

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

Regular meeting of January 27, 1972

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

Chairman Rotatori opened the meeting and dispensed with the regular order of business, no objections.

Lucien Robert of Centre street presented a plan of land off Centre Street showing Lots 8, 9, and 10, Approval Not Required. On a Hannigan-Daigle motion the plan of Lucien Robert of Centre Street was unanimously approved.

Raymond Constantineau told the Board he was considering buying a lot of land 240' in off Linwood Avenue and asked if the road was owned by the Town. Daigle said the road would have to be measured out to see how far down the road the Town owned. If not owned by the Town then the individual land owner would own half of the road. Constantineau will be in touch with Daigle during the week.

Fernand Dalpe and Gerry Marchand showed the Board a lot of land off Wrentham Street containing 9.78 acres which they would like to develop into multi-family dwellings. Lot does not have the required frontage or acreage. Lot is bounded on one side by the cemetery and individual homeowner on the other side. Plan showed a 40' wide street going from Wrentham into Janet Ave. Dalpe told the Board the land was excellent for multi-family having good topography and good perk tests, and would be introduced to the Town as adult living. Apartments would have no more than two bedrooms and thus would not be a tax burden to the town for the schools.

Consultant Herr stated there was no reason why Dalpe couldn't request rezoning to multi-family district including some of the bordering parcels of land also including the cemetery as long as the people wouldn't object. He suggested it might be wise to sit back awhile until some of the land already rezoned is developed. It was Herr's opinion that the Town would not rezone more multi-family districts until they see something developed.

Daigle suggested that Dalpe come back with a plan for rezoning twenty acres or a proposal to amend the present by-law requiring the twenty acres for multi-family district. He also suggested that the road be made a dead end at Janet Avenue as residents might object to their road receiving the traffic from the development.

Herr suggested Dalpe bring in a drawing that shows the acres to be rezoned and how many dwellings could be built. He did not think it would be a good investment to put much energy on

*J.R. 9/27*  
*G.L.P.*

January 27, 1972

Page -2-

site planning.

Mrs. Patricia Brown of Stella Road requested release of Lot 1149 of Stella Road in Wethersfield II. On a Hart-Hannigan motion it was unanimously voted to release Lot 1149 on Stella Road.

Ralph Baisley and Mrs. Mary Forbes asked the Board's advice on the duplexes off Taunton Street owned by Ozella. It was Baisley's opinion that the houses set back from the road were not on Taunton Street and their driveway should be a street or a court itself. Building Inspector Stearns assured the Board that all the houses had the required frontage on Taunton Street and were thus legally on Taunton Street. Board did not have a plan showing four houses and Stearns will show the Board his copy. Baisley said he would issue a number to the houses but felt they should still have their own road so not to confuse fire or police in an emergency.

Mrs. Forbes requested a copy of all new developments showing the number of homes for the post office to help in planning for future mail deliveries.

Consultant Herr gave the Board copies of the new Planning Studies book. Book will be sent to department in town and will receive future supplements.

Board agreed that under Apartment Zoning Changes that was submitted for the Town Meeting under 2570 the following will be substituted.

"More than one principal building other than a single-family or two-family dwelling may be erected on a lot provided that access, drainage, and utilities serving each structure are functionally equivalent to that required for separate lots by the Planning Board Rules and Regulations, as certified to the Zoning Agent by the Highway Department regarding access and drainage and by the Water Department regarding water; and further provided that lot area and yard requirements are met for each building and use without counting any lot area or yard twice."

Rotatori announced that there will be a joint meeting of the Planning Boards of Bellingham, Franklin and Woonsocket in Woonsocket on Tuesday, February 8th at 7:30 P.M. Herr will not be able to attend. Rotatori will attempt to change the date so that Herr could be present.

Correspondence was reviewed.

Town Counsel Ambler advised in a letter dated January 19th that if no building permits were issued on the lots on Wethersfield Road prior to the effective date of "Flood Plan Requirements" Special Permits would be needed. Pilgrim Village Trust will be so notified.

The application of Frank Thomas to convert a two car garage into one apartment was reviewed. Herr pointed out that Thomas

J.R. JCH  
A.L.D.

did not have the sufficient area required between the building and the side line, and that he should probably be required to follow the new apartment zoning regulations that are being proposed at the town meeting. Zoning Board of Appeals will be so notified.

The request of Joseph Winiker for multi-family rezoning was reviewed. Rotatori stated he could not recommend the rezoning as it now stands. Herr stated he thought it was a good location for apartments and would like to see it rezoned for multi-family, but didn't think it could be done as it now stands. Thayer was the only one at the hearing that was in favor of the rezoning. Herr suggested that Winiker be told to bring in a real sketch of what means of accesses and egresses there will be. On a Hart-Daigle motion it was unanimously voted to inform Winiker that the Board was not in favor of the rezoning as such and would like to have proof of ownership of the railroad right-of-way and a sketch of the accesses to the district.

On a Hart-Hannigan motion it was unanimously voted to accept the minutes of the January 13th meeting as read.

On a Hart-Daigle motion meeting was adjourned at 10:30 P.M.

ACCEPTED AS READ

Respectfully Submitted:

  
Gerard L. Daigle  
Clerk







