

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

Regular Meeting of February 4, 1971

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

Chairman Hart called the meeting to order at 8:00 P.M. and dispensed with the regular order of business.

On a Daigle-Rotatori motion, it was unanimously voted to change the meeting nights from the first and third Thursdays to the second and fourth Thursdays of the month. The February 18th meeting will be eliminated. Town Clerk will be notified.

On a Parisi-Rotatori motion, it was unanimously voted to set a date of February 25 at 8:30 P.M. to hold a public hearing to hear the application of Domenic Bozzini to change from Industrial to Multi-Family a parcel of land off Mechanic and Maple Streets.

On a Parisi Rotatori motion it was unanimously voted to set a date of February 25 at 9:00 P.M. to hold a public hearing to hear the application of Marion Grover to change from Agricultural to Multi-Family a parcel of land off No. Main Street.

Minutes of the January 21st meeting were unanimously accepted as read on a Rotatori-Parisi motion.

Lee Ambler in a letter dated January 25th strongly recommended that on every occasion of resubmittal of a rezoning plan that a new public hearing be held to comply with the law as contained in MGLA Chapter 40A, Sections 6 and 8.

William Waller will be informed that he should contact the Building-zoning Inspector regarding building apartments above his restaurant the Burger Coop.

On a Parisi-Daigle the following bills were unanimously approved for payment:

Milford Daily News - Public Hearing - O'Toole -	\$14.85
Milford Daily News - Public Hearing - Pearson -	\$22.28
Woonsocket Call - Public Hearing O'Toole -	\$14.08
Woonsocket Call - Public Hearing - Pearson -	\$19.20

Parisi stated that Ronald Nasuti of Franklin had contacted him seeking information on Box Pond Drive, where he owns a piece of land. Daigle stated that Box Pond Drive was not a Public road owned by the Town.

JA.  
TJH.  
JEH.  
GLD.  
MSP

PUBLIC HEARING - ALFRED PEARSON - Agricultural to Industrial  
Chairman Hart opened the Public Hearing on the application of Alfred Pearson at 8:30 P.M. Petition is to change approximately 30 acres of land off Farm Street from Agricultural to Industrial District. Secretary read the notice as it appeared in the papers.

Hart asked for persons in favor of the change to speak. Ed Barrett of the IDC said that his Commission endorsed this change because small tracts of land for potential small industrial use is unavailable in Town and that Pearson was willing to make available small lots for either sale or leasing. The flexibility of this type of package would be very appealing.

G. Norman Benoit, Chairman of the IDC, said the IDC was strongly in favor of the rezoning. He stated that there was a lot of frontage on Farm Street and was near water and power. Water mains go as far as Pearson's land. Small industry would not have the expense of cutting a road.

There was no one speaking against the rezoning. Five persons attended the hearing.

Meeting adjourned at 8:35 P.M. on a Rotatori-Hannigan motion.

Hart told Pearson the application would be taken under advisement and he would be informed when the Board made a decision.

Parisi stated that Barrett had contacted him two or three times before regarding the availability of small parcels of land suitable for industrial development. Most of the parcels that were available for industry were large acreage and were not willing to sell small parcels. It is a valid argument by the IDC for the rezoning if Pearson is willing to sell small lots, and Pearson has already lined up one customer. Rotatori expressed concern over the traffic using Farm Street if industry were to be approved. Daigle stated that the road was adequate for traffic and that there were few homes situated in that section of the street.

PUBLIC HEARING - AUSTIN O'TOOLE - Agricultural to Industrial  
Chairman Hart opened the Public Hearing at 9:00 P.M. on the application of Austin O'Toole to change approximately 85 acres of land off Hartford Avenue from Agricultural to Industrial District. Secretary read the notice as it appeared in the papers.

Sheldon Daley represented O'Toole and spoke in favor of the application stating that O'Toole had brought in a plan ten years ago of the same land showing plans to build 186 homes. He stated that after consulting with various brokerage firms, the land could best be put to use as an Industrial Park. It has the advantage of being close to 495, near all utilities and there was more than enough water, electricity and gas to service the area. He believed getting it rezoned to Industrial was essential before industry would seriously consider the site. He stated the IDC was interested in the location and use of the land as O'Toole would make it as flexible as possible

JOP  
TWH  
JEH  
GLD  
MIF



willing either to sell a small piece, lease or build according to demand. Daley gave the Board members a brochure that O'Toole had made up trying to sell the land for industrial use and showed the proposed layout for the Industrial Park. After reviewing the layout the Board members pointed out that the road leaving the Industrial Park would come out onto Hartford Avenue at a very poor angle to Maple Street. Hartford Avenue was congested as is and if the two roads could come out opposite each other, considerable traffic problems could be eliminated. It was suggested that if it were not too difficult that O'Toole try to obtain Coutu's land. At this time Ed Barrett said he did not have a chance to discuss the matter with O'Toole since last meeting with the Planning Board. Norman Benoit said asking O'Toole to do this was placing an unfair burden on him and he did not think it was fair to make the rezoning contingent on Coutu's selling, as the proposal would then depend on buying a piece of property in which O'Toole did not have an interest. Parisi stated that it was the duty of the Board to act in the best interest of the town and the traffic set-up played an important part. Where there are potential problem areas and we can make suggestions to eliminate them then it is up to the Board to do so.

Lloyd Rhodes asked since there was approximately 260 feet frontage on Hartford Avenue whether there would be a possibility of working out the problem. Daley stated that O'Toole did have a 40 foot right of way on Coutu's land.

Hart stated that it would make the plan much more feasible if the traffic problem could be eliminated. Benoit stated an alternate to be considered was that the town does own some property directly across from O'Toole and that this might possibly be a way out.

John Embree of Hartford Avenue asked why the town needed more industrial property and stated that the land in question was in a mess and that it should first be cleaned up. This was spoken about in the last public hearing and since that time more refuse has been brought in. Embree asked if the land was rezoned could O'Toole be made to clean it out. Daley objected to the topic and said it had nothing to do with the hearing. Hart disagreed and said the land should be kept in good shape and not turned into a dump.

Daley said that the site had been discussed with brokers before and this development could have been going if the money situation had not been so tight. Herr inquired about the land between the two parcels being considered for rezoning. Herr said the strip of land would be irrationally zoned leaving a strip of land zoned agriculturally between two industrial districts and crossed by power and gas transmission lines. While the Board was considering rezoning they might avoid future confusion by dealing with the inbetween area also. Farm Street could be mostly zoned industrial on one side and residential on the other side, and the Board should study the situation on Farm Street with regards to rezoning to industrial. Seven persons attended the hearing.

Hearing was closed at 9:30 P.M. on a Hart Rotatori Motion. Unan.

J.R.  
T.H.  
J.K.  
G.P.  
M.S.P.

Lloyd Rhodes of the Finance Committee extended an invitation for the Board to attend the next Finance Meeting at 9:00 P.M. the following Monday when zoning changes being proposed at the Town Meeting would be discussed.

Daigle said that he received a call from Dick Hill of the Permanent School Building Committee and that they had hit ledge on the land they were considering taking for the new school. The Committee might have no alternate but to take part of O'Toole's land for the school. Hannigan stated he would like to see what happens regarding the school before taking any action on the rezoning.

Herr suggested that consideration be given, if Pearson's land were rezoned, to changing the whole end up to the Medway line to Industrial. Daigle stated there was a farm and a ranch on Farm and Granite Streets and stated he thought the land owners should certainly start any rezoning action.

Herr went over the proposed changes on the Subdivision Rules and Regulations with the Board and will draw up new rules and regulations recodifying and changing some english. Members agreed that the substance was OK as written.

Replies from the Towns of Hopedale and Medway on the Residential Study were read. Copies will be made for Board members and for Herr.

Date of March 11th at 8:30 P.M. was set to hold a public hearing on the proposed earth removal regulations on a Parisi-Daigle motion. Unanimous.

Meeting adjourned at 11:10 P.M. on a Rotatori-Daigle motion. Unanimous.

APPROVED AS READ:

Respectfully Submitted:

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

*James R. Rotatori*  
James R. Rotatori

*Samuel J. Hannigan*  
Samuel J. Hannigan

*Gerard L. Daigle*  
Gerard L. Daigle

*Michelle J. Parisi*  
Michelle J. Parisi