

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

Regular Meeting of July 2, 1970

Members Present: James E. Hart, Chairman
Timothy J. Hannigan
Michele S. Parisi
Sergio Rotatori

Chairman Hart opened the meeting at 8:00 P.M. and dispensed with the regular order of business. No objections.

Mr. Bozzini requested a zoning change from industrial zone to multi-family district a parcel of land on Mechanic and Maple Streets. A total of 60 acres are involved and land requirements for multi-family district can be met. Consultant Herr will draw up a draft of the area under consideration to include all the agricultural and residential district so as not to leave a small strip of either district between the proposed multi-family and the existing residential district. On a Hannigan Rotatori motion, it was unanimously voted to set a date of August 6th at 8:30 P.M. in the Town Hall for the public hearing.

On a Parisi-Hannigan motion, it was unanimously voted to approve a plan of five lots on Chestnut Street belonging to John Harcovitz; approval not required under subdivision law.

Mr. Taylor inquired about Centre Park Estates. He was told that information on water pipes could be obtained from the Water Department. If two family houses were to be built every other lot would have to be used, containing 60,000 sq. ft. and 250 foot frontage.

A discussion was held with Mr. Thomas as to the best way to allow him to build more apartments on his land on Hartford Ave. Two suggestions were given. A public hearing to change his land to multi-family district could be sought, or his land could be subdivided. Parisi informed Thomas if he wanted to subdivide a plan showing the location of every building and size would have to be submitted. 60,000 sq. feet for each two family house and 40,000 sq. feet for a single home would be required. Thomas will bring a plan to subdivide his land to the Board at their next meeting.

Austin O'Toole and Sheldon Daly requested rezoning of land that is known as Kingswood Estates from agricultural to industrial. The request for rezoning was made because they felt it was very difficult to interest prospective industrial clients in the land because it was still zoned agricultural. On a Parisi-Rotatori motion it was unanimously voted to set a date of August 20th at 9:00 P.M. in the town hall to hold a public hearing to consider the rezoning.

mSP

*G.L.D.
T.J.H.
M.S.P.
S.R.*

A bill in the amount of \$4.80 for 1970 post office box rental was unanimously approved on a Rotatori-Hannigan motion. Unanimous.

Counsel Ambler disclosed, in a conversation with Hart, that if a lot has always been separately owned since 1960 when zoning took effect then it would be exempted from zoning under MGLA Chapter 40A, Section 5A. Ambler suggested that each case be dealt with separately. The Board suggested to Zoning Agent Dalpe that he make an appointment with Ambler to discuss the matter.

Comments that Richard Varney wrote up with regards to the Earth Removal proposal were discussed with Phil Herr. Herr will study suggestions and submit his comments.

Herr asked how the Board wanted to pay his consultant fee. He suggested this could be done in two ways; a flat fee for each quarter or a statement based on number of hours spent. The Board requested that a bill for a flat fee for each quarter be submitted.

Meeting adjourned at 10:15 P.M. on a Hannigan-Rotatori motion. unanimous.

APPROVED AS READ:

Respectfully Submitted:

Gerard L. Daigle
Timothy J. Hannigan
James Rotatori
Nicholas S. Parisi

Gerard L. Daigle
Gerard L. Daigle, Clerk