

BELLINGHAM PLANNING BOARD
HIGH SCHOOL CAFETERIUM
BELLINGHAM, MASSACHUSETTS

Regular Meeting of February 28, 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 February 14th meeting were unanimously approved
as read on an Arcand-Hart motion.

The following bills wereunananimously approved for payment on
a McElroy-Arcand motion:

Woonsocket Call - Advertising South Main St. Rezoning \$19.08
Woonsocket Call - Meeting notice - \$15.12
Milfred Daily News - South Main St. Rezoning 126 - \$18.50
Milfred Daily News - Meeting notice - \$4.00

Lots 1 through 7 and Lot 9 on Maple Street were signed on
February 21st by Rotatori, Arcand and Hart. Approval Not
Required.

PUBLIC HEARING - REZONING TO BUSINESS RTE. 126

Rotatori opened the public hearing on the rezoning of South
Main Street to business district at 8:30 P.M. Secretary read
the notice as appeared in the papers. Thirteen people in
attendance.

Meeting was opened for comments.

Bernard Biron of South Main Street stated he lived in the area
close to Pulaski Blvd and the area was predominately residential
with little room for business.to come into the area. What
business was there was there before zoning and pretty much able
to carry on their business the way they want to and could see
no reason for rezoning. The road already carried a heavy traffic
flow. Once the land is rezoned you lose all control over what
kind of business moves into the area. If a business really
wants to come into the area then the land can always be rezoned.
When something specific comes up then the plans can be looked
over to see if it the type of business we want. This way we
would not end up with some used car lot. If the whole areas
are rezoned we would not be protecting the businesses that are
already there. If he waned a funeral home or a beauty shop he
would not like to see another one settle down the street.

William Crouse of South Main Street spoke out against the rezon-
ing and asked what specific areas would be affected.

Consultant Philip Herr reviewed the area to rezoned. A large
map outlining in red the areas to be rezoned was reviewed. A
large map showing all of South Main Street where houses are
located, lots that have business on them and an overlay showing
the proposed rezoning was reviewed.

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Morton Schafer stated he probably owned more frontage on the proposed rezoning. There had been many instances when he had been approached for commercial use. He could guarantee an influx of business if the land was rezoned. He would like to see the land near Chestnut Street north rezoned. There are many dwellings in his mind that would be able to sell their dwellings and land at a good price. There is also good vacant land. The potential is there. Houses could be moved to the many side streets. The area has good potential for rezoning. McElroy stated he still thought business would not be interested in locating in heavily populated areas. These homes would not be affected.

Schafer pointed out if you had nineteen homes bringing in \$2,000 each intaxes you would bring in that same amount of taxes in one business.

Biron suggested that just Schafer's land be rezoned and leave all the area that have homes on it alone. Rotatori stated near the south there were few places for small business to locate. O'Brien again stated he did not want to see a McDonald's come where the Pumpkin Seed was. Herr asked O'Brien if he were to accept it as inevitable that the Town would rezone the Pumpkin Seed to commercial, would he like it better if his home would also be rezoned. O'Brien stated he didn't want to see anything rezoned. Mrs. O'Brien stated the Board also had a responsibility to the people who lived in the area that had children.

Public Hearing was closed at 9:25 P.M. on a McElroy-Herr motion. On an Arcand-McElroy motion the rezoning was taken under advisement.

Mitchel Adams presented a plan for Approval Not Required on Oak Wood on North Main Street. Adams stated they had reached an agreement with Dick Hill for an easement and that they would keep the road opened both for themselves and Mr. Hill. On a Hart-Arcand motion the plans of parcel "C" and "C-1" were unanimously approved.

Attorney Jim White stated they would prefer a covenant for Oak Woods rather than a bond. They would also need the Boards' approval on the final plans for drainage and roads. White stated they would like to reserve the right to substitute a bond in place of a covenant if they need to. Adams stated it could go either way. That they might want partial occupancy. White stated he would draft a covenant and send it to the Board and Lee Ambler. Arcand stated no building can start until the covenant is signed. Adams asked if the Board was satisfied that they had met the first requirement on the Board's conditional letter of approval. Board answered, yes. Phil Herr told White the covenant should state the specific drawings involved, the agreement on the access to High Street and that the road will be graded and drained but not paved.

Country Club Estates II was discussed with developers Jean Darveau and Nicoll Goulet and Phil Herr. Herr stated a partial bond alone is not acceptable. The law says you have to have

J. C. H.
[Signature]

Crouse suggested the Board wait to see what results came from the rezoning of Rte. 140 before rezoning Rte. 126. McElroy questioned what about the man who already has a small business and cannot get any additional money for expansion. John O'Brien of South Main Street pointed out that there seemed to be a lot of residences in the second parcel. Herr counted around seventy homes.

Mrs. Paula O'Brien stated they lived on the corner of Laurel Lane and South Main, across the street from the Pumpkin Seed. She did not want to see any business across the street. McElroy pointed out that the Pumpkin Seed was a business and that a fire alarm business was right next door.

Morton Schafer of South Main St. asked if the Board had an alternate plan. Rotatori stated this was the purpose of the public hearing to get the feelings of the people.

Biron stated the moment you rezone to business you lose all control over the land. You are becoming more lenient and are defeating the purpose of zoning. McElroy stated if you become too stringent you are also defeating the people who are involved already in business.

Biron stated he would like to see the size of the rezoning reduced.

O'Brien asked Hart what advantages the proposed rezoning from residential to business or disadvantages on the resale of a parcel of land that is involved. Hart stated in his opinion, anything that he bought he would want to know what it is going to be worth tomorrow. The O'Brien's would be in a good position and could go both ways. In his mind there was no doubt their land would be worth more. No matter where we go for rezoning there are going to be homes there. We need some relief on taxes and small business can do this. There would be no difference in their tax bill.

Herb O'Connor of the Call asked what was in the last section proposed for rezoning. Hart stated Vendetti runs the school buses from there and has been in business for seven years, under a non-conformity. His tenant recently moved out and he needs to get another tenant of a similar business. Biron pointed out he thought the Attorney General would throw that section out as being spot zoning. Rotatori stated they would let the Attorney General decide that.

Mrs. O'Brien stated the type of small business that most likely would move into the Pumpkin Seed spot would be a bank or a McDonalds and if they were to try to sell their home, people wouldn't even look at her house once they saw a business across the street. She would like to see the land stay the way it is.

Mrs. Jackie Iadarola of South Main Street told the Board she compared taxes with a house on a side street and that they were paying more taxes. Rotatori stated she would have to take that up with the tax assessors. The more houses we have in town the more taxes are. Business wants to locate on a main street.

John Iadarola, asked if there wasn't already land zoned commercial on Hartford Avenue. Rotatori stated the land was zoned industrial and was not about to be sold for small business.

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security on each lot. Some lawyers write up a whole covenant and then come in with a bond covering a certain part of the subdivision and ask for release of these lots from the covenant. Darveau and Goulet told the Board the City of Woonsocket has approved their subdivision to be tied in with their sewerage. Rotatori stated if they were to be tied in with Woonsocket, our Board of Health would have to OK it.

On a Hart-McElroy motion the Board voted unanimously to endorse the plan of Country Club Estates II. Town Clerk to be notified.

Herr gave the board a check list for multi family applications.

Chaplin Construction's multi-family application was discussed. Rotatori told the Board he had walked the land with Chester Hood of the Conservation Commission and they both thought the land was bad because of the water. He asked Herr what can the Board do to rezone the land from multi-family. Herr stated the Board first should recommend to the Zoning Board that the ground is unsuitable for that many buildings. On a Hart-McElroy motion the Board voted unanimously to write the Zoning Board a letter so that the Board would be on record at the hearing that they would like the hearing kept open until receipt of a further report from the Board and stating that (1) parts of the plan do not comply with the by-laws (2) the drainage system appears to cause concern about stream flooding below the subdivision and (3) There was concern in general over the water table of the land.

McElroy brought up that on January 10 the Board told Mr. Carrier of State Line Fence they would give him a decision as soon as we had a full board. We have not had a full board since that time. On a McElroy-Arcand motion the board voted unanimously to write Joseph Cortes a letter asking if he intended to participate as an active member and if not that he resign.

Rotatori stated that the Planning Board does not issue building permits and does not give the right to anyone to put up a building on any parcel of land. Arcand stated the Planning Board has been blamed many times in the past for violations. The Planning Board does not issue building permits that is done by the Building Inspector who is responsible to the Board of Selectmen, not the Planning Board.

APPROVED AS READ:

Respectfully submitted:

James Rotatori
James Hart
James McElroy

James E. Hart, Clerk