

Bellingham Planning Board
Town Hall Annex
Bellingham, Mass.

Regular Meeting - July 22, 1982

Members Present: Carl Rosenlund, Chairman
Sergio Rotatori, Vice Chairman, Clerk
Bert Boiteau

The meeting was called to order by Chairman Rosenlund at 7:55 P.M.

James Reger of Millis Engineering Associates approached the Board for an open discussion on the status of Rose Avenue. The land area owned by Joseph Winniker. Mr. Reger said he was curious as to the history of this area and that he is working with people interested in buying it. It was determined that there is an old subdivision plan that was not finished. It was started at both ends and never finished and the street is not connected. Considerable time was spent trying to resolve some problems and it became a complicated process. The material on Rose Avenue goes back to the 1960s.

Mr. Herr said he felt there was some catch~~to~~ it and would check on this for Mr. Reger. Mr. Herr felt that 1969 is probably close to the date and could be shown as Rae Bern Estates.

One possibility Mr. Reger had in mind is multi-family. He said there is around 15 acres of land. Mr. Ambler said 20 acres is required on multi-family district.

Mr. Rosenlund said there are some conflicts in our by-laws which are being worked on.

Mr. Reger said he would prepare a site plan. Secretary to contact Mr. Reger regarding the site plan before next meeting. Mr. Reger thanked the Board and left at 8:20 P.M.

General meeting followed. Members went over mail. The secretary was directed to send a letter to the Board of Selectmen regarding the meeting to be scheduled for August 26th with that Board and Attorney Cenedella concerning Bellingham Plaza. Also, a letter to the Board of Selectmen with a copy of Mr. Herr's proposal on Accessory Truck Service for their comments. Letter to Town Counsel Ambler with a copy of Mr. Herr's proposal on Accessory Truck Services for comment. Secretary to reply to Bellingham Junior Woman's Club's inquiry for member participation in Bellingham Day activity Sept. 12th for the "dunk tank". Mr. Rosenlund and Mr. Rotatori volunteered.

On a Rotatori/Boiteau motion the Board voted to pay bills: \$17.40 to Milford Business Equipment for stamp pad; \$5.30 reimbursement to Martha Russo for postage and postcards; \$18.75 to Stanley Gardner for flowers sent to member Joan King in hospital.

Regarding the Selectmen/Cenedella meeting, Mr. Ambler said it could be an executive session.

Discussion was held with Mr. Ambler and Mr. Herr on Townhouse clarifications. Referring to his letter of July 22, 1982, Mr. Ambler discussed with the Board Section 2600, footnote f, in which he suggests a better reading to be "f. More than one townhouse dwelling may be erected on a single lot as provided at Section 2570. Lot area for townhouse dwelling shall, in no case, be less than ten (10) acres and must be met without

counting any wetlands as defined in Sec. 40, Ch. 131, G.L. and not less than 7,000 sq. ft. per bedroom".

Section 2570 was also discussed. Mr. Ambler noted that 2570 really is intended specifically where there is more than one principal building on a single lot. It was also discussed as to whether or not this should be deleted, (section 2570).

Also discussed was the definition regarding 7,000 sq. ft. per bedroom. Mr. Ambler feels that a specific room indicated to be a utility room could be sold as an additional bedroom opportunity and should be defined by suitable dimensions, such as 100 sq. ft.

Referring to Section 4400 of the by-laws and to Section 2600, footnote "e", Mr. Ambler feels these should be re-evaluated so there is a better cross-reference between Dwelling Multi-family and Dwelling Townhouse.

And also, perhaps, further amending the By-laws in reference to these types of dwellings to include the possibility of rental, condo ownership or other form of tenure.

Mr. Rosenlund feels that multi-family should be separated from townhouse. He asked Mr. Ambler whether the Board could delay any action on a proposed townhouse development pending the Board's taking action to correct these definitions, such as a moratorium.

Mr. Ambler said people have a right to make application on the by-law the way it is enacted. Through Town Meeting a moratorium article could be had should the Board wish to delay action pending correcting these articles.

On subdivision access, Mr. Ambler pointed out that a subdivision plan could be refused because of no access road to Bellingham; however, there have been no cases on the ability of anyone to insist upon that and feels the Board would have trouble with that. He suggests the Board look to the regulations relative to access of adjacent public ways which makes that subdivision bad.

Mr. Rosenlund asked the secretary whether a letter was received from Mr. Roche, attorney, requesting another continuance on the Franklin/Bellingham Beech Street subdivision.

No letter has been received.

Mr. Rosenlund said since no letter has been received from Mr. Roche, the Board cannot act on this. He pointed out that they had requested a time extension at the last regular meeting of June 24th. They were discussing cluster development in Franklin.

Mr. Boiteau said he believes they have already started initiating it.

Mr. Rotatori feels that the developer wants to forget about the Bellingham section and avoid the aggravations of the highway, etc.

The Board agreed not to take action.

Proposals pending to be discussed include site plan review, accessory truck services, business buffers, Farm Street rezoning, Flood Plain zoning, Flood Plain Subdivision regulation.

Site Plan Review was discussed and reference made to 10 vs. 20 parking spaces.

Proposals held for further discussion were Townhouse Clarifications, Accessory Truck Services, Farm Street Rezoning.

The Board on a Rotatori/Boiteau motion voted to hold a public hearing on September 23, 1982 beginning at 8 P.M. on the following articles: Business Buffers, Site Plan Review, Flood Plain Zoning, Subdivision Access, Flood Plain Subdivision Regulation. Mr. Herr to prepare public hearing notice.

Articles on Flood Insurance program to be prepared by Mr. Herr and forwarded to the Board. Copies to be sent to Board of Selectmen.

Section 2530 was discussed and it was felt some clarifications were needed in regards to side lot requirements. Mr. Rosenlund said that side yard requirements should be addressed.

Mr. Rotatori referred to Section 3250 foundation grade and feels this should be made clear. Mr. Boiteau noted that the foundation usually is one foot above the road level.

Mr. Herr will draft section 3250.

The secretary was requested to inform Mr. Rosenlund should a letter arrive from Mr. Roche on the Beech Street subdivision.

On a Rotatori/Boiteau motion the Board voted 3-0 to adjourn.

Adjournment at 10:49 P.M.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Sergio Rotatori", written in a cursive style.

Sergio Rotatori, Clerk