BELLINGHAM PLANNING BOARD
TOWN HALL ANNEX
BELLINGHAM, MA.

Regular meeting - October 22, 1981

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

The meeting was called to order by Chairman Brisson at 7:34 PM.

Robert Provost of Mendon St appraoched the Board. He stated he had bought some land behind his current property to add on. He presented the plans to the Board stating he needed to file the plans with the land court.

Mr. Brisson pointed out there were things missing on the plan. Two lots were being combined into one and the plan did not say so; there should be a note on the plan stating lot numbers; also there should be a note on how many square feet in the combined area.

On a Carl Rosenlund/Joan King motion, the Board voted 3-0 (unanimous vote of those present) to approve the plans subject to the additions needed on the original drawing. Mr. Provost was instructed to return with the plans at a later date. Mr. Provost left.

On a Joan King/Sergio Rotoatori motion the Board voted to pay the secretary's salary of $76.66. 4-0 vote.

Mr. Henry Borowski then approached the Board with a question. His question concerned Denny's in South Bellingham. Can one build up to a right of way? It would not block the right of way just build up to it. He explained that this possible building would be taking away the parking lot to add office space.

Mr. Rotatori said that where deliveries are made can not count as parking space. Deliveries should be taken in the back.

Mr. Herr said this would possibly be bettering the property.

Mr. Borowski said Denny's would be getting rid of his car business.

Mr. Murray arrived at 7:57 PM.

Mr. Brisson said there would be a lot of parking spaces that ould not be used.

Mr. Rotatori said one can add as much as one wants on the property if it is conforming.

Mr. Borowski left at 8:08 PM.

Mr. Paul Barry of Hixon Street then approached the Board. He said he changed his mind from the previous plan he presented and wanted to revert back to the original.

The Board viewed the plans and on a John Murray/Sergio Rotatori motion voted 4-0-1 to sign the plans. (Mr. Rosenlund abstained.)

The Board then brought out the flood plan maps presented at the last meeting and had Mr. Herr review them.

Mr. Rosenlund asked if these maps represent a drastic change in the floodway areas.

Mr. Herr said there could be changes in zoning and that it would bar building in some areas. The town would not allow building in the floodway areas.

Mr. Rosenlund asked if the changes affected anyone now.

Mr. Herr explained the gross areas are the same. The building inspector would have these maps and it would affect building permits. Mr. Herr stated some things that were not on the map - 1) lack of elevation of base flood elevation information in the northeast quardrant of Rte. 495 and Hartford Ave. 2) the same information is missing for Beaver Pond. 3) Lack of street names.

The Board requested Mr. Herr to prepare a list of information needed for these maps.

Mr. Brisson then stepped down as chairman and presented plans on Mr. Alex Galuza's property on Pickering Avenue. Mr. Brisson said the Board had told Mr. Galuza that this lot 3 was not a building lot and that he should get a waiver to construct a road and create a subdivision of 2 houses. Mr. Brisson said Mr. Galuza does not want to have construct a piece of road.

Mr. Herr suggested scheduling a public hearing without profiles.

Mr. Murray said he thought Mr. Galuza would need a variance to do this.

Mr. Brisson asked why Mr. Galuza would need a variance as the Board suggested what is shown on these plans.

Mr. Herr said frontage can not be added up. It has to be continuous.

Mr. Rosenlund said the plans would be creating a non-conformity.

Mr. Brisson said that Mr. Galuza wanted seperate deeds for his houses already existing.

Mr. Rosenlund said that this should be first be presented to the Zoning Board.

Mr. Murray said if the road was put in there would be enough frontage. You can not have the houses without a road.

Mr. Rosenlund said if the Planning Board took action on this it would be taking away the powers of the Zoning Board.

Mr. Herr suggested a covenant that said that the road must be constructed before there is anymore building.

Mr. Rosenlund said if the plan was recorded as is it would not have the required frontage. Is that legal.

Mr.Brisson stated if a subdivision was created there would be enough frontage.

Mr. Herr said a covenant would restrict lot 3.

Mr. Brisson said it could not be released until the road is built. The road will be there, the same as the signed pl an woul show. He asked why Mr. Galuza should get another variance and then have the Planning Board not sign the plans again.

Mr. Rosenlund asked for a motion to approve the plan. There was none.

Mr.Brisson asked if Mr. Galuza failed to seek a variance from the Zoning Board, what does he Planning Board want to see.

Mr. Rosenlund said Mr. Galuza has to prove hardship to the Zoning Board.

Mr. Brisson withdrew the request in front of the Board, and asked what direction should be taken now.

Mr. Rotatori asked where else Mr. Galuza can get frontage.

Mr. Herr said frontage is measured by the continuous distance on one street.

Mr. Rosenlund said if the Zoning Board determines there is a public way - lot 3 would be approval not required.

Mr. Brisson said then there would be 3 lots without the correct frontage.

Mrs. King said this is 2 houses on 3 lots - with no deed for lot

2.

Mr. Herr said the plan would be creating lots 1, 2, 3 with frontage on Pickering Ave. Extension.

Mr. Rosenlund said he thought the Zoning Board had acted on a variance on lot 1.

On a John Murray/ Sergio Rotatori motion the Board voted 4-0 to defer action on the plan.

The secretary was requested to send letters to: Town Clerk - informing him the Board will not meet on the 4th Thursday of November and December due to the holidays; Secretary Zoning Board requesting Mr. Rosenlund look at notes on the Alex Galuza variance hearing; Phill Herr - send zoning by law articles approved at the town meeting in May and approved by the attorney general.

On a Joan King/Sergio Rotatori motion the Board voted 4-0 to adjourn at 10:18. (Mr. Murray had left at 9:57)

Respectfully submitted,

Carl R. Rosenlund

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