

BELLINGHAM PLANNING BOARD
TOWN HALL ANNEX
BELLINGHAM, WA.

Regular Meeting - November 12, 1981

Members present -
Gerald Brisson, Chairman
Carl R. Rosenlund, Vice Chairman
Joan King
Sergio Rotatori

The meeting was called to order at 7:38 PM by Chairman Brisson. Members went through the mail. On a Joan King/Sergio Rotatori members voted 4-0 to approve the payment of bills of: Trafalgar Station - \$54.01; Milford Daily News - \$29.75; Woonsocket - \$35.28; taxes - \$1.69.

Mr. Brisson stepped down as chairman. Mr. Alex Galuza of Pickering Avenue approached the Board.

Mr. Rosenlund, acting as chairman, stated that at the last Planning Board meeting, Mr. Galuza requested to divide his property. There was a question as to the legality of signing the plan. The remaining house does not have frontage. Mr. Rosenlund said he checked with the Zoning Board - there was a variance granted on a strip of land on the other side of the house. Mr. Rosenlund had a copy of the decision. The request for a variance was given in 1977. The land to the left of Mr. Galuza's is a right of way - an extension of Crook's Lane. On a sketch of the town map - it (Crook's Lane) does exist before 1956. The Zoning Board considered the technicality - frontage on Crook's Lane. Mr. Rosenlund read the definition of street. The town clerk would have to certify that Crook's Lane existed before 1961. Frontage is on an approved street or public way. The extension of Pickering is a public way or right of way, therefore, the Zoning Board was satisfied that the house had the total frontage. The variance was granted in 1977. Mr. Galuza's plan can then be signed as an approval not required. The back lot would be a non-buildable lot. It would not be creating a non-conformity. There is nothing in the back half. It would not be a subdivision. The variance created a parcel of land varying 14 ft. frontage. If anyone buys the property to build will have to construct a road that abuts the property. The plan will have to be redrawn to show Crook's Lane. The town clerk would have to certify the public way. Then the plan would be signed as an approval not required.

Mrs. King asked about the size of lot #3 and stated it was not a buildable.

Mr. Rosenlund said the lot had frontage but not the

required frontage.

Mrs. King said that if the land was sold one could build but would have to build a road.

Mr. Rosenlund said there does not have to be an access to Pickering Avenue. Before there was no other way but there is a public WAY with the town clerk saying there is. There is a nonbuildable lot lacking frontage. One the plan it should be clarified that this is so. Mr. Rosenlund stated that a decision was deferred until tonight until things were made clear. If acceptable, Mr. Galuza would come back to the Board with an approval not required. Members of the Board said that was agreeable. Mr. Galuza left at 8:26 PM.

A 3 minute recess was taken.

PUBLIC HEARING - ZONING BY LAW - SIGNS - SIGN CLARIFICATION

The public hearing on signs was opened at 8:32 PM. The notice was read by the secretary.

Mr. Brisson asked if anyone wanted to make a comment.

Mr. Nick Winter, liason from the Finance Committee, asked why change the by law?

Mr. Rosenlund stated that he thought this type of question should be asked by the citizens of the town that may be affected by this change. But no one from the public was here. This by law could be a betterment for businesses.

Mrs. King said the intent of the by law was also for aesthetic reasons.

Mr. Brisson said it was also to change what sign area is.

Mr. Winter said Rhode Island passed a law limiting the size of signs for safety reasons. He said he was concerned with the article under Section 3113 regulating how much to pay to replace a sign.

Mr. Rosenlund said the intent was to have the sign rebuilt to a conforming area.

Mr. Winter said he understood the intent but he was concerned with someone telling another how much he can spend to replace a sign.

Mr. Brisson said the Board's concern was that one did not rebuild a sign in a more non-conforming manner.

Mr. Rosenlund said that one can rebuild up to 1/3 of the cost without going to anyone. One can appeal to the building inspector if another larger sign is wanted.

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Mr. Winter said the intent was not written into the article.

Mrs. King said businesses can operate and advertize without the town looking like a Rte. 9.

On a Carl Rosenlund/Joan King motion the Board voted to change Section 3113 date from June 1, 1981 to January 1, 1982 - 4-0 - saying the motion can be made on the town meeting floor.

Mr. Rosenlund said that if the businessmen in town did not think this article was in their best interest to come before the Board and speak.

On a Sergio Rotatori/Carl Rosenlund motion the Board voted 4-0 to close the public hearing.

On a Carl Rosenlund/Sergio Rotatori motion the Board voted 4-0 to recommend both articles at the Special Town Meeting.

Mr. Winter said that if the Board had any special projects that they wanted to do to include it in their budget. There is a section for this in the back of the budget.

Mr. Rosenlund said that the Board was instituting a new fee schedule bringing in revenue.

A discussion was then held on the new fee schedule. The Board agreed to change the special permit fee to \$8 per parking space.

The secretary was directed to send an article to the papers about the new fee schedule as well as to inform the Town Clerk.

On a Sergio Rotatori/Joan King motion the Board voted 4-0 to adjourn at 10:59 PM.

Respectfully submitted,


Carl R. Rosenlund, Clerk