

BELLINGHAM PLANNING BOARD
UPPER TOWN HALL
BELLINGHAM, MASSACHUSETTS

Regular meeting of January 13, 1977

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

Plan of land off Maple Street adding Lot 1A 1600 Sq. Ft. to Lot 1 was signed on December 21, 1976 by James McElroy, John Murray and

Plan of land off Pulaski Blvd. was signed on December 23, 1976 by McElroy, Murray and Rotatori, Approval Not Required. Land belongs to Collamati's.

Engineer John Halnon presented a plan of land, Approval Not Required, located on Lisa Ann Drive. Plan showed 3,210 sq. ft. of land being transferred from Dodd property to Coady property. Dodd property would then be non-conforming. Halnon stated a hearing had been held by the Appeals Board and a variance granted, but the Appeals Board wanted to have the exact dimensions before granting the variance. McElroy pointed out there is a 20 day appeal period, and the Board could not sign the plan until then. Halnon filed a copy of the plan with the Board. Secretary will check with the Appeals Board to verify the variance.

Engineer Walter Sampson presented a plan, Approval Not Required, on property on Silver Lake and the beach. Plan covers land that is a Land Court Case. Once the plan is signed the separate lots shown become part of Lot L. McElroy pointed out there is not a stamp nor was the plan certified. The Board cannot sign it until both are shown, this is part of the rules and regulations. Sampson pointed out the owner has a deed excluding some lots, the Land Court will not allow any separate lots. This plan shows the whole thing. It is basically for mortgage purposes only. Board agreed they would sign the plan before the next meeting once the stamp and certification of the engineer is shown.

The following bills were unanimously approved for payment on a Hart-Murray motion:

Boston Blue Print, Zoning Map acct...\$22.88
Jean Brewer, Telephone account.....\$10.06
Trafalgar Stationery, office supplies..\$18.97
Bellingham P. O.1 roll 13¢ stamps..\$13.00

Board reviewed articles up for consideration for the annual town meeting. On a Murray-Rotatori motion the Board voted unanimously to include an article calling for the rezoning of the multi-family zoning on North Main Street back to residential.

On a Rotatori-Murray motion the Board voted unanimously to include an article calling for the rezoning of the multi-family zoning on South Main Street back to agricultural.

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On a Rotatori-Murray motion the Board voted unanimously to include an article referring to by-law numerical changes on the Annual town warrant.

On a Rotatori-Brisson motion, the Board voted unanimously to submit an article calling for a new suburban zoning and changing the zoning map.

An article calling for a temporary moratorium on building was tabled until further study by the Board along with an article calling for appropriations for a study during the moratorium.

An article calling for rezoning of residential district on So. Main St. to industrial was tabled for further study.

Nick Goulet of Country Club Estates II requested release of his bond. McElroy pointed out that Highway Superintendent had recommended holding back \$1,000 to cover additional work left to be done on the road. Goulet stated he would like to give a personal note for the money. McElroy suggested that a bond would be better. Goulet agreed stating it would be no problem. On a Hart-Brisson motion the Board voted to release the bond if and when Goulet gives the Board a bond for \$1,000.

Preliminary plan on Belle-View Manor calling for 19 lots was discussed. McElroy stated he would like to curb the growth of houses as much as possible in the near future until the school situation is worked out. If the Board were to vary the requirements and allow him to build all the houses on a deadend street that he wants it could hurt the school situation. The Board could approve the subdivision with the stipulation that only 12 houses would be built during the first five or six years. The school issue should be solved by then. Hart questioned how the Board could release the covenant. It could be done with a partial release of the lots. It is something that will have to be decided on at the public hearing. Doing it this way it would not hurt the town or Mr. Roy since he has indicated he will be building the houses himself and is in no rush. Board will ask Mr. Roy to attend the next meeting at 8:30 to discuss the proposal. Copies of the recommendations of the Fire and Water Departments will also be sent to him.

Meeting was adjourned at 10:03 P.M. on a Rotatori-Murray motion, unanimous.

APPROVED AS READ:

Respectfully submitted

Sergio Rotatori, Clerk

