

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

Regular Meeting of November 5, 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 8:10 P.M. and dispensed with the regular order of business. No objections.

Sanford Kaplan of Pilgrim Village Trust submitted a plan Approval Not Required of Lots 3026A thru 3037A, and 3038B thru 3041B, and Lots A and B on Wethersfield Road. Purpose of the plan was the realignment of the rear lot lines. On a Parisi-Rotatori motion it was unanimously voted to approve the plan. Lot A is not to be considered a building lot. Kaplan agreed to turn over approximately 6.5 acres on lot A to the Conservation Commission.

Leo Gosselin representing Leon and Edna Mael, Frances Goren and Samuel Falcofsky presented a plan Approval Not Required of Lots A, B and C on the northwesterly side of Centre Street. Lots A and B have 125 feet and Lot C was granted a variance in 1966. Purpose of the plan was to correct an engineering error 4/10'. On a Parisi-Hannigan motion it was unanimously voted to approve the plan.

Walter Sampson Surveyor of Franklin presented a plan of land on Porter Road Approval Not Required. Purpose of the plan was to change the side lot line of lots 1285 and 1284 a distance of 15.46' in the rear from lot 1285 to 1284. Parisi suggested that Town Counsel be checked before signing the plan as lot 1285 would be then under 20,000 sq. ft. Consultant Herr suggested that the subdivision control law, strictly speaking, concerns only the frontage requirement. Plan was approved on a Hart-Rotatori motion, Hannigan in favor and Parisi and Daigle opposed.

PUBLIC HEARING - BELLINGHAM DEVELOPMENT COMPANY

Chairman Hart opened the continuance of the Public Hearing at 8:30 P.M. Secretary read the notice as it appeared in the papers. Joseph Goggin Treasurer of Warren Management spoke in favor of the rezoning saying that Cosmo Capobianco his engineer had spoken to some of the abutters and had answered their questions.

Lloyd Rhodes asked if Goggin had a list of apartments that were already built that could be seen. Rhodes also questioned the problem of whether the land would be suitable for multi-family. Goggin stated that spring water tables will be made in '71 and soil test and water test could not be done until Spring. He stated that the state will not accept an area for

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building if there is a water problem. Hart stated that the purpose of the public hearing was only to change the zoning. Rhodes questioned the purpose of rezoning if the land is found to be unacceptable for building. Goggin said they did not want to spend any money on the land until it was rezoned. Goggin said that some units could be up before fall and that the apartments could all be built in a couple of years. Rhodes asked if any federal financing would be used. Goggin said money was not easy to obtain but that there were several ways of financing, insurance companies and federal financing were two types. Goggin said MHFA would be for a limited profit enterprises. McElroy expressed concern that the Town would be stuck with low income housing. Parisi stated if 236 Low and Moderate Income Housing was planned, Goggin would be going to the Zoning Board of Appeals and would not have to seek approval of the Planning Board and Town for rezoning. All he would have to do is state it was a low profit marginal operation.

Goggin stated from a practical point of view he did want to get his money as inexpensively as he could and could possibly go for a federally subsidized mortgage, and could also come up with an insurance company who would finance the whole thing. He was going to get the best possible financing. McElroy questioned if low income could be used as a base for financing the rest of the units, and stated he was not in favor of such a proposal. Hart again stated the purpose of the public hearing was for considering rezoning only.

Larry Cibley asked if multi-family housing could be brought into town without a zoning change. After hearing that each parcel of land had to be rezoned individually, he stated that it was probably only the first of many steps to be taken and that the whole project could be shot down at any point. He then questioned if duplex houses could be constructed. Approximately 50 duplex houses could be built on this parcel with no limit on school children.

Rhodes questioned whether the requirements on multi-family were strict enough. Parisi replied that Bellingham's requirements were as strong as neighboring towns. Rhodes stated he thought Franklin's laws were much stronger. Parisi said when the applicant comes before the Zoning Board the requirements would be spelled out, and that the Planning Board had set as a minimum requirement the rules and regulations that are now in effect on subdivisions. If all requirements are not met the building permit could be taken away. Rhodes stated he would like to see a requirement where the application would show some plans on the type of buildings plus some sewerage tests when he went before the Town for a zoning change. Parisi stated he did not think the people should act on this and that this is the purpose of having various boards in town. McElroy asked if the Board was going to act on the application at this time. He would like to be informed of the Boards' decision.

Public Hearing was closed at 9:25 on a Hannigan Rotatori motion Unanimous.

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Mr. Ozella of Ron Builders conferred with Board as to the requirements on Sunset Court. Rules and regulations now in effect are to be followed and sidewalks are to be constructed on Sunset Court from Taunton Street to the beginning of the circle on both sides of the street, with berms around the circle.

Robert Bendick City Planner from Woonsocket met with the Board and Consultant Phil Herr. Zoning and highways were discussed and it was agreed that both boards would cooperate in matters of mutual concern.

Phil Herr discussed Home Occupations and pointed out the differences between Agricultural and Residential zoning.

Herr disclosed that he had met with the Capital Improvements Committee and would report back on any progress.

Herr stated that his budget would be the same as last year.

A bill in the amount of \$3.30 from the Norfolk County Registry of Deeds will be sent for payment to the Permanent School Building Committee. This covers cost of a copy of a plan of land off Blackstone Street.

Meeting adjourned at 11:45 PM. on a Parisi-Daigle motion.

APPROVED AS READ:

*James A. Parisi*  
*Gerard L. Daigle*  
*Gerard L. Daigle*

, Respectfully submitted:

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