

BELLINGHAM PLANNING BOARD
UP-STAIRS HALL
BELLINGHAM, MASS.

PUBLIC HEARING of February 6, 1969-MULTIPLE FAMILY DWELLING
ALSO REGULAR MEETING.

Members present: Francis J. Prior, Chairman
Gerard L. Daigle, Vice-Chairman
Michele S. Parisi
Roland G. Beauregard
Timothy J. Hannigan

Chairman Francis Prior called the Public Hearing to order
in the up-stairs hall to accommodate about 20 townspeople.

The clerk read the notice as it appeared in the newspapers.
Parisi made a motion to dispense with the reading of the
article and was seconded by Daigle. There were no objections.

Prior explained that Multi-family Dwelling in the town
creates good tax revenue property. It will attract the
young and elderly, not the large size family. A Multi-family
District requires not less than 20 acre tract, a 500 ft.
frontage on an arterial street or a street 60 feet in width
and must contain not less than 70% vacant or agricultural
land.

Morton Scahffer said the 500 ft. frontage would limit the
builder since there are not many in the town. Parisi re-
plied that it is not the intent of the Planninb Board to
open Bellingham wide to multiple family dwellings. The
regulations would restrict and limit as is intended.

Edward Sawyer asked why Maple and High Streets were desig-
nated since they are not 60 ft. wide. He said their inclu-
sion means shutting the door in townspeoples faces since
other plans were presented for these streets. Prior said
the streets were chosen from surveys which showed accessi-
bility and suitability of neighborhood. One major reason
for the choice of streets as listed was their content of
big undeveloped areas and are not densely populated. The
buildings would be mostly about 35 ft. in height, mostly of
the garden type apartments, he said.

David Doyle said Bellingham is not the garden apartment type
of community. "You may be opening the door for low cost
families."

Schafer said each unit would cost about \$100,000. to construct
so the town would share in atleast a 40% or more valuation,
plus its share in taxes from autos and the servicing of
autos.

770
G.L.D.
M.S.P.

Herr explained that dozens of surveys for municipal revenues in connection with multi-family building had been made and never one that did not produce more in taxes than in services. These apartments draw a full range of types of people except many children families.

Parisi explained that the adoption of the regulations and the amending of the Zoning Map must be done by a town vote at a Town Meeting.

Prior said the developer first submits an area and then at a town meeting that particular area is rezoned or not. In this way, more people are kept under controlled conditions. He said Multi-family Districts are definitely a progressive step forward.

There being no further discussion, the Public Hearing was declared closed at 9:15 P.M.

REGULAR MEETING was called to order by the chairman in the Planning Board Room.

Philip Herr advised that Section 3710 of the Multi-Family District be amended to read: "Multi-Family Districts ("M") shall be created only by Town Vote of Town Meeting amending the Zoning Map. Each such district shall be not less than 20 acres in extent, shall front for atleast 500 feet on an arterial street, and shall contain not less than 70% vacant or agricultural land." Board members agreed unanimously to the amendment.

Discussion was held on the creation of a regional facility for rubbish disposal, to include adjoining towns such as Blackstone and Franklin.

Bills approved for payment for advertising of Public Hearing re Flood Plain Requirements: Woonsocket Call, \$53.76 and Milford News, \$37.50.

Board requested that a letter be sent to the following persons informing them that discussion will be reopened on the petitions for approval of acceptance of streets: John Henderson and George Whitehouse of Indian Run Rd. and Jeannine Laferriere and Judith Caron of Bliss Rd.

Meeting was adjourned at 10:30 P.M.

APPROVED AS READ:

Thomas Parisi
Gerard L. Doyle
Michelle S. Panni

Respectfully submitted,

Joan M. Giard, Clerk