

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

Regular Meeting of January 10, 1974

Members Present: Sergio Rotatori, Chairman
James E. Hart, Vice Chairman
Wilfred P. Arcand
James A. McElroy

Chairman Rotatori opened the meeting at 8:00 P.M.
Minutes of the December 27, 1973 meeting were unanimously approved on a Hart-McElroy motion.

Eugene Carrier of the State Line Fence Company appeared before the Board and apologized for putting a trailer without a permit near the Peters River. Rotatori told Carrier it was not up to the Planning Board to give him a permit. McElroy stated the only thing the Board could do would be to refer him back to the Zoning Board, and asked if the Zoning Board had denied him a variance to place a trailer on his property on a 5 to 0 vote. Carrier answered yes. The building is not fit to be turned into an apartment, and the only thing he could do was to turn it into a small business. The Zoning Board felt it would be detrimental to the neighborhood. Without the trailer he would have to go out of the wooded fencing business and would have to lay off two men. McElroy stated the application to the Zoning Board was for a trailer and also an addition to the building. At the time of the denial the Zoning Board stated they would be willing to grant you a variance for an addition to the building but not the trailer. No complaints were made by either the Zoning or Planning Board until he openly flaunted the laws. He would have the right to go back to the Zoning Board if the Planning Board would so vote it on a 4/5 vote. Rotatori told Carrier they would act on it at the next meeting.

Michael Haberski of the Chaplin Construction Company presented a preliminary plan of 330 units of multi-family dwellings on Fleurette's land on Old Scott Hill Road. Hart stated he wanted to see the engineer of the plan. A time of 9:00 P.M. on January 24th was set. Plan will be sent to Philip Herr.

Trailer at State Line Fence was discussed. McElroy stated he would be going back before the Zoning Board with the same information. The Zoning Board most likely would be favorable to an addition to the building but not the trailer. Arcand stated the man has a business and he applied for a variance for and addition and a trailer, all he wants is another try for a variance. On a Hart-McElroy motion the Board unanimously voted to hold off on making a decision until a full board at the next meeting.

Rezoning of South Main Street was discussed. On McElroy-Arcand motion the following areas were unanimously voted to be submitted

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to the town meeting for rezoning to business district:

- 1) From Residential District, 200' deep both sides from Pickering Road and Pulaski Blvd, up to the existing business district approx. 350' north of Mann Street.
- 2) From Agricultural, 200' deep, from the existing bus. dist. on the west side of South Main Street up to and including Bel Air Gardens.
- 3) From Agricultural District, 200' deep, from the existing business district on the east side of South Main Street, including land of the Pumpkin Seed, up to the existing Multi-Family District.
- 4) From Agricultural District, 700' deep, from the existing Multi-family District on the east side of South Main Street to a line 400' north of and parallel to the southerly property line of Lot 15 on Assessors Sheet #71.
- 5) From Residential District, approx. 2 acres at Douglas Drive and Easy Street (Lot 191 on Assessors Sheet #64).

Meeting adjourned at 9:50 P.M. on a McElroy-Hart motion.

APPROVED AS READ:

Respectfully submitted:

James E. Hart, Clerk

Leslie Robinson
James E. Hart
James A. McElroy