without getting reimbursed for it by the state. Herr will get a list of such streets to the Board.

Herr gave the Board a proposal for revising the townwide residential regulations. Herr stated the Town probably should have three kinds of residential districts. Under the new zoning enabling act no town can prohibit or unreasonably restrict agricultural activities on parcels that are 5 acres or larger in any district. What he would be suggesting is that the Town cannot restrict livestock raising over 5 acres. McElroy stated he did not feel this would be a problem since there is practically no one who owns 5 acres or more in a residential zone. This shouldn't damage our residential districts. Hart suggested they make the side lot lines the same for agricultural as for residential. Herr felt cluster developments should be allowed in both agricultural and suburban districts. Board will look over his recommendations.

Following bills were unanimously approve for payment on a Hart-Murry motion: Segregated public hearing account Clarks subdivision Milford Daily News \$55.00, Woonsocket Call \$50.60, Certified mail for subdivision \$8.76 and \$23.80 for postage and post cards.

Minutes of the June 10, 1976 meeting were unanimously approved as read on a Rotatori-Murray motion.

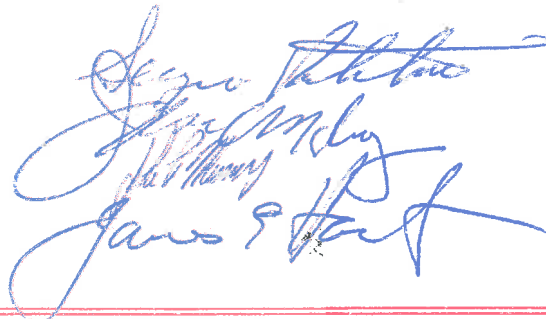
Board observed a minute of silence on the death of Glen Whitten's mother.

Meeting adjourned at 10:55 P.M. on a Rotatori-Hart motion.

APPROVED AS READ:

Respectfully submitted:

Sergio Rotatori, Clerk

The block contains three handwritten signatures in blue ink. The top signature is 'Sergio Rotatori', the middle one is 'James Hart', and the bottom one is 'James McElroy'. They are written in a cursive, flowing style.