

BELLINGHAM PLANNING BOARD
TOWN HALL
BELLINGHAM, MASSACHUSETTS

Regular Meeting of July 21, 1977

Members Present: John Murray, Chairman
Sergio Rotatori, Vice-Chairman, Clerk
Gerald R. Brisson
James E. Hart

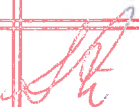
Chairman Murray opened the meeting at 8:00 PM.

Engineer Robert Cournoyer presented a plan of land owned by Richard W. and Thelma M. Ambler consisting of Lots 1, 2 and 3 on the corner of Mechanic and Blackstone Streets. Lot 1 has 109,300 sq. ft, Lot 2, 60,814 sq. ft. and Lot 3 with 39,376 sq. ft. Area on Mechanic Street is zoned business. Hart told Cournoyer he wanted it stated on the plan that the Board was signing only for Lots 1, 2 and 3. On a Hart-Rotatori motion the board voted unanimously to sign the plan. Brisson told Cournoyer he wanted to see the zoning district on the plans.

John D'Acri and Frank Smith requested the Board to change a parcel of land off Hartford Avenue from Agricultural district to Industrial. Hart told them it could be brought before a town meeting in two ways, either the applicants petition the Board of Selectmen to put the article on the next special town meeting or the Planning Board can sponsor it. D'Acri told the Board he had tried to get a variance on four acres of the land that is located just across the street from his present operation of John's Used Autos. He owned 20 acres of land in all. He wanted to use the land for the storage of automobiles. The Zoning Board has held a hearing on it, and at the time no abutments were against it being used for this purpose. He was turned down in his request before the Zoning Board because they claimed he could not prove a hardship to the land, that it could be used. D'Acri stated the land has been stripped of all top soil and that it would not be good for any homes. Brisson pointed out the present business zone abutting his land is zoned 400' back from the road and suggested his proposed rezoning go back the same distance. He would have to keep at least a 100' buffer zone from Beaver Pond. D'Acri told the Board he had 857 sq. ft. of frontage on Hartford Avenue. On a Hart-Rotatori motion, the Board voted unanimously to hold a Public Hearing on August 25, 1977 at 8:30 P.M.

PUBLIC HEARING - Flood Plain and Rezoning of Farm Street


Chairman opened the Public Hearing at 8:30 P.M. and Secretary read the notice as it appeared in the papers. Approximately 10 people in attendance. Chairman Murray asked if anyone wanted to speak on either of the articles. Charles Myers of the IDC told the Board he was present to speak against the rezoning from industrial to agricultural district. It is always easier to get land rezoned from industrial than to get land changed for industry. His Commission had at their last meeting voted to recommend against the rezoning. They are presently talking of running an access road from Farm Street parallel to Rte. 495. The IDC and a Milford group are working



on it at the present time. There are federal monies involved and the rezoning might hinder their efforts with the federal government. Hart told him the man who owns the land says there will never be any industry on that piece of land. He is the one who asked the Board to have the zone changed. If he does put houses there they would have to be on 80,000 sq. ft. per lot. The way it is situated it is not good for industry. Rotatori told Myers when the land was first rezoned it was stipulated that the Board would change it back to agricultural if no action took place in two years time. He had made that stipulation and it just never had gone back to a town meeting. The land in question is right in the middle of houses. If you do come down from Rte 495 you would have to travel 3-4 miles through residential areas. Myers told the Board the IDC had considered Hixon Street going into Milford on that side of Rte 495, and now there are houses there so it cannot be done. Rotatori questioned how they could think of the proposal when Hixon Street is only 18' wide. Hart stated that proposal is now dead. Myers told the Board they wanted to use the underpass on Farm Street as a ramp to Rte 495. Brisson told Myers he agreed with Rotatori in having it rezoned back to agricultural. Myers questioned what were to happen if this land were to become heavy with houses. Would there have to be a restriction on truck traffic. Consultant Herr told the Board this would only be done with the permission of the state. If there were a ramp of 495 onto Farm Street, the State would never restrict trucking. Rotatori told Myers the only way they could get trucks to go into Farm Street would be to widen Granite Street. That would be the only way you could get truck traffic. Hart pointed out if it were logical, the Board would leave it zoned to Industrial.

On a Hart-Rotatori motion the Board closed the public hearing at 8:50 P.M. On a Rotatori-Hart motion the Board voted unanimously to take it under advisement.

Thomas Clark and Engineer Bob Cournoyer talked to the Board about the proposed shopping center off No. Main Street. Cournoyer told the Board he needed a letter from the Planning Board to the Building Inspector approving the site plan. Clark told the Board he would be willing to put shrubs in the front. They have taken the perk tests. Board reviewed the plan with Herr and he pointed out the bitumens just kind of folds into the night. The plan was not clear. His understanding was that they were going to bring in a plan of their final proposal. The plan didn't show the edge of the bitumen, the end of the drainage where it was going, or the height of the building. Limited parking should be shown. Cournoyer pointed out they were not going to pave anything more than what they have to do. The landscaping will be attractive. They were anxious to get the plan approved so they could get the building permits. Board will not be meeting again until another month. Herr suggested all the changes could be made on the plan, the plan submitted to the Building Inspector with the necessary copies for the Planning Board. Once it is formally submitted to the Board, he could review the plan to be sure it meets with the requirements of the Board's rules and regulations. The Board could take a vote now at this meeting saying if everything is satisfactory, the Secretary could send a letter to the Building Inspector before the 28 days are up. On a Hart-Rotatori motion the Board voted unanimously to approve the site plan of Clark's shopping center contingent on the plan being submitted to the Building Inspector and a copy of such plan being reviewed by Phil Herr and his statement that



July 21, 1977

Page -3-

it is consistant with the rules and regulations as outlined in Section 1220, Rotatori (2) the motion. Brisson told Cournoyer he wanted to see more drainage outlined on the plan.

McElroy joined the Board at 9:15 P.M.

On a Hart-Brisson motion the following bills were unanimously approved for payment:

Woonsocket Call, Rezoning Farm St, Flood Plain Zoning	\$25.30
Milford Daily " " " " " "	\$30.80
Bellingham Post Office. Post Office Box Rental #43	\$11.00

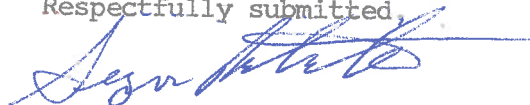
Bill for year membership in the MAPC for \$40.00 was discussed. On a McElroy-Hart motion the Board voted unanimously not to pay the bill.

Harmony Hills was discussed. McElroy questioned if the occupancy permits had been given out yet. At the May 26th meeting Zoning Agent Henry Borowski had told the board he had just issued permits and had just double checked to be sure it was OK. McElroy told the Board he felt he should not issue permits until he had checked with the Board to be sure all of our specifications had been meet.

Three bedroom apartments in multi-family was discussed. Herr will draw up another article and it will be included in the public hearing to be held next month.

Meeting adjourned at 10:05 P:M. on a Hart-Rotatori motion, unanimous.

Respectfully submitted,



Sergio Rotatori, Clerk