

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

Regular Meeting of February 25, 1971

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

Chairman Hart opened the meeting at 8:00 P.M. and dispensed with the regular order of business. No objections.

On a Parisi-Hannigan motion, it was unanimously voted to release Lot 89, 63 Clarence Road, from all conditions of the Planning Board.

Minutes of the February 4th meeting were unanimously approved as read with the addition of Timothy Hannigan's name as being present, on a Hannigan-Hart motion.

Silver Lake Road was passed up for approval for acceptance until the width of the road could be cleared up.

Saddle Back Hill Road was unanimously approved for acceptance on a Daigle-Rotatori motion. All conditions of the Board's rules and regulations having been met. Selectmen will be notified.

Lloyd Rhodes presented the Board with suggestions for upgrading the rules and regulations for multi-family dwelling. Copies will be made and the suggestions studied at a future date.

The following bills were unanimously approved for payment on a Hannigan-Parisi motion.

Milford Daily News - Bozzini - \$14.85

Milford Daily News - Grover - \$18.15

Woonsocket Call - Bozzini - \$14.08

Woonsocket Call - Grover - \$16.96

PUBLIC HEARING - BOZZINI REZONING TO MULTI FAMILY DWELLING

Chairman Hart opened the public hearing on the application of Dominic Bozzini to rezone a parcel of land off Mechanic and Maple Streets to Multi-Family Dwelling District at 8:30 P.M. Bozzini spoke in favor of the petition saying that rezoning would be beneficial to all, as more taxes could be brought into town with housing units than vacant industrial land. 600 apartment could be built on the land with the town realizing some \$100,000 in taxes per year. Bozzini stated he was seeking to have approximately 60 acres of land rezoned.

J.R.
J.H.
J.P.
G.L.D.

David Weller voiced strong objections to having the land zoned for multi-family, stating he was against multi-family dwellings completely, and said they would only bring in an influx of children. Bozzini said this was not the case and could say so from his own personal experience. Hart also brought out the results of various studies and surveys in the past have shown that multi-family dwellings do not bring in children. That the tenants were mostly older people or young couples just starting out.

A discussion was then held on the exact land that was being proposed for rezoning. Bozzini stated he had approximately 60½ acres of industrial land that he wished rezoned and that was what was being asked for on the Town Warrant. Herr said the wording for the public hearing included agricultural and small fragments of industrial land that if they were not included in the rezoning to multi-family would remain illogical parts of industrial zoning. Weller said that 18 acres of his land was included in the public hearing notice and that he did not want his land rezoned. Hannigan made the motion that the Board adjourn the hearing until the correct wording as it appears on the warrant could be advertised in the papers. Consultant Herr said that there is nothing wrong with the wording as it appeared in the notice. If the Board wishes, it may make a recommendation that only a portion of the article be approved. Parisi said it is customary to hear what there is to be heard at the public hearing and then after the hearing is over, to discuss what action to take. On a Parisi-Rotatori motion, it was unanimously voted to adjourn the hearing until the next hearing was over.

PUBLIC HEARING - MARION GROVER - REZONE FROM AGRIC. TO MULTI FAMILY

Chairman Hart opened the public hearing on the application of Marion Grover to rezone from agricultural to multi-family dwelling a parcel of land off North Main Street at 9:00 P.M. Cliff Grover spoke in favor of the rezoning saying that there was approximately 30 acres of land that he wanted rezoned to multi-family. Nothing new had developed since the last hearing. Parisi said all his questions were satisfied at the last hearing.

On a Parisi-Hannigan motion the public hearing was unanimously adjourned at 9:05 P.M.

On a Parisi-Hannigan motion, it was unanimously voted to approve the Grover land for rezoning at the town meeting.

PUBLIC HEARING - BOZZINI, Continued

On a Hannigan-Daigle motion it was unanimously voted to reopen the public hearing on the application of Dominic Bozzini. Parisi stated he thought the Board was acting entirely on the Bozzini land. On a Parisi-Daigle motion it was unanimously voted not to consider rezoning just Bozzini's land, but the entire parcel as advertised.

LB
JPH
JPH
GLD

February 25, 1971

Page -3-

Waller stated that there was two, three or four other families involved and that they should be so notified. Hart said that it was only necessary to advertise the hearing in the papers, and that they would be notified by the ad. Herr said that there was nothing obscure about the description and that any body with a zoning map and a scale could easily identify the land involved. The Board has advertised a bigger parcel than what is being placed on the town warrant.

Parisi told Waller that the two year wait applies only to zoning variances and not to rezoning applicants.

Bozzini replied to Rotatori's question that he would build 100 units to start or it could be just twelve, depending on the market. Bozzini said he could foresee from the size of the town, location, etc. that the Town will be very active in apartments. There were a lot of elderly people that do not want to go into nursing homes and could afford a nice apartment. Rotatori asked what he would do if he were not able to rent out the apartments, and if it were possible for him to drop the rent. Two or three kids in one bedroom was not impossible. Bozzini said he would absolutely exclude children.

Bozzini said he had good drainage, and a good piece of land. Rhodes asked Bozzini wasn't it true that he would go with whatever made the most money, brought in the most revenue, and would he sell it to some one else. Bozzini stated he would sell the land to the proper buyer.

Herr suggested that Town Counsel be consulted to see if it would be allowed to extend the Bozzini article to include in the rezoning the areas that if left as is would become illogically zoned.

Public Hearing was adjourned at 9:45 P.M. on a Hannigan-Rotatori motion. Unanimous.

Parisi made a motion to seek the advice of Ambler to see if the slivers that would be left over if Bozzini's Industrial land were rezoned to Multi-family could be included in the description in the town warrant. Daigle (2) the motion. Unanimous. Herr will draft a letter.

O'Toole's request for rezoning to Industrial was discussed. On a Rotatori-Hannigan motion the board voted unanimously not to recommend the land for rezoning. Reason for the decision was that the road as outlined on the plan would come out on a bad angle to Maple Street. Hartford Avenue is already a heavily traveled thoroughfare without adding another traffic problem.

Pearson's request for rezoning from Agricultural to Industrial was discussed. Rotatori made a motion that they do not recommend the land for rezoning as most of the land was wet and there was only one exit on to Farm Street. Hannigan second the motion. Daigle said he had been talking to Pearson on this and that at the hearing Pearson said he had a couple of people interested in the site. Pearson stated that he had a solid commitment from the Lebaron Foundry. At the present

Handwritten signatures and initials:
J.R.
G.H.
J.H.
G.L.D.

February 25, 1971

Page -4-

time they are operating with coke furnaces and with the new pollution laws will have to close operations. They are planning to use the newest in electric boilers and have to have a large supply of electricity. Pearson's land is ideal as it is close to the Medway substation. Daigle said the firm was a very old and reliable company. This was the first time that rezoning was requested and a firm had given a real firm commitment and Daigle stated he would be in favor of anything that would start to bring in some industry. Herr suggested that the Board met with Pearson and the IDC to try to get a solid commitment. Daigle will contact Pearson. Rotatori withdrew his motion until the Board has had a chance to talk to Pearson.

Meeting was adjourned at 10:45 P.M. on a Rotatori-Parisi motion. Unanimous.

APPROVED AS READ:

Respectfully Submitted:

Gerard L. Daigle
Gerard L. Daigle, Clerk

Larry Rotatori
Lenny Hammer
James E. Hart
Gerard L. Daigle