

BELLINGHAM ZONING BOARD

10 Mechanic Street
Bellingham, MA 02019

Minutes of Meeting, November 2, 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

Liz Berthelette– Member

James Dixon– Alternate Member

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.

CONTINUATION PUBLIC HEARING 86 PINE GROVE AVENUE

The applicant, Mr. John Genereux was in attendance. His request for a Special Permit for short- and long-term storage of vehicles and small watercraft was continued from the last hearing so that he could prepare a more detailed operational outline of his business. He provided the outline, a sketch of the property and the vehicle and storage plan. The Board reviewed this information.

The Board discussed hours of operation, 9:00 am to 7:00 pm daily. The applicant would take clients by appointment only during these hours. There would be no public allowed onsite after these hours. The number of vehicles he is seeking to keep indoors is 28 to a maximum of 40. This is dependent on the type and size of the vehicles. The clients will have a choice of different monthly storage plans. Car hauler trailers will be allowed in the outdoor parking area which can fit approximately 6 to 8. All vehicles must be registered and insured. There will be no vehicles, or any type of paraphernalia stored outside.

The Board and applicant discussed roadway ownership. They would like to know who takes care of the road. It appears there was right of ways granted when each plot was cut. The owner stated she found correspondence from 2018 between her mother and the town that they were taking possession of the roadway. Timothy Aicardi stated that looking at the town maps it

appears that all gray lines are town owned roads. It shows the line closes off at their lot. This will be clarified when the sale goes through. The town does plow this road.

The current owner Ms. Masse stated the new proposal would be less intrusive on the neighbors as she has deliveries by 18 wheelers and cars are parked outside.

Timothy Aicardi stated the applicant provided satisfactory detailed information. This business will look better and be less intrusive to the neighborhood.

There must be a review done with the Fire Department. All emergency vehicles must be able to access and around the building. A fire access plan shall be reviewed and approved by the Fire Chief before an occupancy permit is issued.

Public Comments

The resident of 82 Pine Grove was in attendance. She stated that there have been 18 wheelers going through the neighborhood 3 times a week with the current business. She stated the proposed project will be less intrusive. She was concerned about the water around her driveway which puddles and turns to ice in the winter. It is very unsafe. The town has been notified of this. Timothy Aicardi explained this is not part of the Zoning Boards decision but agreed it is a concern that should be taken care of. He agreed this roadway needed better maintenance. It is in a flood plan and the ground gets saturated.

It was noted there were no public comments by Zoom.

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

Board Discussion

Board Members stated that one concern was possible noise to the neighbors. The noise should be minimal as the vehicles are being stored inside. No work is being done outside. They were satisfied that the hours discussed, and new use would be a better fit for the neighborhood. Liz Berthelette does live in that area and cutting-through traffic is a concern. The applicant should be mindful of that. The trailers are car haulers which are smaller than the delivery trucks they currently use there. The Fire Department will approve the plan review for their emergency access.

On a motion made by Liz Berthelette and seconded by James Dixon the board voted unanimously to approve the application with the stipulations as noted.

Amy Sutherland will have the decision completed and timestamped with the Town Clerk. There is a 20-day appeals period.

Minutes

October 5, 2023.

On a motion made by Brian T. Salisbury and seconded by James Dixon the Board voted unanimously to approve the minutes of October 5, 2023, as presented.

Adjourn

On a motion made by Brian T. Salisbury and seconded by James Dixon the Board voted unanimously to adjourn the meeting.

The meeting was adjourned at 8:00 PM.

Respectfully Submitted,

Laura Renaud

Minutes Clerk

Approved 12/7/23

