

BELLINGHAM PLANNING BOARD
TOWN HALL ANNEX
BELLINGHAM MASSACHUSETTS

Regular Meeting of November 13, 1980

Members Present: John P. Murray, Chairman
Gerald R. Brisson, Vice Chairman
James Brennan, Jr.
Carl Rosenlund
Sergio Rotatori

Chairman Murray opened the meeting at 7:45 P.M. Correspondance was reviewed.

The following bills were unanimously approved for payment on a Rotatori/Brisson motion.

B&S Electronics, tape recorder/batteries.....	\$70.00
John P. Murray, four keys.....	\$ 3.20
Milford Daily News, advertising Use Regulation Schedule....	\$58.40
Woonsocket Call, " " " "	\$66.50
Mass Federation of Planning Boards, 5 New Planners Books..	\$57.50
Jean Brewer, Salary for November.....	\$76.66

A communication was received from the Personnel Board requesting salary requests be in by December 1st. Discussion of secretary salary was held. On a Rosenlund/Rotatori it was motioned to increase the salary by 7%. Motion did not carry with Murray, Brennan and Brisson voting against. On a Brisson/Brennan motion it was motioned to bring the salary up to and equal to the Personnel Board's Secretary, \$1,200.00,, Murray voting yes, with Rotatori and Rosenlund against. Motion carried. Letter to be sent to the Personnel Board.

PUBLIC HEARING - USE REGULATION SCHEDULE

Chairman Murray called the public hearing to order at 8:30 P.M. and Secretary read the notice as it appeared in the newspapers. Two people were in attendance. Each section was reviewed and discussed.

Rosenlund stated that he could not remember when Sec. 2220 was discussed. In reviewing the amendment when it was first presented in writing by Phil Herr it was found that a recommendation that the proposed 1) be added which would further clarify how to regulate any uses which aren't specified or haven't been thought of yet. Rosenlund stated that since it was revised back in March it would be a good idea to go over each and every word to be sure that the Board knew what and why they were proposing the amendment.

Under 2) the addition of "Medical Clinic" and use regulation was suggested when the Chairman was approached by the Milford Hospital for a clarification.

Under 2) (2) would delete the reference 5 after retail sales or service and also would delete footnote 5 in its entirety.

Under 2 (3) the addition of "Retail sale of gasoline⁵" would be added which would change from a yes to a special permit from the Board of Selectmen under B-1/B-2 and I zones.

Under 2 (4) a new footnote 5 would be added to read See Section 4800 which deals with Motor Vehicle Service Stations and the conditions under which they can be granted a special permit.

Under 2 (5) auto, boat or farm equipment sales, rental, service would be allowed in an Industrial district. Currently they are not allowed.

Rosenlund informed those present that the Planning Board has discussed with the Board of Selectmen the inclusion of their Board as a Special Permit Granting Authority and they were willing to act in this capacity.

Under 2 (6) at the present time a Major Commercial Complex would not be allowed in an Industrial District now it would be allowed with a Special Permit from the Planning Board.

Under b) Under the present laws a junk yard, second hand auto parts would be allowed in an Industrial District. This would be changed from "yes" to a special permit from the Selectmen. Rosenlund stated that at the present time the Selectmen now must hold a public hearing before the issuance of a license for any of the above. It was the feeling of the Board that since the Selectmen act on the license they should also be the permit granting authority.

Roland Golan, 27 Joyce Lane, told the Board he was concerned when reading the advertisement in the papers that another junk yard was being proposed. Rosenlund reassured him that the Board was not proposing a zoning change. All Special Permit have to be advertised, abutments notified and appeal periods, ect. that are covered under the state laws. The Selectmen could hold their public hearing at the same time, the one for the license and the special permit. Golan told the Board he was concerned that he would no longer be notified if a junk yard were to go into his neighborhood. His land abuts the land on Hartford Avenue on John's Junk Yard.

Under c) Institutional Uses under the entry for Philanthropic or charitable institutions change the requirement from "yes" to "BA". Rosenlund stated that the ZBA recently had a case come before it on Hartford Avenue, VOICE. This would make clear the intent of the bylaw. More control can be place under a Special Permit rather than just under the ZBA.

d) Under Recreational Uses would change the A, B-1/B-2 and I Districts for "Bath houses, commercial beaches" to read BA under A, S,R and M to BA and B-1/B-2 and I to yes. Laws currently read yes for A and BA for the other zones. Rosenlund thought this was one area that the consultant had suggested a change. Since it is a business it would be allowed in the business districts with it being restricted under a Special Permit rather than the ZBA.

Roland Lavallee, Pulaski Blvd., questioned if someone had given any consideration to a commercial pool coming under this heading. Rotatori asked if Lavallee was talking about a private pool rather than a business. Rosenlund felt it would make it conform with the indoor recreational purposes uses under the present by-law. Bath houses and commercial beaches would not be pools. Commercial pools would be under the heading of indoor recreational purposes.

3) Under Residential uses the entry for "Motel, hotel" in B-1/B-2 would be changed to read "yes" rather than "BA". Board felt that since this was a business it should be allowed in a business district. Lavallee questioned if this would allow multi family or condominiums in these districts. Brennan answered no, they come under their own heading and are not either a motel nor a hotel.

f) Under Other Principal Uses the row for temporary structures...BA would be deleted in its entirety. Board was unclear as to the reason why this was being deleted, but seem to make sense since a structure was a structure no matter how temporary. Consultant Herr will be asked to comment.

There were no further questions from the people.

Public Hearing was closed at 9:05 P.M. on a Rotatori-Brennan motion, unanimous. On a Brennan-Rosenlund motion, it was unanimously voted that the above article be recommended and included on the next warrant for a special or annual town meeting. Copy of article to be given to the Selectmen's Secretary.

A proposed article on Mobil Homes for the Elderly was reviewed. Article was reviewed for changes as suggested at the last meeting with Herr. Brennan stated

he could see no problems with the corrections. A suggestion was made that copies of the proposal be sent to the Council on Aging, Housing Authority, Board of Health and Board of Selectmen for their comments. Brennan suggested that if the Planning Board were to go along with the article there was no need to seek their comments. Other articles are not handled in this way. Rosenlund suggested to Brennan if he really wanted to promote the article he would at least get the backing and/or comments from the Council of Aging and Housing Authority. Rotatori expressed his concern on what was going to happen in two or three years if you allow a mobil home park in town. Brennan pointed out that all the mobil homes would have to be occupied by persons 62 yrs or older. This would not change. On a Brisson-Rotatori motion, it was unanimously voted to send a copy of the proposal to the Bellingham Housing Authority and Council of Aging for their comments.

Gerald Brisson stepped down as Board member.

Brisson presented an Approval Not Required plan of a lot of land at the end of Pine Grove Avenue. Area is 40,0003 sq. ft. and a frontage variance was granted by the ZBA on Sept. 22, 1980. On a Rotatori-Rosenlund motion, the Board voted unanimously to grant the approval.

Gerald Brisson came back as Board member.

A discussion on salary for the Board members was held and it was unanimously agreed that an increase of \$50 per member would be sought.

On a Brennan-Rotatori motion meeting was adjourned at 10:00 P.M.

Respectfully submitted,



Gerald R. Brisson,
Clerk