

BELLINGHAM PLANNING BOARD
UPPER TOWN HALL
BELLINGHAM, MASSACHUSETTS

Regular Meeting of September 22, 1977

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

Chairman Murray opened the meeting at 8:00 P.M.

Mr. Weiserman presented a plan, Approval-Not-Required, adding more land to the current Warwick-Zayre parcel. Land is in both Bellingham and Blackstone. Board signed two plans one for recording in Norfolk County and one for recording in Worcester County Land Court. On a Rotatori-McElroy motion the board voted unanimously to sign the plan.

Walter Morse and Roger Belanger requested the Board to resign a plan, Approval-not-required of nine lots on Grove Street. Original plan was approved on March 10, 1977 but Belanger told the Board the bank is requesting a more detailed plan to meet the VA requirements. The Board would not be signing a new plan. Land is in the agricultural district and since the signing of the original plan zoning has increased, and the new plan does not conform. Brisson told them they could register the plan at the Registry because they had a surveyors seal on them. He didn't see how he could sign the plans now. Rotatori told the Board he had spoken to Lee Ambler and according to him it would be alright to sign the plans. Belanger told the Board he has already received building permits on the lots. The new plan is just an amendment to the original one. Consultant Philip B. Herr after consulting the laws told the Board he felt it would be OK to sign the plan as long as Belanger would be willing to put in the word "revised" on the plan. He agreeded to this. On a McElroy-Brisson motion the Board voted unanimously to sign the Revised plan of nine lots on Grove Street.

Angello J. Roberti, Attorney from 211 Main Street, Milford requested the Board to release Lot #1 on Lizotte Drive. On a Hart-Rotatori motion the Board voted unanimously to approve the release of Lot #1 on Lizotte Drive.

Morse and Belanger discussed Harmony Hills with the Board. Belanger told the Board he felt there was enough asphalt on the road (60' wide roads) already and the plans call for 4' wide sidewalks on one side. He proposed eliminating the walks and planting good trees, maple, birch, and pine every X amount of feet. He would then put in woodchips and maintain the area for one year. He had talked to Gerry Daigle who said he could care less as far as he was concerned. The roads service 25 families. A few with children want sidewalks some others want to see trees. He would put in berm on both sides. Trees would be at least 4'. He was thinking about Cape Cod berms. Herr agreeded the street were very wide but would suggest that the Board see how many of the families endorse the trees vs.

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the sidewalks. Morse told the Board there were 11 families living there now with another three coming in next week. He would take an actual poll of the families for the Board. Belanger stated it made no difference to him, he was willing to go either way. Either way would probably cost him as much. He would go along with what ever the people and the Board wanted. An appointment was set up for the next meeting at 8:30 P.M.

Board reviewed the survey of the granting authority on Special Permits as given by the Board of Appeals. Results were as follows:

3 thought the Planning Board should have the Major commercial complex
3 thought the Planning Board should have the Buildings in Flood Plain Districts

2 thought the Planning Board should have Cluster developments - 2 thought the Zoning Board should have it.

2 thought the Planning Board should have Multi-family two didn't

2 thought the Board of Selectmen should have gas stations

McElroy disagreed about the gas stations going to the Selectmen. Since this would be the only special permit they would be giving out, it might be too confusing. He felt the Appeals Board could handle it. On Cluster Developments the Planning Board has to do all the work on it and go through all the motions, going through the Zoning Board only duplicates the work. Herr stated the only argument against this would be the one of checks and balances. McElroy told him the Zoning Board relies on the Planning Board recommendation. McElroy felt the same thing about multi-family, it is only another case of duplication of effort. Planning Board should be the authority. Board agreed that anything large enough to have site plan review the Planning Board should be the authority. The authority as far as buildings in flood plain districts should be discussed with the Zoning Board to see why they felt the Planning Board should be the authority. Board will review it at a later date.

Herr will write up a proposed amendment to give the grandfather clause to approval not required lots after the new 808 come into being.

Murray told the Board a member of the Zoning Board had approached him about the proposed rezoning on Hartford Avenue saying he felt it was spot zoning. Hart disagreed saying he felt spot zoning would be if they were to allow a junk yard in a residential district. This rezoning just conforms to the neighborhood. Herr stated the Board would have to let the lawyers fight over this one. Are you really changing that piece of land from those around it because of who owned the land? He felt it would be pretty hard to make a case for spot zoning.

Meeting was adjourned at 10:15P.M. on a Rotatori-Brisson motion.

APPROVED AS READ:

Respectfully submitted,


Sergio Rotatori, Clerk