



BELLINGHAM PLANNING BOARD

P.O. BOX 43

BELLINGHAM, MASSACHUSETTS 02019

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GLENN E. GERRIOR
EDWARD T. MOORE

MINUTES OF REGULAR MEETING

JULY 25, 1991

Meeting was called to order at 7:45 p.m. All members were present. Philip B. Herr, the Board's consultant, was also present.

BIRCH TREE ESTATES

AM states that Mr. ^{Peter} Lionel Massey is here regarding the problem on his property at Birch Tree Estates. There were a number of delays in obtaining answers relative to this problem. W. Arcand, from the Highway Dept. was on vacation. He visited the site with Makram Megalli, the Town Engineer. The Board received a letter from Mr. Megalli today. She reads Mr. Megalli's letter, dated July 24, 1991 regarding a cost estimate to extend the drainage pipe at Birch Tree Estates. They came up with a total of \$4349.41 to complete the work. He indicates that it is his understanding that the Highway Department would be unable to perform the work by its own employees due to cuts in their forces. It is also noted that the estimate is dependent on the finding of the surveyor as to available area within the existing easement (if any). AM states that one of the biggest problems is the Town Treasurer notes that there is only \$3991.00 in the account for completion of the work. The subdivision still needs to have meets and bounds completed. There is also concern about how far the lot lines go. The lot needs to be surveyed because they would not want to go on someone else's property. She wants to discuss the matter with Lee Ambler, Town Counsel. The estimate does seem high. The work is very competitive now.

P. Massey states that he would be surprised if it takes someone 20 hours to complete the work.

EM thinks that a contractor would be able to get a better buy to do the work than the town.

AM thinks the town would get the better buy.

P. Massey notes that there are pieces of pipe on his property.



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AM states that there is also concern about just going in and taking that pipe.

P. Massey states that the pipes are in his yard. They should be removed. It is the exact pipe that is in the street.

AM will talk with G. Daigle, the Highway Superintendent, about getting outside contractors to submit for the work. The major problem about the amount of money and still having to complete the meets and bounds will be addressed to Lee Ambler. There is concern that if there is swale, there will be more liability for the town. The town will end up responsible for it.

AM asks if Mr. Massey would be willing to have his side yard surveyed.

EM states that the lot was just surveyed because Mr. Massey just bought it.

P. Massey notes that there are markers.

EM asks if they are on his lot.

P. Massey indicates they are. There is a stonewall which runs along on the side.

AM asks if Mr. Massey has a plot plan. She will obtain some answers and contact him.

P. Massey does have a plot plan.

AM will talk to L. Ambler and find out how far they can go with the bond. She notes that the meets and bounds and as-built need to be done. The sidewalk is done.

P. Herr states that there will not be much bond left after doing that. He questions the numbers of meets.

AM does not know. She is concerned about the liability of the town because this is private property.

P. Massey indicates that would not be a problem because there would no longer be a place for anyone to get hurt.



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AM states that he can come in under general business at 7:30 p.m. on August 22, 1991. That will give her enough time to obtain more answers.

EM thinks that the town should correct the problem.

GG notes that W. Arcand said the lot is the way it is shown on the plan.

AM states that M. Megalli said it was not built to the intent of the plan.

BROOK ESTATES

DISCUSSION RE: SPECIAL PERMIT

BROOK STREET CULVERT

Huna Rosenfeld, Marlex Realty Trust, is here to discuss the Brook Street culvert. Guerriere and Halnon are doing the work. It has turned out to be more involved than they thought. There is a 12" pipe. They have talked with the DPW and the Town Engineer. They will be putting in 2 double 30" pipes. It will increase the volume of the water 7 - 8 times what is there now. He sent the Board a copy of the plan and report. The Conservation Commission gave them an August 14, 1991 date for their hearing.

Steve Racicot, member of the Conservation Commission, states that they will be doing a site tour on August 7, 1991. The public hearing is August 14, 1991.

H. Rosenfeld further states that they only own to the centerline of the brook. There are abutters involved. He has not talked to them yet but does not think there will be any problem. They will be digging on the abutters' property. There is another problem with a salamander crossing on the map. They are an endangered species.

S. Racicot points out that the endangered species has to be brought up at their hearing too.

H. Rosenfeld states that the pipe is a class 5 30". It is the strongest pipe made. They have to use it because there is not very much cover. It will not be installed by August 30, 1991.

AM questions if it is going to end up being too wet to dig. She



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asks what they are talking about in terms of time.

H. Rosenfeld hopes to get a decision from the Conservation Commission that night, but they will not get the Order of Conditions, because it takes more time. Then there is the 20 day appeal period.

AM asks if Mr. Rosenfeld has talked with the Town Engineer about this.

H. Rosenfeld responds that he met with the DPW and the Town Engineer.

AM asks if the Town Engineer has seen the plans.

H. Rosenfeld responds that yes, he has a copy.

AM states they will have an indication about the time after the Conservation Commission meeting.

H. Rosenfeld states that they could do it through October.

B. Lord suggests the Board give 60 days through the 1st of November. Mr. Rosenfeld is doing an extensive job, much more than what the Planning Board contemplated.

EM makes a motion to extend the special permit for the completion of work for the Brook Street culvert to October 31, 1991.

AM asks if Mr. Rosenfeld could have the work completed by October 31, 1991.

H. Rosenfeld believes that he can. However, if the Conservation Commission hearing gets involved or there is a problem relative to the endangered species, he does not know. Those are matters which are beyond his control.

GG seconds EM's motion. Vote of 4.

H. Rosenfeld notes that there is a lot of water there. He thinks that 2 30" reinforced #5 pipes will take care of it. Once every 10 years it may go over. They will probably be coming in with a site plan soon.



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RIVERVIEW PARK PHASE II DEFINITIVE SUBDIVISION CONTINUED PUBLIC HEARING

B. Lord sent a letter to the Board requesting an extension for this phase to November 15, 1991. He requests a continuance to October 24, 1991 at 8:00 p.m.

EN asks which phase has been approved.

B. Lord responds that phases VI and IV have been approved. VI has not been signed.

EM makes a motion to continued Phase II, Riverview Park, to October 24, 1991 at 8:00 p.m. Phases I and V are already down for the same date and time.

GG seconds motion. Vote of 4 to continue.

EN makes a motion to approve the extension for Riverview Park, Phase II to November 15, 1991. EM seconds motion. Vote of 4 to extend.

GENERAL BUSINESS

B. Lord submits an 81-P, Form A, for Leo Dalpe, Wrentham Road. He is dividing 3.277 acres into one lot and 5.133 acres in another.

AM questions the zoning.

B. Lord thinks it is suburban, but it may be residential.

EN questions which lot will have the driving range.

B. Lord responds it is the one closest to the shed.

EM makes a motion to sign the 81-P, Form A. EN seconds motion. Vote of 4. *JM absent for vote.*

AM reads letter from Makram Megalli, dated July 18, 1991 regarding Evergreen Construction. He states that he finds it very difficult to bring this subject to a conclusion, due to continuous lack of cooperation on the developer's part. This



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submittal, in his opinion, is not a response to earlier comments. He recommends that the developer invite his engineer to attend one of the Board's meetings which he would also attend to review the plans collectively with the Board and the Board's consultant, Mr. Herr.

P. Herr suggests that the Board forward a copy of this letter to Mr. Clark asking him to come in.

AM states that he can be given the option of coming in on August 22, 1991 at 9:30 p.m. or on September 12, 1991 at 8:00 p.m. Clerk is advised to coordinate this discussion between the developer and the Town Engineer.

AM notes that National Development Associates (Stallbrook Center) wants to know about the fee.

P. Herr states that the question is if they have to pay the fee for the special permit as well as the Developmental Plan Review.

EM does not think that they have to pay double.

P. Herr points out that they want the Board to hear the special permit and the Developmental Plan Review simultaneously.

EM asks which fee is the larger amount.

P. Herr states they are basically the same. He believes it will entail a single review. The question is whether or not \$4,500 is a reasonable estimate of what the review will cost. They have to assess as to what it will cost.

EM refers to the possibility of an hourly rate for M. Megalli if the issue got too involved.

P. Herr is sure they would be willing to do that. The rule about fees should be clarified. The developer is risking a lot of engineering but they have been through this already. He believes that the Notices of Public Hearing for the special permit and Developmental Plan Review should be combined. They will not be responsible for the cost of two notices. He suggests they proceed with the fee requirements of the Development Plan Review without an additional fee. He notes that they will have two submittals. One is the special permit which will go to the Town Clerk. The



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other is the DPR which will go to the Town Engineer. He states that there was a meeting two weeks ago which was held here with the attorneys and people from National Development Associates. D. Fraine, AM, Cliff Matthews from the Conservation Commission and he attended. M. Megalli was not able to make it but John Emidy also attended. They went over the mechanical questions about the submittal procedurally relative to how they can move everything as expeditiously as possible. There are some technical issues. They are dividing without a subdivision.

EM questions how they will miss concept plan approval.

P. Herr responds that does not apply to businesses. It does require a special permit for major commercial complex. Between now and the hearing he will meet with the technical people, Bill Roche, the traffic engineer, and Bob Fishman, the attorney for National Development. He will meet with the attorneys, engineers and Makram Megalli at the same meeting. They will sort out the technical issues and try to get it all sorted out before the hearing. The developers would like a decision on the night of the public hearing. He is skeptical that could be done. The attorneys are taking the Shoppes at City Lights decision and their previous draft decision to come up with another version.

EN states that they had previously changed the roadway in the development.

P. Herr is not sure what they are proposing. It is a complex piece of business. They have a winner anchor tenant that they do not want to lose. At the Board's directive, he will meet with their people.

EM has no problem with Mr. Herr meeting with them. He thinks it is a good idea so they can come in with answers rather than questions.

AM states that Betty Lowry, Chairman of the Board of Selectmen, called her regarding the recent problem with the Cogeneration Plant. She wants all Board members to attend a site tour on Monday at 5:00 p.m. and a meeting with the Board of Selectmen at 8:00 p.m.

EM notes that they should be inviting the Fire Dept.



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AM indicates that they are.

Clerk states than an abutter called asking for a copy of the Environmental Impact Report pertaining to the Cogeneration Plan.

EM notes that the EIR is a multi-volume report.

B. Lord believes that a copy of the report is on record at the library.

AM reads letter regarding Phil's Landscaping from the Building Inspector. Since then she has conferred with L. Ambler on whether or not they have to come to the Planning Board for DPR. L. Ambler states there is nothing in the gravel bylaw which requires them to come here. Therefore, they are at libery to go without the DPR.

B. Lord asks what about the removal of 20,000 square feet of vegetation.

AM states that according to Town Counsel, there is nothing which says that a person applying for a gravel permit has to go for DPR. The ZBA issued the gravel permit without making it contingent on DPR.

B. Lord attended the ZBA meeting on this issue. The minutes of the meeting state that the permit was subject to DPR. The Zoning Bylaw is above the gravel permit.

P. Herr agrees but L. Ambler is saying that the ZBA failed to put that in the gravel permit. The Board of Appeals does not review the drainage and other issues.

EM notes that the ZBA did not put any conditions on the gravel permit.

AM states that L. Ambler is saying that the Board should do something to amend the gravel removal bylaw.

P. Herr asks if the same case would apply to multi-family dwellings. He does not see why one would have to come before 2 Boards for earth removal.

EM notes that P. Herr said that if ever one needed to come for



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DPR, this one is it.

AM states that L. Ambler said that the Building Inspector was correct in issuing the permit because the Zoning Board issued the permit.

EM states that the earth removal section where it says remove more than 30%, should state that they have to come to the Planning Board for DPR.

P. Herr notes that it is in the book, but not in that section.

B. Lord states that ignorance of the law is not a defense.

P. Herr is having trouble following this logic.

AM states that Town Counsel is not saying it is right, but according to the law, it is not appropriate.

B. Lord will discuss this with L. Ambler.

EM believes that it should be included in the earth removal section.

P. Herr states that if they are troubled that they can not enforce the bylaw because the reference is not in, he will put the wording in.

B. Lord asks why if they issue a special permit for major commercial complex does the developer have to come for DPR. It is the same scenario.

EM states that the ZBA should have given the permit subject to coming here. The decision was sloppy.

B. Lord states that the ZBA decisions have been sloppy now. He talked with them about it. They will not take suggested decisions.

AM called Mike Cook, the ZBA Chairman, but never heard back.

B. Lord notes that at the ZBA hearing, they said all the conditions, but they just did not put them in the decision.



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P. Herr states that one is subject to the whole Bylaw, whether they look at it or not.

S. Racicot notes that at the ZBA meeting, the developer was told to come before the Conservation Commission and they did.

EN thinks that the Board should call Phil's Landscaping in.

GG points out that a friend told him on Monday that he received a call from Phil's Landscaping asking him to go in and clean up the whole property. It may be all done now.

P. Herr will write two things. One bylaw which exempts earth removal from requiring DPR and he will also draft in the earth removal section that DPR must be done. The Board can pick one. He refers to Section 1420, DPR.

EM asks where it says they have to come to the Planning Board.

P. Herr responds that Section 1421 states they have to come in if they remove more than 20,000 square feet of vegetation.

EM notes that it does not say in earth removal, refer to Section 1420.

P. Herr suggests they ask L. Ambler if the same logic applies to Section 4700 and if it is also true for Section 4400, multi-family dwellings. They will burden the bylaw with lots of cross-references. He thinks it makes sense to cross-reference for earth removal. It is hard to follow this logic.

MAPLE STREET REZONING DISCUSSION

P. Herr brought all the Maple Street maps. He thought it would be a good way to start.

EM makes a motion to recess for 5 minutes. EN seconds motion. Vote of 5.

JM notes that the color coded picture which P. Herr is presenting of the zoning is nicely done. He asks why Fafard's people couldn't come in with something like this.



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P. Herr explains they are talking about rezoning industrial to residential land on Maple Street. There is concern that some of the land is inappropriately zoned. There may be negative affects on established residents. This map shows the current zoning at the time the map was done.

EM states that the mill property could be used for housing but can't because it is in industrial zoning.

P. Herr states that there have been a series of meetings in the past discussing using the mill for housing, but there was no enthusiasm from the people.

EN notes that the boat landing was also proposed.

EM thought that would be a nice use for the mill.

S. Racicot indicates there are mixed thoughts about that. Some people thought it was a good idea and some people did not.

EM thought it would be a good residential building. They can not have residential in an industrial zone ever.

P. Herr points out that is not true. They could obtain a variance or a comprehensive permit.

EN states that people want to keep it industrial.

AM thought there was resistance to rezoning to residential.

B. Lord states there is.

P. Herr points out the land which the power company owns is in the blue flood plain. If they rezoned that it would make Ma Glockner's a nonconforming use.

EM notes that right now it is in an industrial zone.

B. Lord thought that rezoning the bottom of Ma Glockner's would be a better boundary.

P. Herr states that the problem is finding a good place to stop. French does not want to be rezoned.



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EM states that McGilvray bought the land because it was industrial. They would not want to be rezoned.

S. Racicot refers to the industrial land in Franklin. If French does not end up going with the golf course, what kind of traffic are they talking about for Maple Street? If they change the zoning to residential or suburban, does that deny access to Maple Street?

P. Herr responds that no, they just could not use that portion of the lot.

S. Racicot asks if there is any way to protect Bellingham from Franklin's industrial traffic.

P. Herr responds that no, they could still put in subdivision roads.

EM notes that they can not access industrial through residential zoning.

JM states that the Town of Bellingham could raise the money and save the land for preservation forever.

S. Racicot indicates that there are people in there who said they wanted to rezone to suburban since they feel it was a mistake to change to industrial.

P. Herr thinks it sounds as if a majority of the landowners on one side do not want to be rezoned.

S. Racicot would like to see the rezoning go to the power lines and McGilvray's property.

GG notes that these people are paying taxes for industrial land. They have to come up with reasons why it would be beneficial to rezone.

EM asks if Fafard owns a house down there.

B. Lord responds that yes, he does, but if Fafard's house is on the line, he would like it to stay the same.

EN asks what is spurring these changes. He asks if the purpose is



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to make the zoning all in line.

EM states they want to make it all in line with what the land is used for.

EN asks what the benefit is to anyone.

AM has not seen a petition requesting the rezoning.

EM notes that this was discussed a year ago. The Board asked P. Herr to look at the possibility and he is following through with that request.

EN thinks that no matter what they do, it will hurt as many people as it helps.

S. Racicot does not think so.

EN asks how Fafard fits into the picture.

B. Lord and EM point out the property owned by Fafard.

P. Herr states that there are a series of houses along the front. The back ends of the long lots are along the industrial. The black line denotes the edge of what they studied. He points out that the blue is the Core of Engineer land. The zoning in the back into the people's lots does not make a difference.

B. Lord indicates that it does make a difference because of the buffering. Rezoning would reduce the utility of the divider.

P. Herr states they can consider the set of property lines along the back.

EM does not see this as being any different than Farm Street.

B. Lord agrees and notes that it is exactly the same.

EM suggests that they just do the house lot.

B. Lord notes they can not cut off a big lot.

P. Herr does not know how anyone can get in the back. The proposed rezoning is clear but they question whether they can



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come down to Glockner's land.

B. Lord states that if they change the zoning it will affect the next guy because of the 100' buffer zone.

P. Herr states that rezoning to residential would make the land in the back worthless.

S. Racicot asks if that goes by the wetlands.

B. Lord responds that it does.

P. Herr explains that there was a situation in Norwood where an attorney argued that zoning of the front part is a compensable taking. There would be no use for the back parcel.

S. Racicot asks why they don't rezone to the McGilvrarty's.

P. Herr states that would be going into French's property. He has invested a lot of money and wants to remain industrially zoned.

S. Racicot states that if French developed industrially, all the traffic would come off Maple Street.

P. Herr indicates that it cannot be stopped.

EN asks how the Maplegate Country Club is doing.

S. Racicot responds that they have had a lot of break-ins.

P. Herr states that if the Board wants, he will put together a map and draft a hearing notice relative to this rezoning.

Board members agree.

S. Racicot states that they already rezoned some except the factory, Antron and the old lady to suburban last year.

Norman McClennan, Jr., Maple Street, notes that the back of his house on Pine Street is zoned industrial. His house is zoned suburban.

P. Herr states that Janice Hannert from Fafard has added more



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notes to the plans for Riverview. His assistant asked why they don't just draw the notes in. He does not think they have anyone who can draw.

P. Herr brings out the Zoning Map for the Board's review. He explains that if they take industrial land away at Maple Street, they have to compensate for it. Creating residential developable land reduces economic development for the town.

EN states that land is available at 126 after Wethersfield.

B. Lord states they could bring in some industrial near Kersted's and change it from suburban. They could bring in industrial at North Main Street.

P. Herr explains that one of the problems is that it creates a bad situation every time there are different districts on opposites side of the street.

B. Lord thinks it would be appropriate to bring the zoning down. Varney's property provides a second access out.

EM states that it does not show the railroad. That would be the ideal access.

P. Herr states that it actually does show the railroad. He points to the land along Box Pond. It is all undeveloped except along the pond where there is residential. He points out the punitive MDTA alignment and the Algonquin Gas line.

EM states they would be gaining a bigger piece there.

P. Herr notes that the rezoning changes on Maple Street are more symbolic. These changes are substantial.

B. Lord indicates that Cliff Matthews, Conservation Commission Chairman, thinks these are great conservation parcels.

P. Herr states that if they go to the Town Meeting and say they want to take land out of the industrial zone, it makes sense to consider something else.

EN asks about rezoning North Street. There is a lot of open land.



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GG believes that is Varney's land.

AM thinks it is Thayer's land.

P. Herr states there is no town water there and no hope of town sewer. It is Thayer's land.

B. Lord notes that Thayer's land is in Land Court now to get the land divided. He thinks they may come forward from near North Street/Mendon.

EM thinks they could go to Depot Street.

P. Herr states that the real issue is the people along Box Pond.

JM thinks they are looking for trouble by doing it this way. This will raise everybody's furor.

B. Lord thinks that holding a hearing now will at least awaken people to their own zoning.

P. Herr states they can let it lie for now. There has already been a proposal lightly made for nonresidential use in the area.

B. Lord thinks that now is the best time to discuss rezoning because there is no use proposed.

EN states that they can explain to the people what will happen if it is changed and if it is not changed.

B. Lord states that it fulfills their function as a Planning Board.

GG suggests that P. Herr put the proposal on a map.

P. Herr wanted to raise the issues, but the reactions are mixed. Varney owns most of the land in question.

EM notes there are two roads. Varney gave the town a road in exchange for another road. He took 1 - 2'. A guy near the road had to cut his own driveway in because of that.

P. Herr notes that Mr. Varney would be the primary beneficiary if the land is rezoned.



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B. Lord states that he will probably be the only beneficiary.

P. Herr indicates that someone should ask him if he wants to pursue the rezoning. The site has high pressure gas. It is a nice parcel. He will speak to D. Fraine to convey the message of the Board. He will ask him to speak with Mr. Varney and ask him if he is interested in pursuing the rezoning at some time.

EM asks what the zoning is for Lakeview.

B. Lord responds that it is agricultural.

P. Herr states there is a lot of agricultural land in the Water Resource District.

EM thinks they should look at all the agricultural land since it is no longer used for farming.

GENERAL BUSINESS

S. Racicot presented a petition to the Board of Selectmen asking them to ask the Planning Board to come up with a bylaw. The Selectmen returned the petition stating that it was not in the wording of an article. The petition has 150 names on it from all 5 precincts. It calls for no additional or new junkyards in town. He was told to come in and get the petition to redo it in article form.

JM questions if they can restrict all junkyards.

B. Lord responds that they can. The question is if the Attorney General will approve it.

EM notes that Franklin has a prohibition on junkyards. Mendon has the same thing.

P. Herr did not know that.

S. Racicot would like to see if the Planning Board could do an article for the bylaw to stop junkyards.

EM asks why Mr. Racicot doesn't just prepare an article and submit it.



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B. Lord states that since there are 150 people doing this bylaw, Mr. Racicot would end up paying for it himself like he did with the Maple Street rezoning. Whereas if the Planning Board presents it, the town will pay for it. Mr. Racicot is saying this is a town wide issue. He wants the Board to consider it a town wide issue and consider putting in the change.

EM agrees. He would not be able to get involved in this decision because he is in the business. He would not be able to sit at the public hearing.

S. Racicot notes that their petition specifically said no additional junkyards. The Board of Selectmen thought they wanted a Special Town Meeting for this issue. That is not what they said. It says the next available Town Meeting. Larry Cibley said that this would be like saying no more jobs in town.

AM reads the petition which was submitted to the Board of Selectmen. It does say no additional junkyards and next available Town Meeting.

EM states that it is clear they are not looking for a Special Town Meeting.

P. Herr refers to Section 2400, Use regulations, which states that hazardous/radioactive material is not available anywhere. The only provision is for waste disposal which requires a class 3 license from the Board of Selectmen. The only change would be to change that from Board of Selectmen (BS) approve to No. It is probably not a herculian task to draft the article. However, it may be a herculian task to get it to pass the Town Meeting. He will draft the article and bring it to the next meeting.

GG and AM have no problem with that.

JM questions if this is the right procedure to respond to this request.

P. Herr notes that technically it goes to the Board of Selectmen and then comes to the Planning Board, but there is no reason why it cannot start with the Planning Board.

S. Racicot states that there are 5 permitted junkyards in town.



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B. Lord notes they are all grandfathered.

P. Herr asks if class 3 license can be used for motor vehicles.

EM states that class 3 denotes machinery, farm equipment and motor vehicles.

P. Herr will try to define junkyards, but they may not use the term.

B. Lord believes that it is well defined by the state.

P. Herr states that if they prohibit junkyards, it may be possible to change the term.

EN indicates that it would be scrap metal, not on wheels.

P. Herr could define junkyards as not on wheels. They cannot preclude hazardous waste disposal because the state grandfathered it. They could block everything else.

GG asks how they could get rid of portable signs.

P. Herr points out that the town has a lousy sign bylaw. There can be freestanding signs on any property business district as long as the area is less than 100 square feet. They could change the bylaw to get rid of them.

GG thinks that the portable signs make the town look cheap.

P. Herr states that they could change the bylaw to 1 freestanding sign.

JM states they have a bylaw now which is not enforced. They should talk with the Building Inspector.

P. Herr states that the premises are allowed to have a sign, not one for each business. He notes that if the Board decides to deal with signs, they cannot just nibble at it. The businesses will come out in droves.

EN has no objection to portable signs. It is the term that the sign is there. When someone opens a business, people should be made aware that it should be there for only one month.



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GG states that the sign on Duke's Flooring of a carpet sale will be there forever.

S. Racicot refers to the placement of signs. On High Street, pulling onto 126, people have to pull out in order to see around the sign.

B. Lord states that the sign on High Street which is obstructing view is in violation. It is a police matter.

GG thinks that the bylaw should be changed about portable signs.

P. Herr notes that people could just stick them in the ground and say they are not portable.

GG thinks they make the town look trashy.

EM notes that people tend to locate them where they normally wouldn't because they are portable.

P. Herr states that many signs are located through the right of way.

EN points out that the NHD sign is larger than 100 square feet.

B. Lord believes that a large sign in a business district is o'kay. They are talking about the signs which should be there for a short period of time.

P. Herr states that they need to put a committee together to deal with this issue. If they do not get the businesses behind this, it will not pass.

JM refers to page 21 of the Zoning Bylaw, which indicates the permitted signs.

B. Lord asks about businesses on wheels with people who are selling roses and other things on the side of the road.

AM asks if they need a license to sell.

B. Lord responds that they do not.

EN asks if they need to get permission.



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B. Lord responds that they have to get permission from the landowner.

AM notes that Mr. French put a sign on her property near his golf course without asking, so her husband asked if they could put one of their signs on his property. He said no, so they told him to take his sign off their property.

P. Herr suggests they put time aside on the agenda to discuss how they can improve signs. They should invite the Building Inspector because there are a lot of questions relative to enforcement. They could also send a letter to the Bellingham Business Association to find out the members input.

GG states that NHD has a nice neat sign. The size of the sign does not bother him.

P. Herr thinks it would be at least September before there is time to discuss this.

Clerk points out that a representative from Algonquin Gas contacted her to ask if they need to come to the Board for DPR.

S. Racicot states that their current easement is 50', but they are taking an additional 15'. They may buy the property but they do not have to. They could take it by eminent domain. There may be an additional 20' easement for a total impact of 85'. The existing line is 6". They are putting in an additional 12".

P. Herr does not think they have to come in for DPR. It does not cross the threshold.

Clerk states that the Water/Sewer Dept. has prepared an article relative to the Water Resource District.

P. Herr will look over the article and prepare a notice of public hearing. Public hearing is scheduled for September 26, 1991 at 8:00 p.m.

Clerk notes that the Planning Board Procedural Rules need to be updated to include the new DPR. She has prepared a new section for DPR and gives it to P. Herr for update.

AM states that the Board of Selectmen voted to appoint Ernie Taft



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as the Planning Board Associate Member, but it was supposed to be a joint appointment. She is checking with Kathy to see who applied for the appointment. She instructs clerk to prepare a press release stating that the Planning Board is looking for applications for the opening of Associate Member.

EN makes a motion to close the meeting at 10:45 p.m. EM seconds motion. Vote of 5.

Anne M. Morse
Anne M. Morse, Chairman

John P. Murray
John P. Murray, Vice Chairman

Emile W. Niedzwiedz
Emile W. Niedzwiedz

Glenn E. Gerrior
Glenn E. Gerrior

Edward T. Moore
Edward T. Moore