

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

Regular Meeting of December 3, 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 at 8:00 P.M.
Minutes of the November 19th meeting were unanimously approved
as read on a Parisi-Rotatori motion.

Anthony Ozella representing Ron-Builders, Inc. appeared seeking approval and release on lots 2, 3, and 4 on Sunset Court. Trudel Superintendent of the Water Department and Daigle, Superintendent of the Highway Department inspected gate valve boxes, drainage, road and sidewalks and found all to have been constructed meeting Planning Board regulations. On a Parisi Rotatori motion it was unanimously voted to release Sunset Court.

Phil Herr, Consultant, discussed Home Occupations with the Board. The possibility of creating a low-density residence district was discussed. Herr pointed out that this Town's by-laws were as strict as that of any nearby town. A bulletin outlining the possibility was presented. Herr said it would make more sense to use a stricter use regulation in the residence district and create a R-1 and R-2 district.

Lloyd Rhodes, Ernest Cooper and Alex Galuzza of the Finance Committee met for an informal session with the Board. Rhodes expressed concern over the effect of the revaluation on several sizeable lots in town. Up to now they have not been paying too much in taxes but now felt they would be in the market to sell. He suggested increasing the area required for homes. Parisi pointed out that the Attorney General ^{would probably} refuse zoning in excess of 40,000 sq. ft. Hart stated that 90% of the homes in town were under 10,000 sq. ft. Rhodes suggested making the regulations stricter to make it more expensive for a developer to build. Daigle suggested requiring granite curbing, concrete sidewalks and 10" water mains as a means of putting the price of building higher to the developer. Parisi pointed out that Bellingham ranks fifth behind Boston, Chelsea, Malden and Somerville out of 65 town in Mass. with the highest tax rate. Herr pointed out that prices of homes in this town and the neighboring towns are just as high as in the towns where the jobs are located. People are not interested in moving away from their jobs if they have to pay the same price. Parisi stated that they were all interested in lowering taxes. Industry and apartments were two way of accomplishing

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

this. Rhodes expressed concern that apartments would bring in young people just starting out and that there was no guarantee that in five years more children would not be added to the school problem. He also questioned how big of a help financially apartments would be. Rhodes also suggested putting a limit to the number of apartments allowed in Town. Parisi pointed out that to date the Board has not approved one apartment, only apartment zoning.

Herr will comply a survey comprised of Bellingham and its surrounding towns to compare rules and regulations of subdivisions. Copies will be sent to the Finance Committee.

Bellingham Development Company's application for multi-family rezoning on So. Main Street was discussed. On a Parisi-Rotatori motion it was unanimously voted not to recommend the rezoning as a potential drainage problem to the Town might be created and there is not suitable access or egress.

Herr presented a bulletin on Circulation Plan to the Board. Copies will be sent to the various Board in Town.

Meeting adjourned at 11:45 P.M.

APPROVED AS READ:

James E. Herr
Gerard L. Daigle
Michelle S. Parisi
Seamus Rotatori
Lucretia J. Herrington

Respectfully Submitted,

Gerard L. Daigle
Gerard L. Daigle,
Clerk