

BELLINGHAM PLANNING BOARD
TOWN HALL ANNEX
BELLINGHAM, MASSACHUSETTS

Regular meeting of February 14, 1980

Members present: John Murray, Chairman
Sergio Rotatori, Vice-Chairman
Carl Rosenlund

Chairman Murray opened the meeting at 7:45 P.M. and correspondence was read.


On a Rotatori-Rosenlund motion it was unanimously voted to approve a bill in the amount of \$114.00 to Wayside Press for 250 letterheads, 500 envelopes and 600 street maps.

Thomas Clark, 15 North Main Street talked with the Board regarding a piece of land that he owns on Mechanic Street. Parcel is approximately 11.61 acres with the front part about 400' zoned business and the back area zoned agricultural. Parcel in question abutts the industrial zoned land, and Clark wanted to get his land zoned industrial. There were four houses in front and two business buildings. He was not looking to include them in the rezoning. Rosenlund questioned Clark as to what he proposed to put on the land. Clark told the Board he had a big company interested in locating there. Rosenlund and Rotatori felt this would be a question the neighbors would also be asking. Clark requested the Board to sponsor the article at the next special town meeting. Rosenlund stated he had no problems with the rezoning request at this time, but felt that it was more important that the Board recommend the article rather than just sponsor it. Board explained to Clark that he should submit his rezoning request to the Selectmen to get the clock running. It was also suggested that Clark submit his plan to Phil Herr so that the consultnat can have a chance to look the proposal over before the next meeting.

Clark also told the Board that he had 13 acres of land located across the street from the Bell Haven Motel that was zoned part business and part suburban. He also wanted the Board to consider rezoning it into the business zone. After a brief discussion Clark felt he should just submit one rezoning at a time and stated that he would hold off on the business rezoning until later. Since it was residential zoned he could always put homes on the lots.

Board discussed Bellingham Industrial Park with Clark. A new letter dated February 14, 1980 was shown to Clark regarding the finishing date on the subdivision. Board felt that his first letter of February 14th was not specific enough as to the work to be done and requested that he sign the more detailed letter. Clark requested that the completion date be no later than July 1st rather than June 15th and the Board agreed with this. Clark signed the letter.

Martha and Emanuel Coder, 83 Taunton Street, told the Board they had an option to buy the Ozella property on South Main Street in the center of town. They wanted to get the land rezoned to business. To the south of the property is the rectory and business office of the Baptist Church and to the east is the Ambler property which is residential. Murray questioned what they intended to do if they got the land rezoned. The Coder's explained that they were going to maintain the house as their residence and would like to then put in a miniature golf course, parking and betting cages. There was 1¼ acres of land which they felt was enough land to do this project. Rosenlund questioned the Coder's to determine if Ozella who was the owner of the property was willing to request the rezoning, and was



February 14, 1980

Page Two

told yes. Mr. Coder requested the Board's feelings on the rezoning. Rosenlund stated that he felt it would be unfair for the Board as a Board to make such comments. If it is proposed properly at the public hearing it is possible that they could get 90% of the people to side with them. He suggested that they contact the neighbors in the area to get their feelings on the proposal. The rezoning proposal would have to be approved at a special town meeting. Board suggested that they look into land already properly zoned for such an enterprise. All they would have to do then would be to conform to the rules and regulations of zoning. The Coders told the Board they felt there was a need for such entertainment in this area of town. With the energy shortage and cost they wanted to get it as close to the center as possible. They did not want to go into competition with the same business on Wrentham Road. Coder's will get back to the Board.

Rotatori told the Board that he would not be able to attend the next meeting of the Board. Since this is the next meeting after the elections and one that the Board normally reorganizes, he requested the other members to hold off in the reorganization until he attends a meeting. Board agreed to this.

Meeting was adjourned at 9:15P.M. on a Rotatori-Rosenlund motion.

Respectfully submitted,



Sergio Rotatori,
Vice Chairman, Clerk