

BELLINGHAM PLANNING BOARD  
TOWN HALL - PLANNING BOARD ROOM  
BELLINGHAM, MASSACHUSETTS

Regular Meeting of January 8, 1970

Members Present: Michele S. Parisi, Chairman  
Gerard L. Daigle, Clerk  
James F. Brennan  
Timothy Hannigan  
James E. Hart

Chairman Parisi opened the meeting at 8:00 P.M. and dispensed with the regular order of business.

National Builders requested release on lots 1 through 7 on Chase Street. A letter dated December 31, 1969 was received from the Water Department stating all work and material was found to meet with conditions set forth by that board. A letter was received from the Highway Department dated January 7, 1970 stating all roadway and sidewalks on Chase Street met with Planning Board specifications. On a Brennan-Daigle motion the Board unanimously voted to approve release of lots 1-7 on Chase Street as they had met all stipulations.

Attorney Edward R. Lembo in a letter dated January 6, 1970 requested the Board to advertise for a public hearing on two articles which he had submitted to the Selectmen for inclusion in the annual warrant. On a Hannigan-Brennan motion the Board voted to request Lembo to attend the next meeting to discuss the rezoning requests. Lembo will be advised of the \$40 fee for public hearings to cover advertising costs.

Chestnut Hill Co-Operative Bank of Chestnut Hill requested two copies of the zoning by-laws and building code requirements. On a Hannigan-Brennan motion made unanimous it was voted to advise the bank that the minimum state building code was used and to send them two copies of the by-laws at 50¢/ea.

A copy of "Municipal Planning and Subdivision Control Legislation" was received from the Mass. Department of Community Affairs. Six additional copies will be requested.

On a Hannigan-Brennan motion made unanimous it was voted to hold a Public Hearing on the proposed amendment on Home Occupation on January 29th at 8:30 P.M., and to hold a Public Hearing on the proposed amendment on Billboard at 9:00 P.M. on January 29th. A Public Hearing on Special Permits will be held on February 5th at 8:30 P.M. A Public Hearing on Supervised Camping will be held on February 5th at 9:00 P.M.

PUBLIC HEARING

Chairman Parisi opened the Public Hearing on the application of John Riedle to amend the by-laws by changing the zoning map

MSP  
G-LD  
JFB

revising from Agricultural to Multi-family Dwelling a parcel of land situated on the easterly side of So. Main Street. Parisi read the advertisement as it appeared in the papers.

The petitioner, John Riedle, explained his application and introduced Dante Tuccero who showed an artist sketch of the proposed buildings. He recapped what he had already made known at a previous meeting on December 11, 1969. The buildings would be of the modular type with approximately 1000 sq. feet per unit. Rent would be in the \$200/month vicinity. Riedle showed a letter from Avery & Maynard Realtors in Acton 800 units have been built in Acton approximately 2/3 allow children. There are 50 school aged children. Real Estate tax return to Acton averages \$325 per unit. Acton is similar to Bellingham. It has no sewerage, industry about the same, and off Rte. 495 the same distance.

Meeting adjourned to the Lower Town Hall due to the number of people interested. This was done on a Daigle-Brennan motion made unanimous.

Tuccero went on to describe the design of the buildings, showing porches, etc.

Parisi then stated that the Public Hearing was only to consider making a zoning change from Agricultural to Multi-family. The Board would weigh the results of the hearing and then either act in favor of making the zoning change or would not recommend it as it is presented to the town.

Parisi asked for comments from anyone in opposition to the rezoning. No one spoke up.

Tuccero said the first two units would be built facing Rte. 126. Complete development would take from between 5-7 years depending on demand for such unit. A complete sewerage to take care of all the proposed units would not be put in right away due to the financial risk.

Public Hearing was closed at 9:15 P.M. on a Hannigan-Brennan motion. Unanimous.

Regular meeting of the Planning Board was resumed. On a Hannigan-Hart motion made unanimous the Board voted to take the application under advisement until it could be reviewed by the Board.

Release of Lots 38, 39 and 40 on Rose Avenue was discussed. On a Daigle-Hart motion made unanimous it was voted to take the release under advisement until January 22nd at which time Mr. Winiker would be present.

Meeting was adjourned at 10:05 P.M. on a Brennan-Hart motion.

APPROVED AS READ:

*Michele S. Parisi*  
*Gerard L. Daigle*  
*James F. Brennan*

Respectfully submitted:

*Gerard L. Daigle*  
Gerard L. Daigle, Clerk