

BELLINGHAM PLANNING BOARD  
TOWN HALL ANNEX  
BELLINGHAM, MASSACHUSETTS

Regular meeting of January 26, 1978

Members present: John P. Murray, chairman  
Gerald R. Brisson  
James E. Hart  
James A. McElroy

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

Vivian Trebbien of Century 21 requested release of Lot 167. McElroy noted that all improvements on Jeannine Road had been completed and made a motion to release Lot 167 with Hart (2), unanimous.

Mr. and Mrs. Renaud told the Board they were purchasing Parcel 2 on Cooks Lane with the intention of adding it on to their present parcel of land. The notation "Parcel 1 and Parcel 2 to be combined to form 1 parcel" was placed on the plan. On a McElroy-Hart motion the board voted unanimously to sign the plan of the Renaud's, Approval Not Required.

PUBLIC HEARING - ACCEPTANCE OF CH. 808 AND AMENDMENTS TO ZONING BY-LAWS

Chairman Murray opened the public hearing at 8:30 P.M. Two people in attendance (Consultant Philip B. Herr and Assistant Marilyn Gallant). McElroy stated since there were no residents in attendance he did not see the necessity of reading the public hearing notice. The Board and Consultant were familiar with the proposal. Board agreeded.

Herr pointed out the new Ch. 808 is mandatory by July 1, 1978, and the only way the current by-laws can be made to conform is by a town meeting vote. If these changes were not made there would be provisions in the current by-law that would be wrong and you could not enforce them. There is no question that the current laws have to be changed to conform. If the Zoning Board wanted to issue a Use Variance and the laws were not changed they could not do it. Murray stated he had attended a Selectmen's meeting and Selectman Arcand had questioned why the laws had to be changed if the State was making it mandatory.

McElroy noted that not one member of either the Selectmen or the Finance Committee were in attendance. Secretary told the Board all Boards in town had received a letter inviting them to attend the public hearing.

On another subject McElroy told the Board that there had been a lot of discussion at the Selectmen's meeting about unregistered cars. He felt it was very clear that unregistered cars came under the town by-laws not the zoning by-laws.

Public hearing was adjourned at 8:45 P.M. on a Hart-Brisson motion, unanimous.

On a McElroy-Brisson motion the Board voted unanimously to recommend and sponser the above amendments at the March Annual Town Meeting.

On a Hart-McElroy motion the following bills were unanimously approved for payment: All bills to be taken out of the advertising account.

Milford Daily News - Flood Hazard hearing - \$36.40



Milford Daily News - hearing on Ch. 808 - \$120.40  
Woonsocket Call - Flood hazard hearing - \$35.04  
Woonsocket Call - hearing on Ch. 808 - \$101.76

Letter was received from the Board of Selectmen asking for the Board's recommendation on Barrett Lane to be accepted as a town street. On a McElroy-Brisson motion the board voted unanimously to write to the Selectmen recommending that they act favorably on the acceptance of Barrett Lane. McElroy pointed out the Board had received letters of satisfaction from the Highway Department, Conservation Commission and Water Department on Barrett Lane. The Board is now holding a bank book for \$1000.00 against any unforeseen incidents.

PUBLIC HEARING - FLOOD HAZARD ZONING AND FOUNDATION GRADE

Chairman Murray opened the hearing on the above two articles at 9:30 P.M. Since there were no residents present McElroy again suggested the Secretary not read the notice of public hearing. Board agreeded.

McElroy stated the board was very familiar with both of the articles and could see no reason for further discussion.

On a McElroy-Hart motion the Board voted unanimously to recommend the article on Foundation Grade at the annual Town Meeting.

A discussion was held on the Flood Hazard Zoning. Herr told the Board by sponcering this article the town is simply saying that they are agreeing to use the FIA's map to designate flood areas. In his opinion the map appears to be pretty good and the Board wouldn't want to change the flood hazard districts. The minute the town adopts these boundaries the state building code becomes into being and they are the most stringent. If you are going to build anything that is new or put on a big addition, you have to elevate the floor and bring it above the flood zone. In December they have changed the law. The banks will not give you a mortgage unless you have flood insurance. As it was amended in Washington, this is no longer true. The regulations haven't been voted in by Congress. McElroy pointed out the flood plain zoning is more protection for the people. It enables them to get Federal Flood Insurance. He questioned how the town would go about changing the areas on the map. Herr told them the Board couldn't change them. The FIA sends the map to the Board of Selectmen and then the Selectmen should send them to the various agencies for their input. The Selectmen then make their recommendations for any changes. The final map should be the next set of maps.

On a McElroy-Brisson motion the public hearing was closed at 9:47 P.M. unanimous.

On a McElroy-Hart motion the board voted unanimously to recommedn the above article on Flood Hazard Zoning at the Annual Town Meeting.

Meeting adjourned at 9:56 P.M. on a Brisson-McElroy motion, unanimous.

Respectfully submitted,

Sergio Rotatori, Clerk

