

BELLINGHAM PLANNING BOARD
TOWN HALL ANNEX
BELLINGHAM, MASSACHUSETTS

Regular Meeting of September 13, 1979

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

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

Frank Pirrello, surveyor for Guerrier & Halnon, presented a plan of land of one lot located on the easterly side of Grove Street at the intersection of Mellen Street containing 2.5 acres, Approval Not Required. Owner Richard W. Dec of Hopedale will be deeding out one lot to his brother. 273' frontage will be remaining to serve the remaining acreage. Board determined that Lot 3, which was in question in the past as a non-buildable lot was not effected. On a Brisson-Rotatori motion, the Board voted to sign the plan, Murray in agreement.

Assistant Building Inspector, Walter Stearns, requested that the Board advise him as to how many parking spaces were needed on a proposed 18 hole miniature golf course and batting cage with a take-out bar for food. A building permit had been denied by Stearns and the case is currently under appeal to the Board of Appeals. If his ruling should be overturned, Stearns wanted something in writing as to how many parking spaces would be required.

A total of ten spaces were shown on the plan. Brisson stated he was not qualified to say what the capacity would be for the golf course. That could probably only be determined by observing an existing business. It did not appear to him that there were enough spaces to handle the traffic. Plan will be sent to Phil Herr and a determination made at the next meeting on the 27th.

PUBLIC HEARING - SPECIAL PERMIT, MAJOR COMMERCIAL COMPLEX

Chairman Murray opened the public hearing at 8:30 P.M. on the application of Thomas Clark, South Main Street for a special permit to construct a major commercial complex off North Main Street at Bellingham Plaza. Four people in attendance. Secretary read the notice as it appeared in the papers. Murray informed those present of the 20 day appeal period from the date of filing with the Town Clerk.

Engineer Norbert Therien, of R. J. Cournoyer & Associates, Woonsocket, RI. presented a plan to the Board pointing out the existing sign and showing lights with a distance between 160' and 200'. As requested by the Board at the last meeting vehicle speed between the buildings will be controlled by speed bumps as outlined on the plan. Proposed grading of the banking in back of the stores were outlined on the top of the plan. Building elevations were pointed out. Water is to be serviced with a 6" drain coming off North Main Street. Location of hydrant was shown. Therien stated that two parking spaces next to No. Main Street near the Profession Building had been eliminated. This had been done at the suggestion of Consultant Phil Herr in a phone conversation with Therien. Parking spaces cannot be any closer than 20' from the street. This also would create a better traffic flow for the proposed car wash. Herr had also questioned if there was enough parking spaces in front of the building in Phase V since spaces serving this building have to be within 300' of the building. Herr had suggested having spaces on the opposite side of the plaza near Mill St. be designated as "employee parking". Herr did not seem to feel that any additional

drainage was necessary.

Langlais pointed out that the size of the building in Phase V was not shown and Engineer Therien stated that it would be 200' X 60" and added it onto the plan. Murray pointed out that most of the things being talked about did not effect the special permit application. Things did not have to be so detailed. When the land was rezoned to B-2 so that Clark could continue with the shopping center, no one knew that a special permit was needed. This fact just slipped by, and Clark has lost a lot of time by going to the Zoning Board instead of the Planning Board because no one knew just what to do. Langlais took exception and stated he did not agree that it just slipped by that a special permit was needed. Regulations have to be followed.

Comments by Phil Herr to Secretary Jean Brewer in a phone conversation on September 13th regarding the plan were outlined as follows:

Herr could find no large problems, although the drawing is unclear and difficult to evaluate. Three decisions have to be made on the special permit 1) lighting 2) reosion control and 3) traffic. Traffic control and effect has been done on the the last plans and is OK. Erosion control using the spray-on method of seed and cardboard was OK. There is no lighting designated on the plan. The permit should not be granted until the Board has lighting designs in front of them. The plan is lacking information regarding the length of the buildings, building elevation, signs and water service. Plans were unclear as to if you are also approving the car wash and professional building. The above two should be clearly excluded on the special permit. There are not enough parking spaces on the plan to satisfy the requirements within 300' of the buildings on the north end of the complex. There is an abundance on the south side. He suggested that Clark could remove some of the buildings in Phase V which would reduce the parking space demand. Under the authority of Sec. 3300 the Board could also waive this requirement. There wasn't enough information on the drainage for him to evaluate it. The permit is worth nothing unless it is recorded at the registry. Board could put a stipulation that a recorded copy has to be filed with the Board within a certain amount of days of the appeal period or else the permit could be null. If the Board is not satisfied with something they should/close the hearing but continue it until a later date. Evidence that has not been presented before them should not be considered. The form of approval should be carefully constructed. He suggested that someone draft the decision in writing and then have the Board go over it. After reviewing the plan, Rosenlund stated that the car wash and professional building are in B-1 zoning and are not included in the special permit. Therien told the Board he had included both lots in the plan because he felt it gave a better perspective of the overall area.

Rosenlund questioned Clark if he had started work on the back of the banking and was told by Clark that he has started clearing the trees. The back of the buildings had been paved.

Rosenlund told Clark that the special permit has to be recorded with the Registry of Deeds once the appeal period has been passed. Rosenlund suggested that the Board specify a certain number of days in which this has to be done or else the permit is to be revoked.

Murray asked if anyone wished to be heard on the plan or if anyone had any questions, and had no response.

Public hearing was closed at 9:00 P.M. on a Rosenlund-Brisson motion.




Rosenlund made a recommendation to approve the application for a Special Permit stating that the applicant has met all the requirements of Sec. 4700. Members voting in favor for the same reason were Murray, Rotatori, Brisson and Langlais. Rosenlund made a motion that the special permit be granted with the following stipulations: (1) Approval to be recorded at the Registry of Deeds and a copy given to the Planning Board within thirty days after the appeal period has expired. If this is not done the approval becomes null and void. (2) Under the Special Permit Granting Authority in Sec. 3330 Board waives the requirement that parking spaces must be within 300 feet from the building entrance they serve to be counted towards fulfillment of the parking requirements. Langlais (2) the motion, unanimous. Secretary to type the decision and Rosenlund checking it before filing with the Town Clerk. Rosenlund pointed out since the professional building and car wash lots were in B-1 zone they could not come under consideration for the special permit. Therefore, there was no reason to mention the two lots in the decision.

Site Plan Review on proposed major commercial complex. Board reviewed the plan as submitted by Thomas Clark. Langlais stated his only problem seemed to be on the drainage. Clark told the board that all of the drainage goes down towards Mill Street where it travels about 50' across the road and into a swamp. Brisson stated he was concerned with what happens to the water. It just shouldn't run off. There will be problems in the winter on Mill Street. Clark stated he had no problem last winter, but Brisson pointed out that Mill Street wasn't paved last year. Murray stated it would only effect Clark himself. If he has a problem he will have to take care of it himself. Clark did all the improvements on Mill Street himself. Brisson stated he did not think it was a good idea to have so much paved area without drainage. Rosenlund pointed out that there was drainage shown on the first plan. Clark stated he had regraded the parking lot and did not now need drainage. Brisson told Clark that he should consider putting some catch basins near the exits on Mill Street. He could have a real bad icing problem on Mill Street with the drainage water running over the road. Langlais stated at the time when the street was first talked about, Clark asked what we wanted him to do with the street. We had our chance to tell him what to do at that time. We should have talked drainage. Now is too late. Brisson pointed out that the square footage on Building #2 had been figured wrong. This would make a difference in the number of parking spaces required on the plan. Therien changed the numbers on Bldg 2 on the plan. On a Brisson-Rotatori motion, the Board voted unanimously to approve the site plan on the Bellingham Plaza off North Main Street. Letter will be sent to the Building Inspector.

Langlais left the meeting and Gerald Brisson stepped down as a Board member.

Gerald Brisson, engineer representing Gerald Marchand and Fernand Dalpe, persented a site plan for review on the proposed roller skating rink on Pulaski Blvd. Brisson stated that the septic system has been approved by the Board of Health and an application for a building permit filed with the Building Inspector. A plan with a revision date of September 11, 1979 was reviewed. Building will be 100' back from the road. Scrub will be removed from the front. Seventy feet of the entrance driveway is going to drain towards the street with the remaining driveway including the parking lot running towards the back. Brisson stated that he will indicate location of dumpsters, location of signs and lights on the plan. There are no wet lands



on the lot. Murray suggested that the developers put in a few more trees and shrubs than what was shown on the plan. This would make the rink more acceptable to the neighbors. A sidewalk from near Harpin Street into the parking lot will be included on the plan. This will make it safer for the children walking since sidewalks end at Harpin Street. Secretary will send a copy of the plan to Consultant Phil Herr for his review for the next meeting on the 27th.

Murray told the Board he had been approached by the School Committee to help them with their school enrollment projections. After discussion Rosenlund, Brisson and Rotatori felt it was not necessary for the Board to send a letter. If Murray wanted to write to offer his personal assistance he should do it on his own letterhead and not the Board's. Brisson stated he did not feel qualified to make such projections. Any of the Board's information would be available to the School Committee if they wished it.

Letter from Philip B. Herr & Associates was received outlining their consultant services for the FY '80. On a Brisson-Rotatori motion the Board voted to accept and sign a letter dated August 28, 1979 regarding consultant services and compensation at \$3600.00/yr, unanimous.

The following bills were unanimously approved for payment on a Rotatori-Rosenlund motion: Business Equipment Corp., map roll file @ \$275.00; Milford Daily News advertising for Special Permit (Clark) @ \$19.80 and Woonsocket, Call @ \$17.50.

Discussion was held on changing the meeting time from 8:00 P.M. to 7:30 P.M. Rosenlund pointed out that bills could be approved and correspondence read before the Board held meetings with the public. On a Rosenlund-Rotatori motion the Board voted unanimously to change the meeting time from 8:00 P.M. to 7:30 P.M.

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

Respectfully submitted;


Sergio Rotatori, Clerk