

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

Regular Meeting of December 23, 1971

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

Chairman Rotatori called the meeting to order at 8:05 P.M. and dispensed with the regular order of business.

On a Daigle-Hart motion the following bills were unanimously approved for payment: Woonsocket Call \$12.16 and \$5.60 advertising Winiker's rezoning request and \$3.60 for postcards to Jean Brewer, with \$750 to Philip Herr & Associates.

Williams Cummings, Chairman of the Board of Health met with the Board to discuss lots on Wethersfield Road. Cummings stated he had requested a member of the Department of Public Health inspect the lots in question. A letter dated December 21, 1971 from Roger A. Rondeau, District Engineer, was shown to the Board. Test Pits showed ground water to vary from 6 to 10 feet below the surface of the ground. Soil appeared suitable for the subsurface disposal of sewage. Rondeau suggested perk tests and deep test pits in the exact location of the leaching field should be required after final elevations have been determined. Cummings stated his Board of Health would not issue permits for sewerage systems until more work has been done. Plans submitted were out-of-date and a drainage pipe shown on the plan is not there, as the builder layed it in and it was non-funtional and they took it out. Holes were no where near where they should be. Cummings will request a map showing where the leaching fields will be and ask for perk tests there. Cummings will send the Board a letter confirming what he told the Board.

PUBLIC HEARING - WINIKER'S REZONING TO MULTI-FAMILY

Chairman Rotatori called the public hearing on the request of Joseph Winiker to rezone approximately 40 acres to multi-family district. Secretary read the notice as it appeared in the papers. Eleven interested persons attended.

Consultant Herr explained that Winiker had requested a hearing for his rezoning to multi-family and if rezoned would cause a scrap of Agriculturally zoned land in the middle of multi-family and industrial zoned land and might look like spot zoning. Hearing is being held to consider all the possibilities of rezoning, and to give the people involved in the rezoning a chance to express their opinion. Winiker's parcel would have three exits, the main road would be the railroad right of way off Mendon Street.

*Joseph G. Cortese*  
*James E. Hart*  
*Sergio Rotatori*  
*Gerard L. Daigle*

December 23, 1971

Page -2-

A resident of Rose Ave. Ext. stated he did not want to see his street become a through way as there are a lot of children in the area who are not used to traffic, and there are enough children in Town already. Winiker stated he had 22 units in Milford and one child with all two bedroom units and in his dwellings in Medway there were no children.

Lloyd Rhodes questioned how many units could be built on the 40 acres. Herr answered 570 units approximately. Rhodes said the proposed rezoning as being showed would contain approximately 450 acres and a lot of units could be built on that acreage. Winiker stated most of the area was already built up and not suitable for multi-family dwellings.

Donald Thayer said that he owned some of the land up for rezoning and asked if some of his commercially zoned land could be rezoned for multi-family, or if commercial land was exempted from multi-family. If his land off Mendon Street were rezoned it would eliminate traffic going over Rose Avenue.

Lloyd Rhodes questioned how many units are being talked about in total. This is what we should be concerned about. About 1,680 units could be built at this rate. Winiker stated about 50 acres is already built up, and thus eliminated.

A resident of Rose Avenue asked if the land were rezoned to multi-family if it would change the taxes on the land. Hart said the situation has never come up before but didn't think it would make the taxes go up.

William Cummings stated the rezoning as shown for the hearing would certainly open the door to many proposals.

Herr stated it would be close to the center of town and it is feasible that you could get a circulation that would benefit Rose Avenue.

Fred Donahue of Rose Avenue said he did not think the school system, sewerage and water was able to handle all these dwellings and he for one was against the rezoning.

Rhodes stated that Milford and Franklin was not able to handle their multi-family dwellings. Donahue stated he thought the town should be allowed to catch up. Hart stated we were trying to put in the most feasible thing in the most feasible place in town, and the State could come in and put up low income housing. Winiker stated his housing is renting at \$200 per month, and he does not have to deal with the government for money.

Cummings stated he thought the town and the Planning Board should operate with extreme caution before approving rezoning.

On a Hart-Daigle motion the hearing was closed at 9:20 P.M. Robert and Barbara Jerrier asked the Board for a release on their lot #2020 on Bruce Road Extension. On a Daigle-Hart motion the Board unanimously voted to release Lot #2020 on Bruce Road Extension. A covenant covering Lot 2020 on Bruce Road Extension was given to the Board.

Walter Stearns questioned the Board on Wethersfield Road. It was suggested that Sanford Construction be told that a Special Permit from the Zoning Board of Appeals or a plan from an engineer certifying that the street does not fall under the

*Handwritten signatures and initials:*  
J. J. [unclear]  
G.L.P.  
S.R.

December 23, 1971

Page -3-

Flood Plain zoning control would have to be obtained.

Philip Herr presented the Board with his 1971 Annual Report. He stated a population analysis is currently being conducted and will be available the first of the year.

The Boards report to the Town was discussed and will be drawn up for the members approval.

Winikers proposal for rezoning was discussed. Cortese stated he personally felt a lot of apartments have been approved. Winiker's would double the number, and he would not care to vote for it at this time, but would like to see what is going to happen around town first. Herr stated Winiker has not purchased the right of way yet and until the accesses are worked out nothing is going to happen. On a Hart-Daigle motion the Board voted unanimously to table the matter.

On a Hart-Cortese motion the meeting was adjourned at 10:40 P.M.

APPROVED AS READ:

Respectfully Submitted:

*Gerard L. Daigle*  
Gerard L. Daigle  
Clerk

*Joseph L. Cortese*  
*James E. Herr*  
*Raymond R. Ralston*  
*Gerard L. Daigle*