

BELLINGHAM PLANNING BOARD
TOWN HALL ANNEX
BELLINGHAM, MASSACHUSETTS

Regular Meeting of APRIL 23, 1978

Members Present: John P. Murray, Chairman

Sergio P. Rotatori, Vice-Chairman, Clerk

Gerard Brisson

James E. Hart

Normand Langlais

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

James Hart stepped down as member of the Planning Board and presented a Definitive Plan of four lots which would connect Horseshoe Drive with Ruthellen Road. Road would be 40' wide with no sidewalks which is the same conditions that are on Ruthellen and Horseshoe streets. Hart requested a public hearing on the subdivision. Meeting was set for 8:00 P.M. on June 8, 1978 in the Town Hall Annex. Check for \$90 to cover cost of advertising was received.

Chairman Murray welcomed new member Normand Langlais to the Board who was appointed to replace James McElroy. Murray expressed that Langlais would be an asset to the board.

Gerard Brisson stepped down as member of the Planning Board and presented an Approval Not Required plan on Pulaski Blvd. located on the East Side of Pulaski at Harpin Street. Area zoned residential with lot having 2.82 acres of land owned by Ellsworth R. Crooks. Crooks owns 49 acres of land and will be selling one lot to F. Dalpe. Rotatori told the Board he felt a perk test and a report from the Building Inspector should be taken before the Board signs any plans. There was no further discussion on the plan with Brisson pointing out that Crooks has over 1,000' of frontage on Pulaski Blvd. including the drive-in theater which is all one lot. On a Hart-Rotatori motion the Board voted unanimously to approve the plan of one lot on the east side of Pulaski Blvd.

Mrs. Nancy O'Toole of Cohasset told the Board she and her husband owned between 60 and 90 acres of land with 450' frontage off Farm Street. Part of her original land was taken for the water well around 5 acres and around 22 acres taken for the Stall Brook school. Land is zoned agricultural. Mrs. O'Toole told the Board she wanted to get some ideas from the Board on the best way to utilize her land, and was going to consider cluster zoning. She felt it would be of benefit to the town because the town would not have to maintain long roads. She wanted to go along with what ever the town wanted her to do. Murray told her she could develop homes on two acre lots or go with a cluster development, or might consider trying to develop it for a business or industrial use. She told the Board she wanted to do what the town wanted her to do with the land; would they like to see two family homes there or perhaps housing for the elderly. Consultant Philip B. Herr told Mrs. O'Toole the idea of rezoning the land for business or industrial use would be a bit of a diversion as the likely-

[Handwritten signature]


hood of some business locating there is pretty small. Any mention of multi-family development would probably not receive any support. Intensive use such as multi-family isn't very likely. The likelihood of your rezoning the land from agricultural to suburban is null. Her best bet would be to go with either conventional development or as an alternative a cluster development. He told her out of the last perhaps 30 subdivisions only two have come back for cluster developments. He pointed out on cluster developments the front end costs dealing with the Zoning Board, Planning Board, Health Board and the Water Dept. etc. are higher than with a conventional plan. He did feel that Whispering Pines was the best development deal that the town ever received. The town got some nice conservation land. Hart pointed out the whole idea of Cluster Developments is to build on the good part of the land and the rest goes to the town for conservation purposes. He told Mrs. O'toole the Board could not commit themselves on her land until they actually saw a real plan. The Board could not tell her that they would approve something until it is presented formally. Brisson told her that the thing for her to do would be to get an engineer to do some preliminary work, something that would show a conventional plan and a cluster development plan. Rotatori agreed, she has to show the board something. Mrs. O'Toole told the Board her land did have town water. Herr suggested if Mrs. O'Toole did not have experience in construction that she might be well advised to have someone else develop her land.

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

Mostek's Hardware Company, 1 Plexi-glass -	\$23.25
Registrar of Deeds, Registration of members	5.00

Consultant Herr discussed Architectural Barriers Board Regulations with the Board. He told the Board at first they were going to write up articles to insert into the zoning by-laws and the subdivision regulations but decided not to do so because the regulations would be changing again. The amendments as submitted to the Board would simply refer to any regulations if applicable. This would simply serve as a reminder to people involved of the regulations. It was not clear to him at this time if the regulations would apply to streets curbing with private owners; he did not see where they would have any jurisdiction. Board agreed article would be held for a public hearing when a couple of articles are gathered.

Henry Borowski told the Board in the state code there are pretty strict building codes about swimming pools that apply to public pools. It does not say much about private pools. They left that part out so that the towns could set up their own rules. Last Friday a Beagle was found dead in a pool. He would like for the town to come up with a zoning law where a fence would be a must. Rotatori told Borowski that they have been around and around on this article several times. Herr told Borowski that they had drafted several articles and the reason why the town does not have a regulation about fences is because the town has decided that they didn't want to have one. Rotatori stated if a man has an inground pool he has to have a fence. As Building Inspector Borowski can tell everyone he wants that they have to have a fence before he gives them a permit for a pool. Herr advised Borowski the way to do it would be to formally request the Selectmen to request the Planning Board to hold a public hearing on a



requirement to require a fence around private pools. Langlais told the Board he believed the reason why the Building Inspector was bringing up the matter at this time is because he has had a complaint. Borowski told the Board he did not want to see anyone getting hurt or a child drown in a pool. Hart told the Board most insurance companies that cover home policies require a fence around a pool. Langlais told the Board this particular case the mortgage is paid off. Herr did tell the Board most cities and towns have requirements for a fence around pools.

Herr told the Board he had been discussing the phenomenon of the town's uncontrolled growth and its declining school enrollment. He looked back to see what had been done with respect to studying the population. MAPC has done a profile on the town's population growth. The school architecture made a projection of the population. He asked the board if they thought it would be useful for them to look into what the town's future growth might be and to compare that with what is currently being talked about. Langlais stated when the school architect originally did his projection, it was his understanding that the figures they used first came from the school department, that is the figures on how many children there are and what grades they are in. In reality he felt the school people actually gave the architect the projected figures. It would offend him personally if he had used figures that were 800 to 1,000 off base. Herr told the Board the basic data that they themselves would use would probably be the same data that he used. He felt doing such a study would be a good thing, something solid in which to base issues on. When sewerage was an issue this would have been good material to have on hand, and now on the school issue it would be helpful. The Planning Board should have a reasonable explanation of what the growth should be. We will try to get a better understanding on what is happening in town. Board agreeded that Herr would do a Town Population Projection study. This would be part of his normal services.

A brief discussion on whether or not the Planning Board would take a formal position on the school issue was discussed. Murray pointed out the Board's opinion was asked about the sewerage issue and he felt the school was the same thing. Hart agreeded with Murray. Brisson felt taking a position at this time was too late. Langlais stated he felt the fact that the Board is undertaking a study of the number of people in town is response enough. The Board had their doubts about the previous surveys.

Meeting adjourned at 11:00 P.M. on a Rotatori-Brisson motion.

Respectfully submitted,



Sergio Rotatori, Clerk