

BELLINGHAM PLANNING BOARD
UPPER TOWN HALL
BELLINGHAM, MASSACHUSETTS

Regular Meeting of February 24, 1977

Members Present: James E. Hart
Gerald Brisson
John Murray

Acting Chairman Hart called the meeting to order at 8:10 P.M.

Nick Goulet appeared before the Board requesting release of his original bond for \$12,000 covering installation of 600' of pavement, curbing and drainage on Benelli Street. Goulet gave the Board a bond for \$1,000 to cover the work still remaining to be done. Town Counsel in a letter dated February 10, 1977 returned the original bond unsigned by him. He stated he was unsure whether it was a Performance Bond with Surety or with Deposit, he wanted to make sure the Corporation was permitted to do work with Mass. (Nick Drywall Construction), there was no itemization of the work to be completed by the bond, he did not like to deal with out of state bonding companies, and would also like some evidence that the person signing for the Nick Drywall Construction Co. has been authorized by the corporation to sign the bond. Herr reviewed the proposed bond and recommended that a date of completion be added to the bond which would be 24 months after the date of the bond or January 21, 1978. Goulet agreed to get the bond company to add that to the bond. He also will bring in his permit allowing him to do work in Mass. Hart stated most of the work has already been done except for the back filling of the berm on one side of the street and felt the original bond should be released, once a completion date is filled in. On a Brisson-Murray motion, the Board voted unanimously to release the original bond for \$12,000 once the completion date on the \$1,000 bond has been filled in and returned.

Letter from the Zoning Board of Appeals was received. They were requesting that the definitions of "Nursery Schools" and "Other Schools" be clearly defined and that the word "buildable" be inserted in Section 4320 under Cluster Development. Consultant Herr pointed out this was one of the things that are under consideration under the new chapter 808 and will be changed next year. The second request should be taken care of under the proposed Article 8, Item 8. Letter will be sent to the Zoning Board outlining this.

Murray told Herr and the Board he appeared before the Finance Committee to answer questions on the articles for the warrant. On Article 8, item 2b allowing a Sportsman's club, game preserve in the new suburban district, the Finance Committee wanted to delete it and not allow it. They felt Bungay Brook has created a lot of static in the neighborhood and it shouldn't be allowed to happen again. Herr pointed out with an acre of land required in suburban districts there shouldn't be any problem with it. Murray felt it was the R column that really got to them.

Under item 2f, the Finance Committee didn't like having the S and R districts together. They wanted them separated and under S have animal kennel and livestock raising allowed with a special permit and under R have "no". Herr pointed out right now there is no regulation about raising animals in a

residential zone. It is covered under Sec. 2400 under Activity or Use Other customary accessory uses where it is allowed in all districts. What the present proposal is doing is shifting it to a "maybe" or a special permit. With a special permit all the abutters have to be notified. Herr pointed out if too many changes are going to be made in the by-law, it is going to be defeated.

Murray said they also questioned him on why some points were zoned agricultural and some suburban. Areas that seemed reasonable for agricultural and lacked water or other services were made agricultural; areas that were agricultural with houses we made suburban.

Murray asked Herr if there was some way to regulate the kind of house someone can put up on a lot. For example, one man builds a \$50,000 home and some one in the next lot puts up a \$30,000 home, can you stop this. Herr stated there is no way to do this. Hart told Murray the Board can only regulate the parking area, lot area, etc. but not the building itself.

Herr told the Board they will make a larger scale drawing on the rezoning on Oak Woods from multi-family. Marilyn will bring it for the hearing.

Herr asked the Board if they had made any decision on the article on moratoriums yet. Murray said he felt the whole board should be in on the discussion, and no decision has been made. It will not be included in this years' annual town meeting. Herr told the Board that many of the surrounding towns are putting up walls against building. In a recent meeting with Keefe of the Mass. Community of Affairs, it was brought out that the state is confronted with the fact that there is going to be an increase in the next five years of people in the 30-40 years bracket that are going to be wanting to buy their own homes. What they are saying is that they are going to have to call on the power of the state government, including the disbursement of state aid to find homes for these people. They are going to channel the state money away from the towns that are building too high a wall. One of the reasons for the recent big apartment boom was because of these same people who now want homes. Hart pointed out Herr did a lot of studying before multi-family zoning, but the government stepped in and brought in subsidized housing and ruined the whole thing. Herr pointed out the kind of program that built Oak Woods is no longer in existence. I couldn't happen again. Herr felt if communities don't act responsible the state is going to come into the act. Right now the Office of State Planning is trying to find out how many houses are going to be needed and then the state is going to come in and say you have to take care of so many houses. If the communities could get together and act together no one town would get hurt. Norman Langlas, representative to the MAPC asked Herr what he thought the Planning Board should be doing. Herr said the dye was already cast on the article already drawn up and submitted. He didn't think that is the whole answer. He did not like to see a moratorium. He felt the town would be really hardpressed to justify it. He felt the Board should be keeping an eye on what the Office of State Planning is doing. He didn't feel the MAPC is where the action really was. He felt the state is where the action was going to be. In Franklin they are about to sewer a lot of that town. They are going to make the town more attractive to development. They are considering a device that would say, yes, you can build, but you can only build so many in so many years.

If they set the numbers in a fair way it could work out. Langlas suggested the towns getting together to discuss some plans. The past meeting didn't accomplish very much. You have to have someone saying we think this is what should happen. Herr said there has been some good thinking at these meetings. The issue is for you people to meet with the other towns. What Bellingham is doing by itself doesn't mean anything. Langlas asked what we could accomplish with his proposed \$30,000 study. Herr answered that they did do the kind of study suggested and it does cost this much money. In all honesty they did not really think anything about it at all. Most moratoriums are based on some kind of a study.

Langlas told the Board the U.S. Army Corps of Engineers plans to acquire land in relation to the "Natural Valley Storage Flood Control Project". Herr stated what the Corps is saying is that they would really rather buy land and let it flood than to build a dam on the Charles River. Herr pointed out the land in Bellingham being effective are mostly wetlands on the map and there is a lot of industrial land involved. Langlas stated he would like to see some kind of recreation come out of it. There is a meeting scheduled in Medfield on March 3rd which he planned on attending. He will keep the Board posted.

Herr told the Board he would like to see them consider meeting with some of the other surrounding towns.

On a Murray-Brisson motion the Board voted unanimously to pay \$2,700.00 to Philip B. Herr and Associates for Consultant Fees for the first two quarters.

Meeting was adjourned at 10:26 P.M. on a Murray-Brisson motion.

APPROVED AS READ:

Respectfully submitted,


Sergio Rotatori, Clerk