

BELLINGHAM PLANNING BOARD
UPPER TOWN HALL
BELLINGHAM, MASSACHUSETTS


Regular meeting of October 28, 1976

Members Present: James A. McElroy, Chairman
Sergio Rotatori, Vice Chairman, Clerk
Gerard Brisson
John Murray

Chairman McElroy opened the meeting at 8:00 P.M. and dispensed with the regular order of business.

Paul Neely of Taunton Street presented a plan approval not required of land of Alphonse Cimino, 28 Taunton Street. Zoning Board had granted a variance dated July 8, 1976. Reason for the variance was that Mr. Neely's driveway was on Mr. Cimino's land. On a Murray-Rotatori motion the Board voted unanimously to approve the plan of Mr. Cimino, 28 Taunton St.

Henry Roy of South Main Street and Engineer John Parmentier presented the Board a pre preliminary plan of 19 lots of a subdivision located off South Main Street on Roy's property across from the Pumpkin Seed. Area is zoned agricultural and all lots have in access of 40,000 sq. ft. There are 31 acres in all with Lot 19 a large one, drainage would drain on to lot 19 and end up on a pond on Chestnut Street. Street is 40' wide, and Parmentier pointed out the 19 lots were below the 20 allowable for a lane. Consultant Philip Herr pointed out the rules and regulations only allow for 12 lots on a lane and asked is Roy owned any other abutting land. If they are requesting 19 lots it cannot be a deadend and must be a wider street. Herr pointed out if he were on the Board he would have to anticipate that whoever bought Lot 19 most likely would want to extend the road down to the end of the land. Roy pointed out there was a turn around at the end of Little Tree Lane but that the Planning Board eliminated it and land locked his land. The developer put in two houses at the turnaround. Brisson asked if the houses had been built on the turnaround. Roy answered no, just the foundation poured. Roy stated there was a hearing held when the turnaround was changed, but his lawyer told him there was no sense in his attending it and complaining since the Planning Board could go ahead and do what they wanted to do. Parmentier pointed out they only had 40' at the top of South Main Street for the entrance. Brisson pointed out in a lot of cases you have 40' in the beginning and then expand it to the required 50'. Rotatori asked how long the lane was, and was told by Parmentier it was 1600' in total, and Lot 19 had 17 acres. Roy told the Board he was thinking about building a house for himself there. Murray suggested the Board could always waive the 12 lots in exchange for something else. Rotatori stated the obvious alternative would be to make the street shorter with 12 lots or else make the lots longer. Herr stated the Board could accept such a plan with the provision that the last lot would not be issued a building permit until the street is hooked up with another egress in some other way. Murray asked if the Board could allow the 19 lots in exchange for some of the back land on the lot as a concession. This way the town would have some way of getting in on the land the town plans on buying down there. Brisson stated the only reason why we would want the back land would to



gain access to the land that the town wants. We are not even sure that it abutts this land. McElroy pointed out even if they were to put in a 50' street to get the 19 lots you couldn't deadend it unless you have another egress or unless the Board grants a waiver. Brisson asked Roy what his feelings would be to putting in 12 lots with a smaller street. Roy asked what he was going to do with the remainder of the land. The land in front was a field and there was some real nice land with trees in the back portion. Herr said he could not see what else could be done with the land. McElroy stated if the Board was going to see a plan on this land, he felt it should be a plan that conforms to the rules and regulations for a subdivision. Parmentier stated he would take another look at the land.

Board was notified that the Zoning Board would be holding a public hearing on the application of Sanford Kaplan for a special permit for a cluster development on November 18th at 8:30 P.M. Board will plan on attending. Due to the holidays on the 11th and the 25th, the regular meeting nights in November, the Board will hold a special meeting on the 18th at 7:30 P.M. to conduct any necessary business. Town Clerk to be notified.

Consultant Herr and Marilyn Gallant reviewed the revision of residential zoning in town. Herr gave the Board a draft of the amendment and showed the Board a map outlining the changes. Herr pointed out no residential land was changed. Murray stated his whole idea would be to make it tougher to build houses in Bellingham, and suggested increasing the agricultural zoning requirement. He would like to see the more developable agricultural land zoned tougher. The less houses built the less schools needed. Herr pointed out he felt there were three reasons for the consideration of rezoning: 1) to protect areas such as ponds, wetlands etc. and to keep building away from the eater supply 2) keep animals such as pigs away from residential areas and 3) keep building down. Building could be kept down by rationing building permits. A number of towns are doing this. Murray suggested 80,000 sq. ft. in both the Suburban and agricultural district, and asked Herr if the Attorney General would turn it down. Herr stated he felt it would be feasible in that respect, he would be surprised if it were turned down. Rotatori suggested 80,000 in the green area where development is more likely and 60,000 in the white where it is least likely. Murray stated the figures could always be moved downwards, and proposed an increase to 30,000 sq. ft. for the residential district. It was decided to invite various town boards to a discussion on December 9th at 8:00 to hear their comments. Boards to be invited are Selectmen, Finance Committee, Board of Health, Conservation Commission and Zoning Board. Herr will get additional copies of the map along with some sort of a proposal to be sent to the boards. Marilyn Gallant will also attend this meeting.

Meeting adjourned at 10:45 on a Murray-Brisson motion.

APPROVED AS READ:

Respectfully submitted,

Sergio Rotatori, Clerk

