

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

Regular Meeting of August 20, 1970

Members Present: Gerard L. Daigle, Vice Chairman
Michele S. Parisi
Sergio Rotatori

Vice Chairman Daigle opened the meeting at 8:30 P.M. and dispensed with the regular order of business. No objections.

Mr. Bibeault appeared representing Leo DeRagon and Nancy Jean DeRagon seeking approval of a parcel of land located on the southerly side of Hunt Street. Approval not required. On a Parisi-Rotatori motion it was unanimously voted to approve the plan of Leo and Nancy Jean DeRagon.

Minutes of the August 6th meeting were unanimously approved as read on a Parisi-Rotatori motion.

The problem of disposing of tree stumps was brought up. It was noted that a special permit could be obtained to burn trees and stumps on the property during any major construction or earth removal.

Parisi reported that Daigle had been named as a contact for the consulting engineer named by the MAPC to do a sewerage survey in town. Parisi will serve as an alternate..

A bill in the amount of \$13.76 to the Woonsocket Call for advertising the Public Hearing of O'Toole was unanimously approved for payment on a Rotatori-Parisi motion.

Notice was received from the Massachusetts Superior Court of the favorable decision of Associate Justice Joseph K. Collins in the case of the Planning Board vs. Morton Schafer.

PUBLIC HEARING - AUSTIN O'TOOLE'S REQUEST FOR REZONING

Vice Chairman Daigle opened the Public Hearing on the application of Austin O'Toole to change his parcel of land off Hartford Avenue from Agricultural to Industrial. The secretary read the notice of Public Hearing as it appeared in the papers.

Daigle asked for comments in favor of the rezoning. Petitioner was not present. Norm Benoit, Chairman of the IDC, stating that he was not acting for O'Toole, but was speaking as Chairman of the IDC, told the Board he hoped they would give favorable consideration to the application. Stating that Industrial districts abuts O'Toole's land and it was similar in topography to the surrounding land, located near power lines and water, Benoit suggested it had good potential for industry.

J.F.H.
MSP
G.L.D.
S.P.

Parisi asked Benoit if he had received any word from the School Building Committee on whether they were interested in the site for future school needs. Benoit stated he was in touch with the committee but had no definite word they were positively interested in that particular site for the future. He stated he was not interested in increasing the value of the land if the Town feels it has a need for it. Parisi said it was his understanding that the School Committee had presented the Selectmen with an article to be placed in the next town meeting asking for appropriations for a site in that area. The Town has limited choices in this area and owned no land themselves. Parisi asked why at this time we need more industrial land. There were already a number of industrial districts in town. Some closer to Rte. 495. Benoit said it was true the Town had a number of Industrial Districts but these were owned by men who derived their income from other sources and are not anxious to sell. O'Toole was a successful land developer and the Town needed such a man. Parisi stated O'Toole was granted approval for a subdivision on the land ten years ago and has done nothing with it so he could hardly be called a go-getter. Benoit replied that in those ten years, O'Toole could have built 200 homes on the site.

Parisi commented that O'Toole asked for this Public Hearing but had not showed up for his appointment. O'Toole should be here to present his case and show why his land should be changed to Industrial.

John Embree of Hartford Avenue complained about the appearance of the land. He stated there were old tires and bulldozers over the land which could be seen from the street as the land was not that far back from the road. Benoit said this is a civil suit and if a private citizen in town made a formal complaint suit could be filed. O'Toole knows about the condition, and could bring the persons to court. Parisi stated that several such cases are already in court. The fact that O'Toole lives out of town does not justify letting the condition go unchanged. Benoit said he did not condone the condition.

Parisi stated it was very unusual to hold a Public Hearing and the petitioner not be present. Parisi asked that it be taken under advisement and that O'Toole was very conspicuous by his absence. Parisi made a motion to continue the Public Hearing until the next meeting on September 3rd and ask O'Toole to appear. Motion was second by Rotatori, unanimous.

Public Hearing was reopened on a Parisi-Rotatori motion made unanimous when Austin O'Toole and L. Sheldon Daley appeared. O'Toole apologized for their late appearance saying the rain delayed them.

O'Toole opened his presentation saying Brockton Gas Co. wished to be of assistance and would work with the IDC. A letter stating this was presented to the Board. O'Toole stated his land was in close proximity to Rte. 9 and 495 and was near rails and power and was being backed by the IDC for its industrial potential. A plan of the land was shown that divided the area

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into lots of 8 to 10 acres each with a proposed road going through. The area was broken down at the suggestion of Schofield Brothers. O'Toole stated this was a typical plan and could be adapted for development needs as it might come along. Daley stated there were hundreds of firms interested in small lots. Benoit said about 90% of his inquiries were for two to ten acre lots. There were plenty of large districts available in Town but few small lots.

A map of industrial real estate of the No. Shore was shown put out by Nordblum Co. of Boston. O'Toole stated he would work with a brokerage firm from Boston in the future development of the land. Parisi asked if there was any interest in whether the Town has sewerage. Daley replied it was one of the first questions asked. O'Toole had no definite firms interested.

O'Toole said the proposed road would be built as needed. Getting the first firm into the development was most important and it is to the developers advantage to sell the first parcel to the first one who comes along. Ideally a large firm settling into the area is the most helpful.

Benoit also suggested if the land was rezoned it would be to

O'Toole's advantage to clean up the property. Parisi stated the owner had a certain obligation to clean up his property regardless of whether or not the land was approved for rezoning. O'Toole said he had no definite proof of who was doing the dumping. Benoit pointed out that a junk dealer would probably be willing to reclaim all the old machines and bulldozers for scrap iron.

O'Toole stated he has paid around \$10,000 in taxes for the past ten years. It was pointed out the Town was in the process of revaluation. If the land was rezoned more taxes could be collected for Industrial land than for Agricultural.

On a Parisi-Rotatori motion it was unanimously voted to close the Public Hearing at 10:05 P.M.

Daigle stated the application would be taken under advisement and discussed at the next meeting. Mr. Daley will be notified of the Board's vote.

On a Rotatori-Parisi the meeting was unanimously closed at 10:10 P.M.

APPROVED AS READ:

James O'Hart
Michelle J. Parisi
Gerard L. Daigle
Seamus Rotatori

Respectfully Submitted:

Gerard L. Daigle
Gerard L. Daigle, Clerk