

Bellingham Planning Board
Town Hall Annex
Bellingham, Mass.

Regular Meeting - February 23, 1984

Members Present - Sergio Rotatori, Vice Chairman
Joan King
John Murray

The meeting was called to order by Vice Chairman Rotatori at 7:45 P.M.

Mr. Robertson, engineer from Framingham, appeared before the Board representing Westwood Development of Shrewsbury to discuss property located off Susan Lane, known as Center Park Estates. A map plan was presented for review which is dated Jan. 16, 1984 and shows lots 8, 9 and 10 at one end and lots 28, 29, 30, 31, 32 at the other end of the street. This subdivision goes back to 1972 and the old file showed the property was owned by Mechanics National Bank in Worcester and sold to a client of Mr. Robertson. Mr. Robertson said he met with the Conservation Commission for their determination and while discussing this with the ConCom he met Mr. Rosenlund who suggested he appear before the Planning Board. Mr. Robertson said he wants to know what to do to get the lots started. He said there was a bond for 4,000.00 but no one knows what happened to it. Regarding the road, Mr. Rotatori said the Town did not accept the road. Robertson said he was told it was finished. Mr. Herr said there was some problems regarding drainage and Mr. Rotatori pointed out that the manholes were covered up. Mrs. King asked what would be required to get anything going. Mr. Herr said if the street and drainage system worked there would be no problem. Mr. Rotatori said he would like more checking done on this. Mr. Herr said someone has to go look at it and if there is a lot to be done and if there are serious problems about the drainage then someone has to do those things. He said Mr. Daigle should be asked to go look at it and make a list. Mr. Herr asked Robertson if he noticed bounds being set. Robertson said he did notice. Mr. Herr said it is not clear what his client purchased and it is not clear what the bank purchased. He said the next recourse would be to find out some of the answers. Mr. King suggested the Board could ask Mr. Daigle to go there and let the Board know by letter what he found. Also a letter to the Water Dept. asking them to check on it. Robertson pointed out the location of hydrants on the map plan. Mr. Herr suggested that Robertson contact the secretary in two weeks. Mr. Robertson left a copy of the map plan of Westwood Development with the Board. He thanked the Board and left at 8:25 P.M.

Howard Wilson of So. Main Street appeared before the Board to discuss zoning change of his So. Main St. property which is currently agricultural to business. He said he has someone who will rent a portion if it is zoned business. He said he is proposing a Business 2 district. The procedure to follow in requesting a zoning change was explained to Mr. Wilson. Also, that he would have to explain why he wants the rezoning. Mr. Herr said he would need the promise of something concrete in order to propose a change. Wilson inquired whether the change would effect the individual homeowner's property. Mr. Herr said it might; the land could be worth more and the house less. Mr. Rotatori pointed out that the people would want to know why he is requesting rezoning and what is going to be in there. Mr. Herr suggested Wilson consider the area of the Wooden Nickle to Bel Air Gardens and the possibility there may be further

development in those businesses. Also to consider the issue of egress and ingress and how he could easily do this and provide some kind of assurances that traffic would share the same driveway rather than many driveways. Mr. Herr said that he feels that the town is growing and there is a need for services and business, but it should not be in a spotted way. A brief discussion was held regarding a previous proposal to rezone 126 to business, but it was defeated.

Mr. Herr suggested that Wilson petition the Board of Selectmen with 10 signatures for the zoning change. First he should talk with the people in the area. The Board and Mr. Wilson felt that this was a good way to begin. He thanked the Board and left at 9 P.M.

Mr. Herr said he talked with Mr. Rosenlund and he thought it would be at this meeting that the other departments would be brought in but was hesitant in calling a meeting until hearing from the Executive Office of Communities & Development about the master plan grant. Mr. Herr said nothing is wrong, things are just moving slowly. The contract between the State and the Town is written up. They have to get a sign off from the Selectmen that they understand the areas of discrimination.

In reply to Mr. Rotatori's inquiry whether we can or cannot make maps, Mr. Herr said we can make a new base map and from there we can make the update on zoning. He said he knows a company in Maine that does only that and he plans to contact them and see if they can handle it.

For the record, the proposal written up by Mr. Herr for the town grant was approved.

Mr. Herr said two meetings from now would be a good time to set up a meeting with the departments.

At this point, Mr. Cibley and Mr. Lord arrived at the meeting and Mr. Herr inquired of Cibley whether the Selectmen have the paper from the Office of Communities & Development regarding signing of the paper for the grant. After some discussion it was determined that neither men had received the papers. Mr. Cibley asked who would draw up the discrimination policy. Mr. Herr said the Board of Selectmen. Mr. Cibley asked Mr. Lord when it was last presented to the Board of Selectmen to draw up. Mr. Lord said he thought it was sometime in 1982. Mr. Cibley said he feels that Mr. Ambler should draw one up. Mr. Herr commented that some towns find it difficult to draw one up.

Mr. Cibley suggested that a member of the Planning Board get on the Selectmen's agenda and request one be drawn up. He said it could be on the agenda for Monday night. Secretary to call the Selectmen's secretary.

Mr. Herr will draft the letter to the Selectmen.

Regarding the Rhodes and Hood rezoning requests, the secretary was requested to get a map from Hood showing the outline in red of area to be rezoned and send the maps, descriptions and articles to Mr. Herr.

Members reviewed the mail and bills to be paid. On a King/Murray motion the Board voted 3-0 to pay bills of: \$10.00 to U.S. Postal Service for Box rent; \$5.80 to Martha Russo for reimbursement of postage, postcards.

Members agreed to hold reply to the Board of Health regarding a representative for the Hazardous Waste Committee until the next meeting when a new member will be on the Board.

This will be Mrs. King's last meeting as she did not seek re-election.

Referring to Centre Park Estates, Mr. Herr said he feels the bond was not collected. The bank sold the property and they knew the problem. Now Robertson's client has bought it. He said we should find out the status of the bond. He laso said the original security was flawed; the town took a bad piece of paper.

On a King/Murray motion the Board voted 3-0 to adjourn.

Adjournment at 10:00 P.M.

Respectfully submitted

A handwritten signature in dark ink, appearing to read 'Sergio P. Rotatori', written over a horizontal line.

Sergio P. Rotatori, Clerk