



BELLINGHAM ZONING BOARD

10 MECHANIC STREET

BELLINGHAM, MASSACHUSETTS 02019

Meeting Minutes, October 5, 2023

At 7:00 PM

This meeting is Zoom and in person.

MEMBERS PRESENT

Peter Gabrielle – Chairman

Brian Wright - Member

Brian T. Salisbury - Member

Liz Berthelette– Member via Zoom

James Dixon– Alternate Member

ALSO, PRESENT

Amy Sutherland, Assistant Town Planner

ALSO, PRESENT

Timothy Aicardi, Building Commissioner and Zoning Enforcement Officer

ABSENT

Rayan Shamas – Vice Chairman

7:00 PM

Chairman Peter Gabrielle opened the meeting.

NEW PUBLIC HEARING 86 Pine Grove Ave:

The Chairman Peter Gabrielle asked for a motion to open the Public Hearing for 86 Pine Grove Avenue.

Brian T. Salisbury recused himself.

On a motion made by Brian Wright and seconded by James Dixon the Board voted unanimously to open the hearing.

Roll Call

Peter Gabrielle aye

Brian Wright aye

Liz Berthelette aye

James Dixon aye

On a motion made by Brian Wright and seconded by James Dixon the Board voted unanimously to waive the reading of the Public Hearing notice.

The applicant John Genereux was in attendance. He is the proposed owner of the property. He has a purchase and sale agreement in place with the current owner, Chrissy Masse who is in attendance by Zoom. He is seeking a Special Permit to allow for general warehousing and storage of non-hazardous material, short and long-term storage of vehicles and small watercraft, office space rental of tradesman business. The storage of vehicles/watercraft would be inside only with pickup by appointment. The general warehousing would be for an overflow of his current storage business which would consist of mainly cardboard boxes. There is an office space that he would potentially rent out if he didn't use it himself. He also was looking for an area for when his children got out of trade school and needed a place for a work van outside and storage inside of electrical or plumbing supplies. It is a 9000 square foot space. He can potentially store 20 to 30 vehicles comfortably. He cannot say if he needs for overflow of his own storage business, which is out of town. There will be no deliveries. There will be no repairs. He wants to improve the property. It was previously a warehouse to store restaurant supplies.

Building Commissioner Timothy Aicardi explained this was a change of use. It is a pre-existing non-conforming property. The current owner has proof it is still a business in use. It is in a residential neighborhood and is zoned residential. The building was in existence before zoning came into effect and the houses were built around that.

Board Members discussed the requests. They questioned the many different uses the applicant wanted to have on this property. Liz Berthelette stated she lives on Deer Run Road which is close to this neighborhood. People do use it as a cut through area. It is also near a river which could be a concern. The street is a driveway which is owned by the Masse family. Timothy Aicardi stated the town has plowed the driveway but he has no record of how the other residents were able to use as a roadway. This all took place before 1962. Amy Sutherland stated she can look into this further as how it came to be a roadway. Chairman Peter Gabrielle questioned hours of operation. The current hours of operation are Monday through Fridays, 8:00 am to 5:00 PM. 9:00 am to 1:00 PM on Saturdays and No Sundays. The applicant would like to increase weekdays to 6:30 PM. Chairman Peter Gabrielle asked if a customer wanted their car or boat on a Sunday how would that work? The applicant stated it could be put in their contract they would pick up on a Friday before. The Board discussed the many uses in the request. They agreed there is a lack of details. They need a definitive business plan.

Public Comments

There were abutters from 84 Muron Avenue, 80 Pine Grove Avenue and 120 Pine Grove Avenue in attendance. They had concerns about traffic in this neighborhood. There are families and there is a bus stop. The oil from the vehicles inside a building. The

conservation with being so close to a river and the parking area and how that would be used.

It was noted there were no public comments by Zoom.

Timothy Aicardi stated that conservation is only an issue when working outside the property. The prospective owner is aware he would need a drainage system inside for oils which is a requirement for this type of storage. The applicant stated he is aware of the other requirements he must meet. The Special Permit is one of many.

The Board concluded the applicant must put together a definitive business plan stating the exact uses he is seeking now, not in the future. The applicant can always return later for those if he would like to add. He must state the hours of operation with the appointment schedule plan. A plot plan showing the parking lot and landscaping plan, and the number of vehicles to be stored. It needs to be presented in a format that the Board can vote on.

The applicant asked for a continuation to November 2, 2023, to allow time to put a more detailed business plan together.

On a motion made by Brian Wright and seconded by Liz Berthelette the Board voted unanimously to allow a continuation to November 2, 2023, at 7:00 PM.

Roll Call

Peter Gabrielle	aye
Brian Wright	aye
Liz Berthelette	aye
James Dixon	aye

Minutes:

June 1, 2023

July 6, 2023

September 7, 2023

Amy Sutherland noted the Board requested Laura Renaud to make the changes to the members in attendance on the June 1st and July 6th minutes. Brian T. Salisbury would like it noted he made the motion stating he was not in attendance at the June 1st meeting. Amy Sutherland will ask Laura Renaud to make this change.

On a motion made by Brian T. Salisbury and seconded by James Dixon the board voted unanimously to approve the minutes of June 1, 2023, and July 6, 2023, as amended and September 6, 2023, as presented.

Roll Call

Peter Gabrielle	aye
Brian Wright	aye

Brian T. Salisbury aye
Liz Berthelette aye
James Dixon aye

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 8:30 PM.

Respectfully Submitted,

Laura Renaud
Minutes Clerk

Approved __/__/__