

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

Regular Meeting of September 17, 1970

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

Chairman Hart called the meeting to order at 8:05 P.M. and dispensed with the regular order of business.

Mr. Bibeault presented a plan Approval Not Required of Alcide and Anna Bruneau on Mechanic Street. On a Daigle-Rotatori motion, it was unanimously voted to approve the plan of Alcide and Anna Bruneau containing 2.3 acres on the northerly side of Mechanic Street.

Mr. Bosma of Scott Hill Blvd. told the Board he had purchased three house lots of 50 ft. frontage each on Andrews Street. He is presently living in a trailer on a lot owned by Everett Young adjoining the three lots. He would like to sell 125 ft. and add the other 25 ft. on to Young's lot. Daigle said if this were done under subdivision law he would have to conform to present day zoning. The Board suggested that he bring a plot plan to the Zoning Board of Appeals to show them what he wanted to do, and then apply for a variance.

On a Rotatori-Daigle motion it was unanimously voted to accept the minutes of the September 3rd meeting as read.

A discussion was held as to whether or not a new Public Hearing would have to be held if Clifford Grover were to attempt to re-zone his land to Multi-Family Zoning. Counsel Ambler will be asked his opinion.

A bill in the amount of \$13.20 for advertising the Public Hearing of Pilgrim Village Trust was unanimously approved for payment on a Daigle-Parisi motion.

Four residents of Nason Street were reassured that Wethersfield Road was not being changed to run directly behind their property.

The Mass. Federation of Planning Board announced their fall conference would take place Saturday, October 17 at the Holiday Inn in Hyannis.

Mr. Joseph Goggin, Treasurer of Warren Management and Cosmo Spadabianco of Somerville Engineering presented a layout of 2.1 acres between So. Main Street and North Street. The plan showed the area in the front on So. Main St. rezoned to Commercial and the back area for Multi-Family Dwellings. There would

be 51 acres for Multi-Family and 20 for Commercial, leaving a green belt with 1700 ft. of 60 ft. wide road connecting the back with So. Main St. 550 ft. of commercial zone would be on So. Main St. Parisi felt the intent of Multi-Family regulations was that an existing arterial street be used. Ambler will be consulted.

Goggin stated he felt the town needed a good shopping center, and with multi-family dwellings so close, they would have no trouble in developing a shopping center.

The Board suggested that Goggin request a zoning change to Multi-Family for the whole parcel. At a later date, if town counsel ruled that the street constructed could be considered an arterial street, a request to rezone part of the land from multi-family to commercial could be sought. Parisi pointed out that the present Board could offer no guarantee that commercial zoning would be approved at a later date. Capobianco stated they would be ready to build as soon as the rezoning took place. Town house apartments with rents ranging from \$180 to \$295 will be planned.

A date of October 22, 1970 at 8:30 P.M. was set for a Public Hearing to hear the application of Goggin to change the whole 71 acres to multi-family. Capobianco will send the Board a list of apartments in various towns which would be of similar construction to the type planned here.

On a Rotatori-Daigle motion the meeting adjourned at 10:20 P.M.

APPROVED AS READ:

Gerard L. Daigle
James P. Parisi
Seamus Rotatori

Respectfully submitted:

Gerard L. Daigle
Gerard L. Daigle, Clerk