

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

Regular Meeting of March 11, 1971

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

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

On a Rotatori-Daigle motion it was unanimously voted to approve the plan of Ron Builders of Parcel A and B off Taunton Street. Approval not required.

John Riedle and Fred Sprague showed the Board the proposed sewerage plans for the multi-family dwellings off South Main Street. Riedle informed the Board that no three bedroom units were being planned, and that probably sixty units would be built in a year's time. The State Board of Health has inspected the site and plans and have given their approval. Riedle was told to submit three sets of plans to the Board of Appeals. They in turn would advertise for a public hearing and seek the Planning Boards advice. Planning Board recommendation must be given within sixty days.

Members of the IDC, Richard Alence, Paul Linsley, Ed Barrett and Al Pearson, met with the Board to discuss changing from agricultural to industrial approximately 30 acres off Farm Street. Pearson replied to the Board's questioning that a tool company employing around 25 people and needing a 40 X 80 building was definitely ready to settle if the right zoning could be obtained. A foundry located in Brockton still has some progress to go but Pearson stated it was a pretty definite thing if the land was rezoned. The company liked the land and location and the money was right. Rotatori questioned the IDC if any other land in Bellingham was shown to these companies. Barret replied that a lot of people in this area are looking to sedlland but not one to five acres. The IDC had brought people in who were willing to buy a small piece of land but could not find any land at a reasonable price. Hannigan asked Pearson if he could get something tangible in writing from these companies. Pearson said he probably could. Hart stated that it would be kind of impossible to get something in writing, but if it were subject to it being rezoned it might be done. Daigle said this was the first time that the Board had discussed such a thing, and that it was the first time that a resident from Bellingham had made a request for rezoning. The other rezonings were made in a hurry and the people involved didn't come from Town and couldn't care less about the town. Daigle said that he knows Pearson and if he says he has a prospective buyer he has one and

*Handwritten signatures and initials:*  
G.L.D.  
J.E.H.  
J.C.K.

Daigle for one would vote to recommend the Board vote favorably on the rezoning.

PUBLIC HEARING - EARTH REMOVAL AMENDMENT

Chairman Hart opened the public hearing on the proposed earth removal amendment at 8:30 P.M. The secretary read the notice of hearing as it appeared in the papers.

On a Rotatori-Hannigan motion it was unanimously voted to adjourn the hearing at 8:35 P.M.

Barrett brought out that no land has been rezoned to industrial to his knowledge, since zoning was introduced. Hart said after the town has been reassessed, more people are going to be willing to sell. After talking to the people doing the reassessing, Barrett said unused land was not going to jump that high in taxes.

Rotatori questioned the traffic on Farm Street. Pearson stated he had 300 feet between his shop and the N.E. Power and he could come under the power lines any place he wanted and could go right out to Hartford Avenue and avoid Farm St. entirely.

On a Daigle-Hannigan motion, it was voted to approve approximately 30 acres off Farm Street from Agricultural to Industrial. Hart voting for the motion, Rotatori abstaining.

Hart read a letter of resignation from Michele Parisi as of March 3, 1971. A meeting between the Selectmen and the Board members was set for March 22nd at 9:00 P.M. at the Selectmen's office.

Reorganization of the Board took place. On a Hannigan-Daigle motion, Sergio Rotatori was unanimously elected Chairman.

On a Hannigan-Hart motion, Gerard Daigle was unanimously elected Vice Chairman and Clerk.

On a Hart-Hannigan motion, Jean Brewer was unanimously elected Secretary.

A representative to the Capital Improvement Committee will be elected at a future date.

Zoning Board of Appeals notified the Board that Frank D. Thomas has applied for a special permit to conform with Multi-Family regulations. Thomas' plans were reviewed by the Board. On a Hannigan-Daigle motion, it was unanimously voted to recommend Thomas' request for a special permit. Zoning Board will be so notified. Public Hearing will be held by the Zoning Board on April 1st at 8:30 P.M.

On a Hannigan-Daigle motion the following bills were unanimously approved for payment.

Woonsocket Call - Earth Removal ----- \$70.40

Milford News - Earth Removal ----- \$92.40

In a letter dated February 22nd the American Society of Planning

LR.  
G.L.D.  
JBH  
J&C

Officials requested additional information on Bellingham's preferential zoning treatment to subsidized multi-family housing for low-and moderate-cost housing. Daigle suggested that a zoning by-law be sent along with the explanation that old age housing was exempt from zoning.

Copies of the Fiscal Context and Development Controls will be sent to the Selectmen, Town Clerk, Finance Committee and IDC.

Minutes of the February 25th meeting was unanimously approved as read on a Hart-Hannigan motion.

Meeting adjourned at 10:00 P.M. on a Hannigan-Hart motion. Unanimous.

APPROVED AS READ:

Respectfully submitted,

*Surgeo R. K. K. K.*  
*Gerard L. Daigle*  
*James E. Hart.*  
*Joseph J. Cortes*

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