

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

Regular Meeting of November 19, 1970

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

Chairman Hart opened the meeting at 8:05 P.M. Minutes of the October 15th meeting were unanimously approved as read on a Rotatori-Daigle motion.

Minutes of the October 22nd meeting were unanimously approved as read on a Rotatori-Parisi motion.

Minutes of the November 5th meeting were unanimously approved as read on a Parisi-Rotatori motion.

Adolph J. Monson of the Monson Mobile Home Park in Foxboro appeared before the Board to seek out their feelings as to whether a mobile home park would be accepted by the Town. Monson currently runs a 4 star park in Foxboro and is looking for approximately 40 acres to develop in this area. 200-300 homes could be placed and 5,000-6,000 sq. ft. is a typical lot size. An office, swimming pool and community building would be included. A 2-3 hundred buffer strip would separate the park from the highway. All families must follow the rules and regulations of the park.

Monson's park in Foxboro is 8 acres and pays taxes of \$1,500 per acre without any service cost to Foxboro. The only service provided by the Town is a place for rubbish dumping. The park has 104 people living in 72 homes, no school children and has called on the Fire Department once in eight years. Only people over 40 are accepted and the Park has complete control over its tenants and allows only people they feel is suitable. All parks are registered by the State and a licensing fee of \$6.00 per home per month is paid to the Town. A recent survey shows there are 1.6 children per 100 families in parks across the U.S. In the twelve parks in New England there are three school children. No cats or pets are allowed.

Parisi explained that at present trailer parks are not permitted in any area in Town. A zoning change would have to be voted at a town meeting on a 2/3 vote to carry.

Monson stated that Mass. and R.I. have been discriminating against mobile home parks and have been unfair in their thinking about them. He explained that present parks are well controlled and landscaped with no school children.

Hart requested Monson to send the Board a copy of his rules and regulations plus tax data, service to be provided and any thing else that might be of help to the Board. Monson will do this.

J.R. Hart
G.L.D.
M.S.P.

Budget was discussed. Daigle will go before the Finance Committee and seek a transfer to the Public Hearing account of \$75 to cover advertising costs.

Conservation Committee will be notified of Kaplans agreement to turn over approximately 14 acres off Wethersfield Road.

Meeting adjourned at 10:30 P.M. on a Hart-Rotatori motion.

APPROVED AS READ:

Sergio Rotatori
James E. Hart
Gerard L. Daigle
Michele L. Parian

Respectfully submitted:

Gerard L. Daigle
Gerard L. Daigle, Clerk