

BELLINGHAM PLANNING BOARD

TOWN HALL ANNEX  
BELLINGHAM, MASSACHUSETTS

Regular Meeting of April 25, 1979

Members Present: John P. Murray, Chairman  
Sergio Rotatori, Vice Chairman  
Gerald Brisson  
Normand Langlais  
Carl Rosenlund


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

Robert Cournoyer, engineer, presented the Board with an Approval Not Required plan of Jose and Margarida Ferreira on the corner of Pulaski Blvd. and Brisson Ave. Lot A with 4,168 sq. ft. and 20' strip is to be joined with Lot B owned by the Ferreira's. Langlais pointed out to Cournoyer that Sec. 322 calls for all buildings that exist to be shown. Brisson stated in this case he could see no problem with the plan. Rosenlund told the Board that Blackwood Auto Body was granted a Special Permit and the fence had something to do with it, but could not remember what it was. On a Brisson-Langlais motion the board voted to approve the plan, Rosenlund abstaining.

Cournoyer presented a land court plan of land owned by Thomas Clark on Mechanic street that was zoned B-1 on Lot 5. Lot 5 has a half completed building on it. Rotatori asked how much land was left in the back, and was told by Clark he had 11.6 acres left. Brisson questioned the 40' right of way for the street to get in the back, as the back was zoned residential. Clark told the Board he had no plans for the back of the land right now. In looking over the plan Cournoyer told the Board there was an error on the plan and the right of way should read 50' not the 40'. He was also told to show the foundation on the plan. Cournoyer told the Board he was withdrawing the plan and would bring it back at the next meeting.

A plaque was presented by Chairman Murray and Vice-Chairman Rotatori to James E. Hart for his ten years of service with the Planning Board. The Board expressed their appreciation for his dedication and service.

Fernand Dalpe and Gerard Marchand told the Board they were looking to have a piece of land on Pulaski Boulevard rezoned to enable them to put up a rolling skating rink. Land is situated next to the drive in and is currently zoned residential, and contains 2.8 acres. Board determined it would have to be either B-1 or B-2 to allow that business. Brisson pointed out they shouldn't just re-zone one lot. The drive in theatre is also on residential land and probably Edward Brisson would also be interested in rezoning his land. Rotatori agreeded the abutments should be asked if they want some of their land rezoned. Between the beauty parlor and the drive in there are five homes. They probably don't want to be rezoned. Brisson asked what the building was going to look like. Dalpe informed him something like the tennis court with the building in the back, shrubs in the front and parking to the rear. Langlais suggested it would be easier if the board had some kind of an idea of just what it was going to look like, it would be a big help at the public hearing. That is what the people are going to be looking for. Dalpe assured the Board they would make it as attractive as possible. Marchand stated the hours would be from 6:30PM to 10:30 - 11:00 P.M. Dalpe and Marchand were advised to approach their neighbors Marchand requested that the Board set up a public hearing now and by that time they could have some idea of who wanted to be rezoned. Murray stated that 400'



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was the usual depth for rezoning. Brisson suggested in this case they could go by property lines. Langlais suggested they have an artist concept of what it is going to look like with parking spaces, shrubs, etc. and also show how the topography is going to be changed. A description of the property involved so the advertising can be accomplished is needed and the Board agreeded the abutters should also be notified. Brisson stated he would be willing to consider the zoning change if the two adjacent pieces of land were also considered. The owners will be contacted by Dalpe and Marchand. Board voted to set a date of May 24, 1979 at 9:00 P.M. to hold the public hearing. Marchand to get the description and list of abutters to the Secretary.

Sam and Pat Dresser of Grove Street talked with the Board to find out if their abuttor had shown any plans to the Board for his property next to them. There had been some activity on the land with surveyors and they wanted to be sure that no plans were being presented to the Board. Brisson told them they only way their abuttor could build on that land, since it had been designated not a building lot, was if they came in with a new plan and it conformed with the current zoning laws.

Thomas Clark and Bob Cournoyer presented a site plan of Bellingham Shopping Center which outlined Phase II, III, IV and V dated April, 1979. Plan stated there was a total of 159,000 sq. ft. involved and the building area involves 25% of the lot with 181 parking spaces shown. Plan showed a new road being opened next to the Brown property onto North Main Street. Cournoyer stated there was enough leeway between the road and the railroad bridge for visibility. There was about 400' of clear view between the property line at 2-3' above ground. In looking over the drainage system Brisson pointed out there was only one catch basin. Cournoyer stated the area being drained is not that large. A 12" pipe is already installed according to Clark. Brisson stated water is going almost 200' before a basin. If that one basin gets clogged up it drains right on to the parking lot and into the stores. They had to get a much better drainage system. Cournoyer acknowledged that he did not do much work with the drainage and that he felt he could put in three pipes to handle the drainage. Rosenlund stated the new entrance bothered him. He wanted to be satisfied that the Board was not creating a hazard. Rotatori asked Cournoyer what was the distance between the two exits and was told about 600'. Cournoyer told the Board they would put up a retaining area in the back of the shopping center. Clark stated he wanted building permits for building 1, 2 and three. Brisson told him he was not going to recommend any building permits without see some good drainage plans. Cournoyer stated he would have these at the next meeting of the Board, and asked for approval of the Board for Phase II. Murray stated if they could guarantee the Board that they will be back in two weeks with drainage plans, he felt the Board could give permission for building permits on Phase III. Brisson stated he would go along with OKing a permit on Phase III. Langlais stated he would like to see the distance between the buildings shown. Parking spaces were discussed and Langlais felt there was not enough parking spaces shown. Brisson suggested that the total building footage be shown and then the total parking spaces.

Assistant Building Inspector Ronnie Paulhus was called to speak before the Board. He was told the Board would be recommending a building permit for Phase II only. Paulhus questioned what was going to be done with the back of the land behind the Plaza. The Board told him that they are requesting reosion control, set backs on the buildings, and more information on the buffer zone on the exit. Parking spaces and better drainage has to be shown also. Letter will be sent to Paulhus recommending a building permit on Phase III only.



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Rosenlund raised questions on the flood plan area, and was told by Cournoyer that it was behind the railroad tracks and that Clark's property is no way near the wet area. A new plan showing better drainage will be ready by the next meeting.

On a Rotatori-Rosenlund motion the following bills were unanimously approved for payment: Philip B. Herr and Assoc. Retainer 1/1/79 thru 6/30/79, \$1,800.00 Jean Brewer, Travel \$7.68 and \$13.46 telephone.

Board will discuss with Thomas Clark the remaining work left to be done on the Industrial Park off Depot Street. Letter will be sent to Clark advising him that it is to be discussed with him.

Letter was received from the Land Court regarding land off South Main St. on Henry Roy. Copy will be sent to Town Counsel to see if any action has to be taken by the Board.

Rezoning of the land on Pulaski Blvd was again discussed. Rosenlund stated he did not want to just rezone one lot. Rotatori stated if more than those three lots that were discussed were to be rezoned, you would have a lot of people objecting. Langlais pointed out that now is the time to investigate all the possibilities. There is not another town meeting in site so there is no rush. If a town meeting isn't held within 90 days another public hearing has to be held. Board agreed it would be a good idea for Consultant Herr to have a chance to review the situation. On a Rotatori-Rosenlund motion, the Board voted unanimously to cancel the public hearing of May 24th and reschedule for a latter date once all the area has been looked into for rezoning. Marchand to be notified by letter.

Meeting adjourned at 10:45 P.M. on a Rotatori-Langlais motion, unanimous.

Respectfully submitted,

Sergio Rotatori, Clerk

A handwritten signature in blue ink, appearing to read "Sergio Rotatori", with a stylized flourish at the end.