

BELLINGHAM PLANNING BOARD
TOWN HALL ANNEX
BELLINGHAM, MA.

Regular Meeting - April 9, 1981

Members present

Gerald Brisson, Chairman
Carl Rosenlund, Vice Chairman
Joan King
Sergio Rotatori
John Murray

The meeting was called to order at 7:33 PM by Mr. Brisson. On a Carl Rosenlund/Joan King motion, members voted unanimously to pay the bills of \$56.00 to the Milford News and \$5.41 to Mrs. Jeanne Canelli for postage reimbursement. Mr. Rosenlund asked if there was any communication from the Finance Committee - there was none. Mr. Brisson proceeded to fill out a form on condominium development, but most of this had to wait because of lack of such development in town.

Mr. James O'Malley of Valleyview Road approached the Board. Mr. O'Malley was concerned about 416 acres of land up on Farm Street that he has seen being surveyed. He stated he had some concern about it being developed. He knew it was zoned industrial. Last year, Mr. O'Malley's neighbors had successfully petitioned the town for sidewalks because of traffic problems caused by Jaco Engineering. He said that this industrial area is right in the middle of a residential area. He said he thought the company was Winn Stanley. They have surveyed the property for \$30,000. His question was that they (the company) must have plans but they have not come before the Planning Board. Correct? They have surveyed as far as the Waters property. What do they have to do before they start to build?

Mr. Brisson stated they have to approach the Planning Board with plans.

Mr. O'Malley pointed out the area on the zoning map. He stressed that this industrial development would be in the middle of a residential area on a country road. He stated there was a large development planned.

Mr. Rotatori said he knew nothing was planned.

Mr. O'Malley stated the company had been there for a month. He stated his point was that he thought this was bad zoning. This particular land borders Route 495 but there is no axis road.

Mr. Brisson stated there was axis from the Milford side of the property.

Mr. O'Malley reiterated that he thought this was bad zoning.

Mr. Rotatori asked what Mr. O'Malley called bad zoning, and that possibly there was axis from Route 109.

Mr. Rosenlund suggested Mr. O'Malley check with the Industrial Development Commission.

Mr. O'Malley asked when a perk test could be done.

Mr. Brisson said June 1st.

Mr. O'Malley then asked - I can't do anything until they come to the Planning Board? He said the neighborhood last year did have the petition for sidewalks because drivers were traveling at 40-50 mph down the street. The traffic is now tripled with trailer trucks, etc.

Mr. Brisson said the Board could not do anything unless they are approached.

Mr. O'Malley said he wanted to do something about this before anything happened. Farm Street is the only axis. Straight up through the woods is Waters.

Mr. Murray asked what the company does.

Mr. O'Malley said develop. He said he tried to call the company but they did not want to talk to him.

Mr. Murray suggested that if the neighborhood opposed any development to sponsor an article for the town warrant and go before the Board of Selectman.

Mr. Brisson said an attorney could draft the article for Mr. O'Malley.

Mr. Rosenlund said the Board still had not seen anything proposed.

Mr. O'Malley stated the people in his neighborhood had no idea of this. It could be a major mistake.

Mr. Murray stated perhaps Mr. O'Malley could include in his article that Farm Street is the only axis.

Mr. Brisson stated that the Board looks at all areas before approving any plans. Axis roads are a concern. A lack of an axis road may be a good reason not to approve a plan. But in this case there may be axis from the Milford side.

Mrs. King stated that zones end and that houses may be right next to industry. She stated that she did not like the possibility of this development as she lives near there but if things are done correctly it could be there.

Mr. Brisson told Mr. O'Malley that just because a lot of money has been invested so far, the town is not indebted to any owner.

Mr. O'Malley said he should try to get on the warrant and what else?

Mr. Brisson said get a petition signed - have a public hearing and then it is on the warrant and before the townspeople.

Mr. O'Malley stated no one can expend that amount of money with no plans.

Mr. Brisson stated all this may be on hearsay and that there is little the Board can do now.

Mr. O'Malley thanked the Board and said he would check it out and left.

On a Carl Rosenlund/Sergio Rotatori motion it was unanimously voted to adjourn at 8:20 PM.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Carl R. Rosenlund".

Carl Rosenlund, Clerk

R.