

BELLINGHAM PLANNING BOARD  
TOWN HALL ANNEX  
BELLINGHAM, MASSACHUSETTS

Regular Meeting of September 27, 1979

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


Chairman Murray opened the meeting at 7:30 P.M. Correspondance was reviewed.

Rosenlund pointed out that the Annual Meeting and Election of Officers for the Mass Federation of Planning Boards will be held on Saturday, October 27, 1979 at the Sheraton-Yankee Drummer Motor Inn in Auburn, MA.

Board reviewed the proposed rules and regulations of the Board and discussion was continued until later in the evening.

Gerald Burke and Engineer Phil Bianchi spoke with the Board regarding the subdivision off Horseshoe Drive. Bianchi told the Board he would like to drop the profile of the road down from the original 6'. The perk tests that were done on the land went down 10' and they did not hit water. It was all sand and gravel. Langlais questioned what it was going to do with the water line, and was told that it would not effect it at all since it will still have minimum coverage. The new grading would not do any harm to the drainage. Brisson told them that there had been a lot of work involved in getting approval of the subdivision. He would like to see new contours and new drainage for the lots. This would amount to redesigning the whole subdivision. Bianchi stated that it is low ground but it is good drainage. Brisson stated he would rather see a septic system go into more natural setting rather than in fill. Board agreeded that they would be willing to look at a new design on the plan. Bianchi will get back to the Board.

Gerald Brisson stepped down as member of the Planning Board. Plans on the proposed roller skating rink were shown. Consultant Herr reviewed the plans with the Board. No architectural plans were presented. Herr pointed out under Sec. 1422 which lists what is required to accompany a site plan, an architectural plan is listed. This is needed in order to determine the building height. Building Inspector Henry Borowski stated that no building permit has been asked for from him as of this date. Developer Gerald Marchand stated that they had applied for their health permits and have been granted the permits. Herr stated they could do an informal review of the site plan, but since no building permit has been asked for the Board could or should not render a formal decision. The major issue at this point is the general location and the general location of the building and parking spaces. Brisson stated he based the spaces on 100 drivers being in the building. Most of the skaters will be dropped off and picked up. Herr pointed out that a cornor of the parking spaces are within 100' of a wetland area and should be under the peruse of the Conservation Commission. Murray pointed out that he just wanted to see a lot more shrubs put on the plan. Herr expressed concern about the settling of the 6' fill on the parking lot. Brisson stated this should not be any problem it it is filled properly. Hr also felt the wetlands would not be effected as it is in the very rear of the lot. Herr suggested to be on the safe side they should file an intent with the Conservation Commission.



September 27, 1979

Page Two

Borowski questioned if the fire trucks can drive around the building in case of a fire. Fernand Dalpe assured him they could, although it will not be paved. Herr pointed out that no handicap or compact car parking was shown.

Murray again brought up the subject of more shrubs to screen the building from the street and neighbors. Brisson stated that the natural trees in the front will be the best screening. Board agreeded to make a field trip to inspect the site.

Herr questioned if there were going to be any additional lights other than those on the lot. Brisson stated there will also be lights located on the building. Herr felt that the Board should understand the arrangement.

Brisson came back as a Board member.

Discussion was held on the refusal and appeal to the Building Inspectors decision to deny a building permit for a miniature golf course and batting cage on Mechanic Street. Herr pointed out that this is a critical site in town where it is right in the center. Borowski stated that the State Building Inspector was going to send the Town a letter stating that the golf course is a structure. Rosenlund told the Board that the Board of Appeals had denied the appeal and upheld the Building Inspectors decision. Herr stated he agreeded with the Board of Appeals. He had figured at 1 space per hole which was 20 for the golf course, 3 spaces for the batting cage and on attendant and 7 for the snack bar. They could not operate the course as a yard accessory. There was no way that they could use this on that particular piece of land.

Herr gave the Board copies of a review on Contiguous lots dated September 27, 1979 and also a report on retailing in Bellingham dated September 4, 1979.

Board continued the review of the proposed rules and regulations governing the Board and Herr will make the necessary corrections and changes and will get it back to the Board for their further adoption.

Meeting adjourned at 10:30 P.M. on a Brisson-Rotatori motion.

Respectfully submitted,



Sergio Rotatori  
Clerk