

BELLINGHAM PLANNING BOARD
TOWN HALL
BELLINGHAM, MASS.

December 13, 1968

Members present: Francis J. Prior, Chairman
Gerard L. Daigle, Vice-Chairman
Michele S. Parisi

PUBLIC HEARING FOR REZONING OF LAND ON SOUTH MAIN STREET
WADE'S POND AREA

Representing and speaking in favor of the rezoning was Edward Limbo and Daniel MacNeill, Framingham Commercial Developers.

Limbo, in his presentation, stated that they had been investigating for a prime site in Bellingham for two years. The area in question is in a residential area where there are 1163 units in a two mile radius with an estimation of 6500-8500 people in the future.

He said the land has good grade and permeability, good 12" water line and pressure. They have contacted enough clients to tenant a large shopping area. The building site will be started by next spring.

In his investigation they have found that Route 126 is a major development area for prime commercial sites. Passing on Route 126 are approximately 1300 cars per day, Limbo said. Involved is about 30 acres, 16 or 17 acres are taken by Wade's Pond. That area will be maintained as a Pond and will not be drained. They met with the Conservation Commission and stated the Pond area would be turned into a recreational area under the jurisdiction of the Conservation Commission.

Thomas Clerk, stated he wasn't against rezoning but would like to see the land across the street rezoned business also, if not, he said, the business area would decrease his property value. There would be the lights at night and the heavy traffic.

James MacElroy requested the rezoning be continued past the Burgess property down to his land which is on the same side of South Main Street.

G. Normand Benoit of the Industrial Development Commission made a general comment that the potential for changing property could be done at a later date.

[Handwritten signature]
G.D.
MSP

Maurice Morin said the land in question belonged to MacPherson and Limbo stated they have considerable negotiations with the property owners and that MacPherson owns the frontage to the property in question which is adjacent to the land requesting the rezoning change. 68 acres in the rear are owned by a Mr. Lussier and Limbo said he had not spoken to him personally, but has sent plans ietc. The original plan was to make a commercial recreational area out of it.

Limbo said it was very much in their interest to do preliminary work and later bring it back before the town.

Mrs. Schlosser asked where the buildings and entrances were to be located. She opposed land across South Main Street to be rezoned, not area at hearing.

Lawrence J. Cibley stated that there weren't any objections to this particular parcel.

Edward Desaulnier questioned the potential tax income to be derives from the property and was told the buildings in question would be worth 1½ million dollars.

Prior asked if this were the best suited location on Route 126 and Limbo stated that Route 126 had been investigated in its entirety and said that moving an installation any further south near to Warwick and other shopping facilities would be economic suicide. The site is in the geographic center of town and there is a notable increase in this area in the last five years.

Desaulniers questioned about the school across the street and if this were creating a traffic hazard. Prior noted that no school committeeman were in attendance so considered it as not harmful to students.

Parisi stated he concurred with Limbo on traffic rate of speed. That on a high speed highway, the more traffic, the rate of speed will be reduced. Limbo said if traffic problems should occur the state would institute traffic control. He said they intend to pave 10 feet for an access lane into the shopping area.

There were no other questions or objections and the hearing was then closed on a Parisi, Daigle motion, made unanimous by Prior. The board returned to the Planning Board room where the matter was fully discussed and its decision rendered.

Thomas Prior
Leah L. Daigle
Michelle L. Parisi

Respectfully submitted,
Virginia P. Chase
Virginia P. Chase, Clerk
Pro-tem