

Bellingham Planning Board  
Town Hall Annex  
Bellingham, Mass.

Regular Meeting - September 23, 1982

Members Present - Carl Rosenlund, Chairman  
Sergio Rotatori, Vice Chairman, Clerk  
Bert Boiteau  
John P. Murray  
Joan M. King

The meeting was called to order by Chairman Rosenlund at 7:30 P.M. On a Rotatori/Boiteau motion the Board voted to pay the bills of: Milford Daily News \$89.25 for ad on public hearing on proposed amendments to Zoning Bylaw; Woonsocket Call \$94.08 for ad on public hearing on proposed amendments to Zoning Bylaw; reimburse Martha Russo \$6.31 for postage and phone call to Mr. Herr, consultant; secretary's salary of \$120.00. Mr. Rosenlund requested the secretary to order needed forms for "Schedule of Departmental Bills Payable".

At 7:45 P.M. Fred Stavinski, Stavinski Engineering Associates, Wrentham approached the Board on behalf of Edmund LaPointe with the application for Special Permit to be signed by the Board. Members reviewed the application for accuracy. Referring to #11 on the application, Mr. Rosenlund pointed out that Section 1322 deals with a variance and is not applicable and suggested Mr. Stavinski study Section 1530. Mr. Herr believes the application is good. The fee of \$60.00 was paid, which represents 10 lots at \$6.00 per lot. Balance of fee is the cost of the newspaper ads to be run two consecutive weeks prior to Public Hearing for Special Permit and which will be paid prior to the hearing. Mr. Stavinski to file forms with Town Clerk, also a copy of the plans.

8:00 P.M. PUBLIC HEARING ON ZONING AMENDMENTS OPENED AND CONTINUED ON a Rotatori/Murray motion for ten minutes to hear Mr. Plante concerning their land.

Mr. Plante approached the Board at 8:05 P.M. At the Board's previous meeting it was explained that the Plantes had gone to the Zoning Board for a request for a variance to divide their property and make a retirement home on a part of their property. A diagram of the property was presented to the Board. There is a house presently located on the property. The problem is that they have only a 50 foot frontage and their application for a variance was denied by the Zoning Board. A discussion was held concerning the possible ways the Plantes could handle their problem and still meet the zoning laws. The Plantes have 2½ acres. Mr. Rosenlund had suggested at the last meeting that one possible solution was to put a roadway in there so that they could have a frontage to build a house. Another possibility was to prepare a subdivision plan that creates a road, creates enough frontage. The problems of a roadway were discussed. Discussions were held; this type of property and the problems it entails were discussed. Mr. Murray suggested that it might be advisable that a change be made in the zoning bylaw. That the Zoning Board has given variances in similar situations in the past. The Board agreed. Mr. Rosenlund asked Mr. Plante if it would be agreeable if the Board were to suggest that Mr. Herr look into a change in the zoning bylaw that would accommodate this type situation. He explained that it would take time to do this; that it would have to go to a Town Meeting vote to change; it has to have a public hearing. Mr. Boiteau asked Mr. Plante

when he planned to begin construction. Mr. Plante said not before one year. Mr. Rosenlund suggested that they wait for the possible bylaw change and if it is passed there would be no problem. Mr. Rosenlund requested a motion to ask Mr. Herr to come back to the Board with a bylaw change that would address the problem of back lots not having the required frontage on a street but to have at least 50 feet. The Board agreed. On a Sergio Rotatori/Bert Boiteau motion the Board voted 5-0 to have Mr. Herr come back with a zoning change proposal.

Mr. Rosenlund asked the secretary to notify the Plante by mail when any discussions are to be held or notice of hearing on this article.

8:15 P.M. PUBLIC HEARING RESUMED

Secretary read the Public Hearing Notice as published in the newspapers. Mr. Rosenlund pointed out that there were five articles scheduled for the public hearing; however, inadvertently the eight articles previously discussed were advertised. The three articles were to be held for lack of completion of information. Mr. Rosenlund said that discussions can be held on these articles by any interested parties following the Public Hearing. Articles are listed as #2, #3, #5, on the notice.

Item 1. Business Buffers (Amend Section 2600 Intensity of Use Schedule) Proposal June 24, 1982; Rev. Sept. 22, 1982. This amendment to increase to 30 feet between businesses and residential uses and zones, except B-1 district. After further discussion, the Board on a Rotatori/Murray motion voted to take this article under consideration.

Item 2. Site Plan Review. Proposal dated April 16, 1982. This article would refine site plan review procedures, referring to parking spaces and earth removal as well as site plan review prior to building permit application. This could save the applicant engineering costs prior to site plan review. Discussion was held concerning industrial and commercial aspects of building. Members were not in agreement with this article. It was suggested further study be made on this. On a Boiteau/King motion the Board voted to take this article under consideration.

Item 3. Flood Plain Zoning. Proposal dated Dec. 10, 1981; Rev. July 29, 1982. This article refers to flood plain requirements and regulations, and that the Town should comply with the new Flood Plain Map, dated December 15, 1982. This date comes from the six months time allowed to adopt the new map. It was also pointed out that in order to retain the flood insurance the Town should comply with the new map. It enables people to buy flood insurance. Mr. Bissonette said that the Board of Health had been notified of this public hearing but that Board was not present. Mr. Rosenlund said he sees no problem with adopting the map. The Board agrees to eliminate the special permit clause, and is in agreement concerning stormwater detention. Mr. Rosenlund asked if there were any further questions. Although the Board is in agreement with this article Mr. Rosenlund suggested this be taken under consideration for further study. Motion made and seconded by Mr. Rotatori. The Board voted 5-0 to take this article under consideration.

Item 4. Flood Plain Subdivision Regulation. Proposal dated July 22, 1982; Revised July 30, 1982. This article would conform the Town's Subdivision Regulations with the requirements for the regular phase of the FEMA (Federal Emergency Management Agency) flood insurance program. This is a new article. Following a discussion Mr. Rosenlund suggested this article be taken under consideration until after the Public Hearing. On a Rotatori/King motion the Board voted to take this under consideration.

Item 5. Subdivision Access. Proposal dated Jan 28, 1982; Revised April 22, 1982. This article refers particularly to setting standards for access road to subdivisions. Amend the regulation by inserting a new Section 413. Referring to the previous proposed subdivision plan of Franklin/Bellingham Mr. Rosenlund pointed out there was no access road into Bellingham. Following further discussion the Board on a King/Rotatori motion voted to take this under consideration.

After further consideration the Board on a Murray/King motion voted 5-0 to accept the subdivision change in regards to subdivision access. To be adopted as a part of subdivision rules and regulations. After further consideration the Board on a Boiteau/Murray motion voted 5-0 to accept the Flood Plain Subdivision Regulation change in our subdivision regulation.

Item 1, 2, 3 remains under consideration for further study.

A brief discussion was held concerning those articles not slated for public hearing, further discussion to be held with Town Counsel, and Mr. Herr.

Regarding Townhouse clarifications, the Board on a Rotatori/Murray motion voted 5-0 to pass over this article until a future meeting. On accessory Truck Services, Selectman McElroy who expressed initial interest Truck Accessory Services is not present. After further discussion, it was suggested Mr. Herr send new proposal on Truck Accessory planned to be sent to Mr. Ambler by Mr. Herr. Further discussions were held on Truck Accessory Use. On a Boiteau/King motion the Board voted 5-0 to pass over this article. With no further discussions the Board on a Rotatori/Murray motion voted 5-0 to close the public hearing.

Following this the Board, Mr. Herr, and Mr. Burkenette held discussions on Odd Lot Requirements. Discussions were held on how lot dimensions are arrived at. Mr. Herr said State Building Code clearly requires 5 foot set back.

Mr. Rosenlund inquired if Mr. Herr would be Available the night of the Town Meeting, which is to be the first part of December.

On a Boiteau/Rotatori motion the Board voted 5-0 to adjourn.

Adjournment 11:05 P.M.

Respectfully submitted

  
Sergio Rotatori, Clerk