



BELLINGHAM ZONING BOARD

10 MECHANIC STREET
BELLINGHAM, MASSACHUSETTS 02019
(508) 657-2852 ZoningBoard@bellinghamma.org

Thursday, February 5, 2026

7:00 PM

Meeting Location:

Board Meeting Location: 10 Mechanic Street, Arcand Meeting Room

RCV JAN 28 '26 AM9:06:51
BELLINGHAM TOWN CLERK

APPEAL – Prospect Village:

The Bellingham Zoning Board of Appeals will hear the appeal pursuant to Section 240-16.B.(3) of the Town of Bellingham Bylaw granted by the Bellingham Planning Board, on the property located off of Lake Street and Prospect Street in Franklin at Assessor Map 69, Lot 87, Map 65, Lot 20, 22, 22-01, and 22-021 Bellingham, MA. The Petitioner and Owner is President Louis Petrozzi, President, Wall Street Development Corp. P.O. Box 272, Westwood, MA 02090, Westwood, MA 02090.

Public Hearing – Red Mill on the Charles:

The Bellingham Zoning Board of Appeals will hold a Public Hearing for a Use Variance to allow nonconformities at the property located on Mechanic Street, Bellingham, MA, Assessor's Map 51 Lot 13-01. The Applicant is Jeffrey Heidelberg, 116 Flanders Road, Suite 1200, Westborough, MA 01581 and Owner Red Mill Estates, LLC, 1 Charlesview Road, Hopedale, MA 01747. The property is zoned Business 1. The approximately 85.5 acre parcel consists of the previously approved Red Mill on the Charles Subdivision. The requested variances are listed below:

- §240-205(A) – to allow 2-unit townhouses in lieu of 3+ unit townhouses
- §240-208 B(2)(a) – to allow a reduction of the required 30 foot front yard setback to 20 feet and a reduction of the 25 foot side yard setback to 5 feet.

Approval of Minutes:

- October 2, 2025

Next Meeting:

- March 5, 2026