

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

Regular Meeting of September 3, 1970

Members Present: James E. Hart, Chairman
Gerard L. Daigle, Vice Chairman
Michele S. Parisi
Sergio Rotatori

Chairman Hart opened the meeting at 8:15 P.M. Minutes of the August 20th meeting were unanimously approved as read on a Parisi-Rotatori motion.

Bills for advertising notice of public hearing of Frank Thomas for \$30.72 from the Woonsocket Call and \$34.65 from the Milford News were unanimously approved on a Daigle-Rotatori motion.

Four resident from the Pilgrim Village section asked if barber shops were allowed in a residential area. Parisi replied they were permitted if they met all conditions required by the Planning Board and State Board of Health. A change in the by-law can be asked for by applying to the Planning Board who in turn hold a public hearing. The Board then has to act favorably or unfavorably on the application and bring it before a town meeting. A change can then be made on a 2/3 majority vote. Parisi added the restrictions required are quite strong. Barber shops and beauty parlors were just added to the Home Occupation By-Law at the last town meeting and there is nothing in the works to change the by-law. These were added to clarify the definition of occupations. If a change in the by-laws was made it would not affect existing businesses. Hart suggested that the Board re-examine the Home Occupation by-laws, as he did not think it was fair to allow business in a prime residential zone.

PUBLIC HEARING - FRANK THOMAS' REQUEST FOR REZONING

Chairman Hart opened the public hearing on the application of Frank Thomas of Hartford Avenue to rezone land off Hartford Avenue from agricultural to multi-family at 8:30 P.M. Secretary read the notice as it appeared in the papers. Judge Shaw spoke for Thomas saying approximately 22 acres were involved and this area was described in the Master Plan as an area quite suitable for Multi-family dwelling. He stated Thomas had built all that is permitted under present zoning rules and if approved for multi-family zoning his immediate desire is to complete his present building. Thomas will be prepared to present his plans at the town meeting. Shaw stated all requirements under multi-family dwelling can be met. On a Rotatori-Parisi motion it was unanimously voted to close the Public Hearing at 8:45 P.M.

Sanford Kaplan of Pilgrim Village Trust discussed his plans for

J.E.H.
G.L.D.
M.S.P.
M.S.P.

Arbend Circle and Wethersfield Road. Plans were shown. Kaplan asked to rename the streets for basically business reasons. Pilgrim Village Road was suggested by Kaplan to replace Wethersfield Road but was discouraged by the Board due to the confusion it might bring to the fire department because of the present Pilgrim Village section. The Board stated they had no objection to the renaming as long as there is no conflict with present streets in Town.

Kaplan requested a change in the layout of Wethersfield Road. All lots would still conform to frontage and land area requirements, and it would not affect drainage. A Public Hearing was set for October 1st at 8:30 P.M. Kaplan will provide the Board with a description of the land, lots involved in the realignment and new areas of each lot.

Kaplan proposed to put water, gas and phone lines underground. Boston Edison would charge the Town \$55 per year per light if lights would go underground. The Board was not in favor of the extra cost to the Town and stated Selectmen would have to approve the cost. It was suggested that pipes go under the sidewalks and grass strips so repairs would not block the street. Gas requires 3 feet and phone 2½ to 3 feet. This would make the sidewalks 6-6½ feet instead of the usual 5 feet width.

Kaplan asked for drain easement between lots 3035 and 3036 on Wethersfield Road. The Board had no objections. Kaplan will present plans for this at the next meeting.

Sidewalks on one side of the street on both Arbend Circle and Wethersfield Road will be planned. Streets will be 26 feet and 30 feet at the circle on Arbend. The circle will have grass. Berms on both sides of each street will be required.

Kaplan was asked what his plans were as far as filing a bond or covenant were. He replied his intent was to obtain a building permit with the understanding that no lots would be conveyed. He hoped to at least get a binder coat down on the road before the cold weather sets in, and would then seek a covenant. The Public Hearing on Thomas' application for rezoning was discussed. Parisi stated that they have reviewed this land before and had found it favorable for multi-family dwelling. All conditions as to frontage, area and 70% vacancy were met. On a Parisi-Daigle motion it was unanimously voted to approve Thomas' application to change from agricultural to multi-family district approximately 22 acres off Hartford Avenue.

The public hearing on O'Toole's application for rezoning to industrial from agricultural was discussed. Parisi stated he did not feel that the town would substantially benefit by the change. It was felt there is already considerable industrial land in town and O'Toole had no definite short or long term plan. O'Toole's land had no advantage over other industrial land in town. On a Parisi-Hart motion it was unanimously voted not to recommend O'Toole's land off Hartford Avenue to industrial.

A discussion was held on reconsidering the Home Occupation by-law. Hart stated he did not think it was fair to people who

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pay \$30,000 or \$40,000 for a home to end up having business such as a barber shop next door. He suggested that the Board might consider setting up districts such as Residential I, II and III, and restricting home occupations accordingly. Consultant Herr pointed out this might cause feelings of discrimination among home owners in town. Hart suggested the Board set aside some time in the future to further discuss home occupations. Herr will check into the area towns to see if they have anything similar to Residential I, II and III. Herr discussed his Circulation Plan with the Board, and pointed out some of the findings of the survey. Mr. Robert Bendick, Woonsocket City Planner, will be invited to attend the October 1st meeting to discuss mutual problems. A list of subjects to be discussed with Herr were outlined. They included the following: establishment of general rules and regulations, subdivision rules and regulations, relocation of the center study and home occupation by-laws. If sufficient time cannot be found to thoroughly study the above, the Board will meet with Herr at a special meeting.

Meeting was adjourned at 11:05 P.M. on a Daigle-Parisi motion.

APPROVED AS READ:

RESPECTFULLY SUBMITTED:

James E Hart
Gerard L Daigle
Lynne Ratajczak
Michelle S. Parisi

Gerard L Daigle
Gerard L. Daigle, Clerk