

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

Regular Meeting of August 6, 1970

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

Chairman Hart opened the meeting at 8:05 P.M. Minutes of the July 16th meeting were unanimously approved as read on a Parisi-Daigle motion.

John H. Berndt representing Proctor P. Cook presented a plan of land off Mechanic Street; Approval Not Required. On a Parisi-Daigle motion the plan was unanimously approved.

A date of September 3rd at 8:30 P.M. was set to hold a Public Hearing on the application of Frank Thomas to change approximately 22 acres off Hartford from Agricultural to Multi-Family Dwelling.

In a letter dated August 6th, Town Counsel advised the Board that no new Public Hearing would be needed on the proposed Earth Removal By-Law. Ambler will be advised as to the Board's feelings regarding substituting 3910 c) on section 3970.

PUBLIC HEARING - APPLICATION OF DOMINIC BOZZINI FOR REZONING

Chairman Hart opened the Public Hearing on the application of Dominic Bozzini for rezoning from Agricultural and Industrial to Multi-Family Dwelling District, a parcel of land off Maple and Mechanic Street. Hearing began at 8:30 P.M. Four interested persons attended. The secretary read the notice as was advertised.

Bozzini spoke in favor of the rezoning stating that he and his partner, Mr. Gelentti were interested in building apartments. Bozzini showed plans of apartment units containing 1 and 2 bedrooms. Parisi emphasized that only 10% of the apartments would be allowed with three bedrooms. Four apartments would be allowed on the 1st acre and 13 on each additional acre. When asked when he planned to start building, Bozzini stated he hoped to start as soon as the land was approved for rezoning. Bozzini stated he had no firm developer and no layout showing drainage, specific size of buildings or leaching areas, but would be prepared for a town meeting if the rezoning was approved by the Board.

Lloyd Rhodes asked how much money would be involved in developing a unit such as was being shown. Bozzini stated \$10,000

Lloyd Rhodes
Gerard L. Daigle
Michele S. Parisi

August 6, 1970

per unit landscaped would be the cost. Rental from \$125 up to \$200 to \$210 would be expected. Rhodes questioned whether Industrial land should be used for Multi-Family. Bozzini said his land would sell for \$5,000 per acre and due to various problems such as water, rails, etc., has had no success in selling the land as a commercial use. Bozzini stated he wanted to start receiving some revenue from his land.

Rhodes questioned whether multi-family dwelling was really an asset to the town pointing out that extra police, water, etc. would be needed. Hart pointed out the surveys conducted which showed that the type of units being considered would not be a burden to the town as there would not be many school children involved. Parisi also pointed out, in independent surveys conducted for the towns by the MAPC and MTPB showed that Industry and Multi-Family Dwelling run neck to neck.

Bozzini reassured Rhodes and Cooper that his units would be of the finest quality and would not turn into so called slums. Strict requirements have to be met to satisfy the Planning Boards, Zoning Board, and Board of Health.

On a Hannigan Rotatori motion it was unanimously voted to close the Public Hearing at 9:30 P.M.

Parisi made the motion to approve the application of Bozzini for rezoning to Multi-Family stating that the land was well suited for drainage and it was in a good area for multi-family. Hannigan (2) the motion. Unanimous.

A short discussion was held on the problem of stumps. Rotatori felt if the stumps were buried and thus hidden from the buyer of the land, this would be misleading. Parisi felt the stumps should not be buried on cleared land but also was concerned that the dumps would not be able to handle them. Hart felt that a problem was going to be created at the dump in the future. It was the feeling of the Board that the section of the Earth Removal Bylaw requiring removal of stumps should stand as is.

Hart and Daigle informed the board they were called by Sanford Kaplan to review the plans for Wethersfield Road and Arhend Circle. Kaplan wished the Board's informal feelings on sidewalks, making the road land higher and water mains. Kaplan would like to put a grass strip in the middle of Arhend Circle. Daigle said he would have no objections if the circle were made wide enough for his plows. Kaplan will be advised when the Board meets and will be asked to present his plans to the Board. At this time bond or covenant will be discussed.

A bill in the amount of \$14.85 to cover cost of advertising Public Hearing on Austin O'Toole's request for rezoning was received from the Milford Daily News. A bill in the amount of \$13.20 for advertising Bozzini request for rezoning was

Handwritten initials:
G.L.D.
M.S.P.

received from the Milford News. A bill in the amount of \$11.52 for advertising the rezoning request of Bozzini was received from the Woonsocket Call. The above three bills were unanimously approved on a Parisi-Daigle motion.

On a Daigle-Rotatori motion, it was unanimously voted to release Lot 1170 on Sheila Drive.

Parisi reported that the MAPC had requested the name of someone who could be contacted pertaining to any problems that might arise during a sewerage survey they plan. An up-to-date master plan as also requested.

Meeting adjourned at 11:05 on a Rotatori-Parisi motion.

APPROVED AS READ:

Respectfully submitted:

Gerard L. Daigle
Michelle S. Parisi
Gerard L. Daigle

Gerard L. Daigle, Clerk
Gerard L. Daigle

S.R.
G.L.P.
M.S.P.
a.c.o.