

BELLINGHAM PLANNING BOARD
TOWN HALL ANNEX
BELLINGHAM, MASSACHUSETTS

Regular Meeting of September 28, 1978

Members present: John Murray, Chairman
Sergio Rotatori, Vice-Chairman, Clerk
Gerald Brisson
Normand Langlais

Chairman Murray opened the meeting at 8:05 P.M.

Robert Provost, 9241 Mendon Street requested the Board approve his lot on Mendon Street. His land has never been recorded and he had just had his lot surveyed. His home is already built and is centered on the lot. Murray pointed it is an undersized lot but was in existence before zoning. Provost stated he wanted to have his lot surveyed for his own protection. On a Rotatori-Langlais motion, the Board voted unanimously to sign the plan.


Roger Belanger requested release of his bond on Harmany Hill Estates. Letter was received from Highway Superintendent Daigle approving the work. Murray told Belanger that the Board has lost our copy of the definitive plan, and it is now the policy of the Board that they would not release any bonds until the Board itself has inspected the subdivision. Murray requested that Belanger supply the board with a definitive copy. Langlais told Belanger that the Board would expediate his request as fast as possible if he could supply the Board with the definitive copy. Belanger told the Board he would get a copy of the plan to the Chairman. He will come back to the next meeting at 8:15 P.M.

Sam and Patricia Dresser of 131 Grove Street spoke with the Board about some property that abutts them. There is a lot of wetlands on the lot and the owner wants to build. They showed the Board a copy of a plan pointing out their lot was #2 which had a house on it and lot #3 which was not to be a building lot. The Dresser's stated the owner of Lot #3 had a perk test taken this day. Building Inspector Henry Borowski told the Board if the perk test passed he would have to issue a building permit unless they were able to prove there was some other reason not to issue one. Herr stated as long as it clearly states on the approval of the Planning Board on Sept. 15, 1968 that Lot 3 was not to be a building lot, they cannot have a building permit. Secretary will look up the minutes of the meeting in 1968 and the Dresser's will come back to the Board at 8:30 P.M. at the next meeting.

PUBLIC HEARING - REZONING NORTH MAIN STREET FROM B-1 to B-2

Chairman Murray opened the public hearing at 8:30 P.M. with four people in attendance. Secretary read the notice as it appeared in the papers.

Owner Thomas Clark of South Main Street stated he had 7.6 acres of land that he wanted changed from B-1 to B-2. He told the Board he already had the land under development and already had one building on the area and he now wants to expand the development. He did not have a plan made up as to what he actually was going to do with the land. Langlais asked Consultant Herr what the Board was waiving if it were to approve the zoning.



Herr told the Board that B-2 zoning is more restrictive in every respect except in floor area allowed. You would be giving him nothing. Parking is the real limitation. B-2 zoning removes the 20,000 sq.ft. limitation on floor area.

Arthur Kearnan of 5 North Main Street told the Board he objected to the new rezoning. He was an abuttor to the land and on the north side of his land it has been cut right up to his property line and the land just falls off almost straight. Murray suggested that Kearnan's land will probably increase in value with industrial land and commercial on his sides.

Langlais suggested that Kearnan consider having his land also rezoned.

Clark suggested Kearnan would be better off staying B-1, it would be less restrictive. Murray pointed out to Kearnan that the B-2 rezoning would not change his land, the shopping center is there to stay. Kearnan told the Board he had read in the papers that the state was questioning the land in back to see if they were wet lands. Clark told the Board on Lot 6 there is a pond and that is what the state is talking about. None of his land in the back lots had been filled.

Kearnan stated he was opposed to the rezoning because then Clark could put in more things under B-2 than he could put in presently. He was talking about the difference in types of business. Herr stated the only thing is what is called a major commercial complex. This would be allowed in a B-2 district with a special permit, but the land would have to be subdivided. Herr did not think this is possible for this land. From the town's point of view and from an abuttor's also, it would be better to have the land all under one ownership. Kearnan told the Board he still wanted to go on record as being opposed to the rezoning, but under the circumstances he would withdraw his opposition. Brisson pointed out if the zoning were to pass, the Planning Board would still have to hold a site plan review. It was agreed that Kearnan would be notified so that he could attend.


On a Langlais-Rotatori motion the public hearing was closed at 8:55 P.M.

On a Brisson-Rotatori motion the Board voted unanimously to sponsor the rezoning article for the next special town meeting. Murray pointed out he felt the rezoning would be of benefit to the town.

Consultant Herr and the Board discussed Harmany Hills. Herr told the Board he had driven thru the development and the spacing on the trees look OK. If they ever reach maturity that is the spacing they need. He could not testify as to the age of the trees. He would be more concerned with the areas without the dressing. Some of them have not been loomed. There are no abuttor's on the stream side of the street and the developer has done nothing with it. At one intersection the developer has put up one street sign on what looks like a fence post. He did not notice any other signs. The grading condition in one spot is much too steep and he should be made to conform to the rules and regulations. Board will review the subdivision once they get the plan.

Herr gave the Board copies of the proposed amendment on Foundation Location. Langlais questioned if this would also apply to commercial buildings and was told yes. Public hearing will be set up on the amendment at a future time.

Herr pointed out that the MAPC 208 Areawide Plan for Bellingham proposes that all of our industrial-zoned areas be changed to allow medium density residential development. Herr pointed out that Bellingham was not treated the same as other towns in this respect, pointing out that some town that



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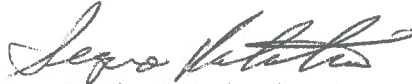
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also do not have sewerage did not have the same recommendations as Bellingham. Herr felt their recommendation was crazy and the board could just ignore it and hope that it will not amount to anything or they can raise their objections to the recommendations. It might not change the recommendations but at least the town would be on record as being opposed to the ruling. The towns comments are supposed to be in by the 29th of September. Herr will write a letter to the MAPC stating Bellingham's objection to their recommendations. Copy will be sent to the Planning Board.

On a Rotatori-Langlais motion the Board voted unanimously to approve the bill of \$21.00 to the Milford Daily News for advertising Clark's hearing.

Meeting adjourned at 10:10 P.M. on a Rotatori-Langlais motion.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Sergio Rotatori".

Sergio Rotatori, Clerk