

BELLINGHAM PLANNING BOARD
TOWN HALL ANNEX
BELLINGHAM MASSACHUSETTS

Regular Meeting of February 28, 1980

Members Present: John Murray, Chairman
Gerald R. Brisson
James F. Brennan, Jr.
Carl R. Rosenlund

Chairman Murray opened the meeting at 7:55 p.m.

James Brennan was officially welcomed as new board member due to the recent elections. Board will reorganize at the next meeting.

On a Brisson-Brennan motion the Board voted unanimously to approve \$5.00 to the Registrar of Deeds to register new Board after the elections.

Letter was received by the Board of Selectmen dated February 27, 1980 giving the Planning Board Thomas Clark's request for a zoning change. Consultant Philip Herr review the proposed change with the Board. Herr pointed out the change would have a right of way also zoned industrial. There would be no need for this if an industrial subdivision was being proposed. If it is to be in one owner's name then it would make sense to have it zoned to industrial also. Herr questioned whether or not the two business buildings on either side of the right of way shouldn't also be rezoned to industrial. Murray stated that Clark did not own the buildings and did not want them included in the rezoning. There was the possibility that including these two pieces of land in the rezoning would bring controversy to the rezoning. On a Brisson-Rosenlund motion, it was unanimously voted to hold a public hearing on March 27, 1980 at 9:00 P.M. Herr will write up a notice for the advertising.

A brief discussion was held on the Bellingham Shopping Plaza on No. Main St. Herr stated that a sign not larger than 100 sq. ft. in area was allowed. He questioned the large lighted sign in front of the plaza. There was also a portable sign just at the entrance and exit. Town by-laws do not limit the number of free standing accessory signs as long as they are not more than 100 sq. ft. in area. Sec. 3144 states that the total area of all signs shall not be more than three square feet per foot of lot frontage on the street. It is not clear whether or not his signs are in violation. If the signs are not pleasing to a lot of people they could take a look at the by-laws to see if any changes should be made. Board will consider sign by-law changes.

Herr and the Board reviewed the Use Regulations Schedule. Brennan suggested that the Board give consideration to the initials used in defining the various boards. The following was agreed to:

COMMERCIAL USES Medical ClinicNo No No Yes Yes (added)

Major Commercial complex PB4 be added

BS if involving retail sales of gasoline, in accordance with Section 4800.

INDUSTRIAL USES

Junk yard.....BS under I

Rosenlund suggested that before the Board inserts BS in any area that they have a meeting with the Board of Selectmen to get their approval first. They should be aware of what is involved. Secretary will make appointment with Selectmen for March 10th at 8:30 P.M. and notify board members once it is done.

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INSTITUTIONAL USES

under Philanthropic or charitable institutionsI to read yes

RECREATIONAL USES

Bath houses, commercial beaches.....A, BA B-1,B-2- Yes I, Yes

RESIDENTIAL USES

Motel, hotel.....I changed to BA

OTHER PRINCIPAL USES

Temporary structures to be struck out entirely. Definitions will also be struck out.

Phil Herr will draft up an article to discuss with the Board at its next meeting on Water Control on Quality. Board will work on this to present an article.

Herr pointed out that there were several small article that the Board could hear along with the rezoning article. On a Rosenlund-Brisson motion, it was unanimously voted to hold a public hearing on March 27, 1980 at 8:30 P.M. to hear the following articles:

Architectural Barriers Board

81-P Plan voilations

Deletion of reference to State Building Code

Clarify Site plan review and make sure Water Department gets copy

Herr to draw up articles for hearing.

Meeting adjourned at 11:15 P.M.

Respectfully submitted,


Sergio Roatori