

BELLINGHAM PLANNING BOARD  
Town Hall - Planning Board Room  
BELLINGHAM, MASSACHUSETTS

Regular Meeting of March 25, 1971

Members Present: Sergio Rotatori, Chairman  
Gerard L. Daigle, Clerk  
Joseph G. Cortese  
James E. Hart.

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

Donald Burt of the Boston Edison presented a plan of an interior parcel of land 820' northerly of Hartford Avenue. After making a notation on the plan stating it was not to be a buildable lot, the plan was signed on a Daigle-Hart motion. Unanimous. Approval not required.

Minutes of the March 11th meeting were read. After correcting the vote on Pearson's land to note Rotatori's abstaining, the minutes were unanimously approved on a Hart-Cortese motion.

The proposed Earth Removal amendment was discussed. On a Hart-Daigle motion, it was unanimously voted to favor Article 35 on the Town Warrant.

On a Hart-Daigle motion, Joseph Cortese was appointed to serve on the Capital Improvement Committee. Unanimous. Andre Trudeau, Clerk, will be so notified.

Article 8 on the Town Warrant, the rezoning of Bozzini's land to multi-family district, was discussed. Members agreed to recommend the Town refer the article back to the Board for further action.

On a Cortese-Hart motion, the rezoning of Pearson's land to Industrial was opened for reconsideration. Rotatori in favor, Daigle opposing. Cortese suggested that traffic be routed directly to Hartford Avenue, and that any exit or entrance roads be constructed only to Hartford Avenue. Daigle stated the Board was only to consider rezoning the land and not its use.

Hart questioned whether multi-family dwellings came under the rules and regulations of subdivisions. Herr said there was nothing in writing stating this, but the developer would have to meet whatever standards the Board of Appeals deemed reasonable. Something could be put into the zoning by-laws making subdivision regulations apply. The Board of Appeals could also make a developer post a bond to insure proper finished drainage on the street.

~~Riedle's proposal for multi-family dwellings were studied and~~

S.R. J.G.C.  
A.C.D.  
V.Z.H.

discussed with Consultant Herr. Herr will send the Board a copy of the various changes and suggestions on Riedle's plan.

Apartment Regulations as suggested by Lloyd Rhodes were discussed and reviewed with Herr. Herr will also send the Board the items discussed that could be incorporated into the regulations for further study.

Discussion on the Pearson rezoning was reopened. On a Cortese-Hart motion, it was unanimously voted to recommend the Pearson land for rezoning from Agricultural to Industrial. The Board also voted if within two years from the effective date of the rezoning, if no construction has taken place, the Board will initiate rezoning of the land back to its original district.

Correspondance was reviewed. The Massachusetts Roadside Council informed the Board of House Bill 522 which would require the Outdoor Advertising Board to comply with local zoning bylaws in granting permits for billboards. Representatives St.Cyr and Woods and Senator Kelly will be asked by the Board to support H. 522. A copy of the model zoning bylaw on outdoor advertising will be sent for from the Mass. Roadside Council.

Meeting adjourned at 10:55 P.M. on a Cortese-Hart motion. Unanimousl.

APPROVED AS READ:

Respectfully submitted.

*James E. Hart*  
*Gerard L. Daigle*

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

*James E. Hart*  
*Joseph R. Costa*