

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

Special Meeting: October 2, 1972

Members Present: James E. Hart, Chairman

Sergio Rotatori, Vice Chairman, Clerk

Wilfred P. Arcand

Joseph G. Cortes

Chairman Hart opened the special meeting at 7:00 P.M.

PUBLIC HEARING- WRENTHAM ROAD REZONING TO MULTI-FAMILY

Secretary read the notice of public hearing as it appeared in the papers. Meeting was adjourned to the lower hall.

Letter was read from Mrs. Christine Pratt of Horseshoe Drive voicing her objection to the rezoning.

Robert Bousquet of Janet Avenue said he was an abuttor to the land and asked for the definition of burial grounds in regards to a residential area. Hart answered there was no special zone for burial grounds and the cemetery land was zoned agricultural. Arcand stated about 5 or 6 years ago when the Church bought the land they said they would not use it for a burial ground for 25 years.

Attorney Patrick Murphy, representing the petitioners Gerard Marchand and Fernand Dalpe, stated that one of the petitioners was the Church of the Precious Blood and showed a letter from Monsignor Oscar Guilbault which gave his consent to the rezoning of 26.59 acres of church property located on the northerly side of Wrentham Street.

Bousquet stated when the church people talked to them about the property eight years ago they stated they would not be using the land for 25 years. Why should the town rezone land which is not going to be used for anything but burial grounds. Murphy pointed out that the plan is not going to be acted on at the next special meeting and felt there is no legalistic question as there was on the original plan.

Mrs. Delucia of Priscilla Road questioned how much property has to be rezoned all in one parcel and does it have to be owned by one person. What was the purpose of rezoning this whole section.

Hart answered they have to have 20 acres but it did not have to be owned by one person. They could build on all or just part of the parcel.

Mrs. Delucia stated that they would be leaving this land opened for future building. Hart answered yes, if it was rezoned.

Bousquet asked how can a piece of land be zoned residential and still be a burial grounds. Before it was agricultural and when they wanted to use it for a burial ground they had it changed.

Hart answered there was no area zoned burial grounds as such in town.

James King asked if the church asked for the rezoning to multi-family. Hart answered no they just gave their approval.

Murphy told the people everyone agrees there is a need for multi-

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Town and will immediately initiate action and start to build. Approximately 20 people attended the hearing. On an Arcand-Rotatori motion the hearing was closed at 7:50 P.M.

Patrick Murphy talked with the Board about the original plan, and stated that Lot 4 was in fact two lots and this would give them 71.86% vacant land. There will now be Lot 4 and Lot 4A and on a lot by lot portion there is 71.8% vacant land. Hart pointed out that was not the only reason why the Board did not approve the rezoning.

Acceptance of Daniel Drive was discussed. Arcand stated he had looked the street over and it was in good condition, but thought all the streets should be accepted. Richard Condon stated it was going to cost them up to \$80 or so to have the street accepted. Hart pointed out it was up to the people themselves to start action to get their streets accepted. ~~On an Arcand-Rotatori motion the Board voted unanimously to recommend accepting Daniels Drive.~~

Joseph Cortes will attend the meeting of the Advisory Group on October 11th at 8:00 P.M. in the lower town hall. Herr will be asked if the questionnaire can be completed by that time.

Center Park Estates was discussed. It was noted that Clack did file a bond with the Town Clerk. Both Albert Clack and Highway Superintendent Daigle will be asked to attend the Board's next meeting of October 12th at 8:30 P.M.

Minutes of the September 21st meeting were unanimously approved as read on a Cortes-Arcand motion.

Minutes of the September 28th meeting were unanimously approved as read on an Arcand-Cortes motion.

Meeting adjourned at 8:55 P.M. on a Cortes-Rotatori motion, unanimous.

APPROVED AS READ:

Respectfully submitted:

Sergio Rotatori, Clerk
JEB, Secretary

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Welf P. Arcand
Joseph J. Cortes, Jr.

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family apartments, and the letter read from Mrs. Pratt gives the main reasons why some people are against apartments. It was his firm belief we need apartments. This is a well thought out residential attractive layout. The town is in a situation where they have a tremendous tax burden, if this increases there will be a segment of people who will lose their homes. Young couples newly married can't afford to buy \$35,000 homes.

Bousquet stated most of us who live in that area don't have \$35,000 homes. He has 4 children and they moved to Bellingham to be safe. People who move into this type of apartment come in and bring in all their friends with them. It will not be safe.

Pauline Lacroix said they lived in an apartment before moving to town and they had a bunch of hippies that were living in a three room apartment and the women in the apartment complex did not feel safe. She also did not want to see Priscilla Road with more traffic. The kids are pretty safe there now without any additional traffic.

Murphy stated vacant land doesn't pay taxes to the town. The apartments should pay approximately \$30-40,000 a year.

Vivian DuLucia asked how much it will cost the town to provide municipal services. She didn't have the water pressure now at times. What would happen if there was a fire. It will cost the town for fire, water and police protection.

Paul Chupa and Jean Trudel of the Water Department stated the problem of the water pressure had not been brought to their attention before. They had talked to Dalpe about the water and Dalpe was in agreement that he would pay for the cost of bringing in a 10" pipe which would be looped to bring in better water pressure. The town would have to pay for only a few feet. A 6" pipe is being used now. Trudel stated he has been taking water pressure readings all over town and the south has the highest water pressure in town. Vivian DuLucia stated at some times of the day the water is not what it should be. Trudel stated the Water Department would not go along with the proposal if the 10" looping was not done. We have all the water we need, what we need now is new pipes. At the Bellingham Lumber Fire it was not a question of water it was the lack of pressure. There is a 6" pipe on Lake Street.

Bousquet stated you would still have a 10" pipe coming off a 6" pipe. What is the advantage of that. Chupa stated they would have a 6" coming in on one side and a 6" coming in on the other side looped. This is the only way they would consider it.

Murphy again stated there is a definite need for apartments in town and Dalpe and Marchand have lived in town and are ready to start building immediately. The town will be voting on an \$8 million school the same evening that the original plan will be voted upon. The town needs new tax money. This will be a garden type of apartments that will attract people who have their family all grown up. Vivian DeLucia stated there was already some 1500 odd units approved in town. There was already enough apartments. Murphy asked how many have been built. Hart answered Frank Thomas has built 8 or 10 so units. Murphy stated this is the first time that a group of men who were brought up in

J. D. C.