

BELLINGHAM PLANNING BOARD
TOWN HALL ANNEX
BELLINGHAM, MA.

Regular Meeting - April 22, 1982

Members present -
Carl Rosenlund, Chairman
Sergio Rotatori, Vice Chairman
Joan King
Bert Boiteau

The meeting was called to order at 7:30 PM by Chairman Rosenlund. He read the letter from the Board to Mr. Ambler, town counsel, requesting a copy of the special permit for the Bellingham Plaza. The Board had not received it as of this meeting.

Mr. Rosenlund also requested that a letter be sent to the Board of Selectmen concerning the appointment of a hazardous waste coordinator - asking them to consider the appointment of one.

Also, Chairman Rosenlund stated that the Board had interviewed for the secretary's position at the last meeting. He wanted a chance to meet with Ms. Russo to further explain the secretary's duties. Ms. Russo was in attendance.

Mr. Bruce Gurall of McMillen Associates then met with the Planning Board. Mr. Herr and George Holmes from the Conservation Commission were also there. Also in attendance at the meeting was Bruce Lord, FinComm chairman and Joseph LaPlante, building inspector.

Mr. Gurall showed the Board plans and pictures regarding 495 Associates, Bellingham/ Milford Industrial Park. 415 acres have been purchased and Mr. Gurall's firm is looking to have it developed. Officials from Milford have been informed of the plans along the way and also there has been general discussion with the Bellingham Industrial Development Commission and the Bellingham Businessmen's Association.

Members raised their concerns about whether the land would be sub divided or developed as one parcel and what plans there were for an access road.

Mr. Gurall said that each town would be informed of each stage. 495 Associates wanted to be sure to abide by the zoning rules and regulations of each town. Mr. Gurall left at 8:55 PM.

On a Joan King/Sergio Rotatori motion the Board voted unanimously (4-0) to appoint Martha Russo as Planning Board secretary effective June 1, 1982.

The Board then viewed the plans of Dennis Marquerite of Beech St. sent via Attorney Roche. The Board asked that a letter be sent to Mr. Roche stating there is a fee for a preliminary review of \$25 per lot and that this should be sent before any action on the Board's part.

Mr. Rosenlund brought up the point that the Board has no choice with

an approval not required plan in that it must be signed. He asked that a stamp be purchased stating that even though the plan was signed it did not necessarily meet all the zoning requirements. On a Sergio Rotatori/Bert Boiteau motion the Board voted 4-0 to make this a policy of the Board.

It was also suggested by Mr. Herr that when a zoning by law change is sent to the selectmen before the Planning Board has a public hearing that a request is made to have it sent on to town counsel for review and comment. And to also request a response in writing.

Mr. Ambler arrived at 9:41 to discuss the article on Townhouse Dwelling clarification - article being sponsored by the Zoning Board at the Annual Town Meeting.

Mr. Ambler said he opposed the article as presented. He said he could interpret it as it could be a single dwelling on one 10 acre parcel as a townhouse. Multi-family dwellings have no less than 3 no more than 8 units. This article does not take care of all the problem.

Mr. Rosenlund asked why the word condominium could not be in there.

Mr. Austin suggested changing the article on the Town meeting floor to whatever the Town Counsel could draft to make it follow the intent of what was passed a year ago.


Mr. Ambler said he was not satisfied with modifying of municipal zoning or the modification of definitions. If one changes the definition one is changing the zoning and it is not in the scope of this article. The way it is proposed causes difficulty. He said the reason he was here was at the behest of Mr. Lord. The article was not forwarded to his office and he does not intend to disagree belatedly. He said this article presented a substantial change and modification of a definition. The consequences would be between rental and ownership.

It was pointed out that the intent of the townhouse by law was for condominiums. Mr. Ambler said you can not go on intent. He said what is there is condo-like uses.

On a Sergio Rotatori/Joan King motion the Board voted 3-1 not to recommend the article on Townhouse Dwelling Clarification. Mr. Rosenlund opposed.

On a Joan King/Bert Boiteau motion the Board voted 4-0 to adjourn. Adjourned at 11:21 PM.

Respectfully submitted,


Sergio Rotatori, Clerk