

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

Special Meeting of October 22, 1970

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

Chairman Hart called the meeting to order and dispensed with the regular order of business.

One Hundred and Fourteen acres off Blackstone Street were unanimously approved as presented by the secondary School Building Committee. Approval Not Required.

On a Hannigan-Rotatori motion it was unanimously voted to skip the minutes of the October 15th meeting until the next meeting.

Irving I. Medoff, Attorney, requested a properly executed Release of Covenant on Lot #3 on Rose Avenue. Parisi suggested that since the original release was signed on November 6, 1965 by different Board members a duplicate of the original release could only be signed. On a Parisi-Daigle motion it was voted to prepare a duplicate of the original release as signed in 1965.

The Board of Selectmen requested a representative of the Board to be present at a Public Hearing in relation to Depot Street on November 10 at 3:00 PM. Daigle will represent the Board.

On a Parisi-Rotatori motion it was unanimously voted to favorably recommend the acceptance of Overlook Drive, Laurel Lane, Little Tree Lane and Lemire Court. Parisi stated that the Board had voted last year to wait a year before approving the roads due to construction going on. The roads are now in good shape.

PUBLIC HEARING - BELLINGHAM DEVELOPMENT COMPANY

Chairman Hart called the Public Hearing on the application of Bellingham Development Company to order at 8:30 P.M. Application is to change from Agricultural to Multi-Family Dwelling approximately 71 acres off South Main Street.

Meeting was adjourned to the Upper Hall on a Hannigan-Daigle motion. Hart asked for any favorable comments. Petitioner was not present at the time.

James McElroy an abuttor to the land asked to see a layout of the land to clarify exactly where the land in question was. Cosmo Capobianco of Somerville Engineering and Joseph Goggin Treasurer of Warren Management showed their plan and stated that no commercial shopping center was planned for the front

*J.R.*  
*G.L.D.*  
*msa*

portion.

Vincent Visconti expressed concern as to what complications might arise due to leaching areas and drainage. He stated that the land in question acted as a leaching area for water coming from the hill directly behind the homes on South Main Street. Parisi said all requirements must be met to the Board of Health's satisfaction. Francis Forte asked if perk tests had been taken. Capobianco replied that engineering plans and tests are not normally conducted until the land is rezoned due to the high cost of such tests.

McElroy asked if once multi-family is developed would a portion of the land be zoned commercially. He would not be in favor of another gas station or hamburger shop in the area. Parisi stated before any rezoning could take place a public hearing would be held.

Lloyd Rhodes questioned the intent of Goggin to rezone at a future date a portion of the land for commercial use. Parisi again stated it would have to be approved at a town meeting. Visconti again expressed concern over surface drainage.

Parisi stated that perk tests and drainage plans have to be shown to the Planning Board and Zoning Board before approval is given. Both the State and Town Health Boards' approval must be given.

Public Hearing was closed at 9:10 P.M. and continued until November 6th at 8:30 P.M. on a Parisi-Hannigan motion made unanimous.

#### PUBLIC HEARING - PILGRIM VILLAGE TRUST - WETHERSFIELD ROAD

Chairman Hart opened the Public Hearing on the application of Pilgrim Village Trust to change the profile of Wethersfield Road at 9:15 P.M. Lots involved in the realignment are 3001A, 3002A, 3003A, 3038A, 3039A, 3040A, and 3041A.

Sanford Kaplan spoke in favor of the application stating that frontage and land area requirements would be met. The intent was to straighten out the road and make for better drainage. Paul Galvin spoke out against the application saying it was against the flood plain act and that it would displace flood waters. Kaplan stated the elevation would be above 225 feet as required by the courts. Daigle stated that the planning Board was obligated by the courts to sign the plan of Wethersfield Road but that this hearing was only to change the profile of the road involving seven lots. Kaplan would be required to meet all state standards before being able to obtain a building permit.

Hart stated the relocation of the road would be to the benefit of the house lots involved as it would stop the water from the road from draining into the garages.

Kaplan stated he would not be building before the spring or summer.

Kaplan also said he would replace catch basin covers shortly to eliminate that danger from the children in the area.

On a Parisi-Hannigan motion the Public Hearing was closed at 9:50 P.M.

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*22*  
*6-10*  
*m.s.p.*

PUBLIC HEARING - MARION GROVER - REZONE TO MULTI-FAMILY

Chairman Hart called the Public Hearing on the application of Marion Grover, No. Main St. to order at 9:50 P.M. Application is to change approximately 31 acres off Rte. 126 from agricultural to Multi-Family Dwelling District. Secretary read the advertisement as it appeared in the papers.

Attorney Francis McGee represented Mrs. Grover and stated that it was the same plan of land that was favorably approved by the Board last year. He stated that the Grovers had no definite plans to show as this would involve a substantial sum of money. McGee stated he personally surveyed the land on foot and found it quite suitable as far as drainage and water is concerned. Colonial town house type apartments would be planned.

Lloyd Rhodes asked how many apartments could be built on the land. McGee stated that the Grovers would be the developers and that 294 apartments could be built with rentals ranging from \$185 to \$225. Estimated cost per unit would be \$15,000. Although no perk tests had been made on the land, from all visual evidence it was of good gravel base. Major entrances would be on Rte. 126 and High Street.

Public Hearing adjourned at 10:05 P.M. on a Parisi-Hannigan motion.

On a Parisi-Hannigan motion it was unanimously voted to favorably recommend the Grover's land be rezoned to multi-family district.

On a Hannigan-Parisi motion it was unanimously voted to approve the realignment of Wethersfield Road as submitted by Pilgrim Village Trust.

A discussion was held on the Earth Removal By-law which will be before the special town meeting on October 23rd. An amendment will be made on the floor to change the date from 1974 to 1972. On a Rotatori-Parisi motion it was unanimously voted to adjourn the meeting at 10:45 P.M.

APPROVED AS READ:

*James E. Hart*  
*Lloyd Rhodes*  
*Gerard L. Daigle*  
*Michele S. Parisi*

Respectfully submitted:

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