



# BELLINGHAM ZONING BOARD

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10 MECHANIC STREET

BELLINGHAM, MASSACHUSETTS 02019

Minutes of Meeting, December 7, 2023

At 7:00 PM

This meeting is Zoom and in person.

## **MEMBERS PRESENT**

Peter Gabrielle – Chairman  
Rayan Shamas – Vice Chairman  
Brian Wright - Member  
Brian T. Salisbury - Member  
James Dixon– Alternate Member

## **ABSENT**

Liz Berthelette

## **ADDITIONAL OFFICIALS PRESENT**

Amy Sutherland, Assistant Town Planner  
Timothy Aicardi, Building Commissioner and Zoning Enforcement Officer

## **7:00 PM**

Chairman Peter Gabrielle opened the meeting.

## **NEW PUBLIC HEARING 55 MECHANIC STREET**

The Chairman Peter Gabrielle asked for a motion to open the Public Hearing for 55 Mechanic Street

**On a motion made by Rayan Shamas and seconded by Brian T. Salisbury the Board voted unanimously to open the hearing.**

**On a motion made by Rayam Shamas and seconded by Brian T. Salisbury the Board voted unanimously to waive the reading of the Public Hearing notice.**

The applicants Bob and Mary Chimeno were in attendance.

Timothy Aicardi, Building Commissioner and Zoning Enforcement Officer updated the Board as to why he was having this applicant come for a Special Permit. This property is in the business zone. The applicants moved out 10 years ago. They opened a small engine repair business on South Main Street. They now would like to move back to 55

Mechanic Street to reside in the home and run their business in the existing garage on this property. This requires a Special Permit under 240-72. The applicants want to reestablish the property as a residential dwelling and an accessory use, the business.

The applicant, Mr. Chimeno explained he would like to downsize his business. He stated while he lived at South Main Street, he rented out the home on 55 Mechanic Street and would use the garage for overflow from his business, Town Line Power and Equipment. He further explained it would be the same business but on a smaller scale.

The Board discussed what impacts this request may have on the neighborhood. There is a single-family home on one side and a vacant lot on the other. All work can be done in the 20 x 30 existing garage. There can be no on-street parking. The applicant does have 2 off-street parking spaces. There is also a turnaround area which is safest for that area with traffic. There is an existing convex storage box to store equipment. There shall be non-visible equipment from the street nor any retail sales of equipment.

Mr. Chimeno requested his hours of operation be Monday through Friday 8:00 AM to 6:00 PM and Saturdays 9:00 am to 2:00 PM.

Peter Gabrielle was concerned about Hazardous Waste and left over oils. Timothy Aicardi stated this was all permitted through the Fire Department. Mr. Chimeno is aware of these regulations.

Timothy Aicardi stated he is allowed to put signs up for his business as long as he meets the sign regulations. The applicant will have one sign for his business and 2 directional signs for the turnaround area.

There are no public comments or questions.

**On a motion made by Rayan Shamas and seconded by Brian T. Salisbury the Board voted unanimously to close the hearing.**

#### **Board Discussion**

Rayan Shamas and Brian T. Salisbury commented that the visibility of equipment and noise to the neighborhood were important factors in this request. The Board agreed a fence in the front yard will be installed to provide a barrier for the visual site of the business. There will be no on-street parking. Any retail sales will be conducted at the rear of the property. There will be no outdoor storage of products on the property.

**On a motion made by Rayan Shamas and seconded by Brian T. Salisbury the Board voted unanimously to approve the Special Permit with the conditions discussed and contingent on pending payment received from the applicant. Chairman Peter Gabrille will have final approval of the decision after it is written by Amy Sutherland and forwarded to him.**

Amy Sutherland stated there will be a 20-day appeal period after the decision is put into the Town Clerk.

### **General Business**

#### **Lakeview Estates – Extension of Permit**

Attorney Angela Conforti was in attendance to request an extension for the permit for Lakeview Estates to June 2024. In her letter it was requested the performance bond be released. She stated that the request will be put on hold due to an upcoming site walk for the final punch list. Their goal is to have the street acceptance go on at the Spring Town Meeting.

Timothy Aicardi stated a peer review will be done before any bonds are released.

**On a motion made by Brian T. Salisbury and seconded by Brian Wright the Board voted unanimously to approve an extension of 6 months.**

Peter Gabrielle asked how voting will work as many of the members are new and were not in attendance 10 years ago when the Lakeview Estates 40B permit request began.

Amy Sutherland will seek advisement from Town Counsel on this matter.

#### **2024 Schedule of Meetings**

**On a motion made by Brian Wright and seconded by Brian T. Salisbury the Board voted unanimously to accept the meeting schedule for 2024.**

Amy Sutherland will post on the website.

#### **Appointment of MBTA member**

Amy Sutherland explained that the MBTA Committee is seeking a Board Member. She stated that Liz Berthelette was interested. She is not in attendance.

**On a motion made by Peter Gabrielle and seconded by Rayan Shamas the Board voted unanimously to appoint Liz Berthelette to the MBTA Committee.**

Rayan Shamas stated he will be available if Liz Berthelette is no longer interested.

#### **Minutes**

November 2, 2023

**On a motion made by Brian T. Salisbury and seconded by Brian Wright the Board voted unanimously to approve the minutes of November 2, 2023, as amended.**

#### **Family Apartment Permit Update**

Amy Sutherland informed the Board the next round of 5-year renewals for Family Apartment Permits will be going out to the residents. It was done administratively for the previous batch, which worked well. She also informed the Board within the next year all

Family Apartments will be permitted by right to residents of MA. She will keep the Board updated when this happens per the state.

**Adjourn**

**On a motion made by Rayan Shamas and seconded by Brian T. Salisbury the Board voted unanimously to adjourn the hearing.**

The meeting was adjourned at 8:30 PM.

Respectfully Submitted,

Laura Renaud  
Minutes Clerk

Approved: April 4, 2024

