

Bellingham Planning Board  
Town Hall Annex  
Bellingham, Mass.

Regular Meeting- October 14, 1982

Members Present- Carl Rosenlund  
Sergio Rotatori  
1 Bert Boiteau  
John Murray

The meeting was called to order by Chairman Rosenlund at 7:50 P.M.

Henry Borowski approached the Board with an approval not required plan. Members reviewed the plan. Mr. Borowski pointed out that his plan shows an exchanging of a portion of his property with abutter Furtado in order that each can square off their respective lots thereby eliminating the odd deminsions. Mr. Borowski owns lot #14 and Furtado owns lot #81 off Oak Terrace. Mr. Barowski said that both parties are in agreement. He presented the Board with Form A application for himself and Mr. Furtado. On a Rotatori/Murray motion the Board voted 4-0 to approve the plan. All members signed the plans. Mr. Borowski paid the \$10.00 fee in cash to the secretary for which he was given a receipt.

Mr. Borowski to file the Form A and plan with the Town Clerk.

Mr. Rosenlund read a letter dated September 25, 1982 from the Board of Selectmen in reply to the Planning Board's request to have Form A available in that office as well as the Building Inspector's office. The Selectmen have agreed to do so.

Mr. Rosenlund requested that these forms also be made available in the Town Clerk's office. Also to call the newspaper to give public notification that Form A is available in the Town Clerks office when these forms are available from Mr. Herr.

Mr. Rosenlund read a letter dated September 28, 1982 from the Board of Selectmen referring to a request from Martin Goldstein of the Milford Planning Board for a copy of the proposed Flood Plain Zoning and Flood Plain Subdivision changes. Mr. Rosenlund requested the secretary to call Mr. Herr regarding sending the information.

Brian Landry, 53 Box Pond Drive, Bellingham was in attendance seeking further informationnon Business Buffers, Flood Plain Zoning and Flood Plain Subdivision Regulationchanges. A copy of each of these proposals was given to Mr. Landry. After reviewing the articles Mr. Rosenlund suggested to Mr. Landry that he come back to the Board with more information regarding any questions they may have. Mr. Landry agreed to do so.

Mr. Landry also stated that there is concern about the problems of Farm Street. He also pointed out that Box Pond Rd. was of concern. Mr. Boiteau said that the road was not accepted because the Fire Dept. did not feel the road is wide enough. Mr. Rosenlund suggested that Mr. Landry draft a letter and send it to the Board requesting that the road be accepted by the Town. To come in with a definite proposal to have the road accepted. Mr. Rosenlund asked the secretary to send Mr. Landry any information on wetlands or flood plain information that would be coming before the Board. Mr. Landry thanked the Board and left.

Mr. Rosenlund read the article on Flood Plain Zoning which was discussed at the last meeting and voted to be taken under consideration. The Board is in agreement on this proposed admenment.

On a Rotatori/Boiteau motion the Board voted 4-0 to approve and recommend the article on Flood Plain Zoning be brought before the Special Town Meeting in December.



On the Site Plan Review proposed amendment, Mr. Rosenlund asked the Board whether they wanted to take action on this article. Mr. Rotatori asked Mr. Murray for his opinions. Mr. Murray stated that he is not in agreement with the wording in the amendment concerning parking spaces and earth removal. Also expressed concern for the small business person who would have to go to great expense (hiring an engineer to make up plans) before he can go into business, such as a small shop. However, he feels that a large business should come in with a site plan. Mr. Murray suggested that this article be sent back to consultant Herr for some revisions. He does agree that a site plan review should take place prior to issuing a building permit.

Mr. Rotatori pointed out that this is particularly necessary to find out what is going on in town. Before anyone builds a building he should come before the Board.

Reference was made to Denny's in So. Bellingham that they did not come in for a site plan review and which has 30 parking spaces. Mr. Rotatori feels this building and the parking spaces is not good. He also feels that there are buildings that have gone up which should not have.

Mr. Murray said that the business people on Pulaski Blvd. feel that Denny has done a good job. Mr. Rotatori disagrees particularly due to the congested parking arrangement.

Mr. Rosenlund agreed that a large business should come in with a site plan review; however, a small business person could come in with a small hand made plan.

It was suggested that this article be modified as far as parking spaces and cost of engineering to make up the plans. Mr. Murray said that he would like some input from the Businessmens Association. Mr. Rosenlund agreed this would be welcomed.

The Board agreed that the Site Plan Review article be held up until a further discussion can be had with Mr. Herr and member Joan King.

Mr. Rosenlund noted that the Board has not received a reply to date from Mr. Ambler concerning the articles which were forwarded to him. He requested the secretary to send a letter of inquiry.

Mr. Rosenlund said he had read in the paper that the Board of Selectmen and Thomas Clark have not made a date for a meeting. Mr. Boiteau feels that Clark will not do anything if his lawyer tells him not to. The Board agrees that the Board of Selectmen should take one direction or the other concerning the Clark issues.

Mr. Rosenlund asked the secretary to call Mr. Herr about the revising of Form A which has to be adopted, approved, and sent to the Town Clerk.

On a Boiteau/Rotatori motion the Board voted 4-0 to adjourn.

Adjournment at 9:25 P.M.

Respectfully submitted,



Sergio P. Rotatori, Clerk