



# BELLINGHAM ZONING BOARD

10 MECHANIC STREET  
BELLINGHAM, MASSACHUSETTS 02019  
(508) 657-2893 ZoningBoard@bellinghamma.org

## SPECIFY TYPE OF APPLICATION

(circle)

*Appeal*

**Special Permit**

*Variance*

### APPEAL OF BUILDING INSPECTORS DECISION:

☐ Please attach a copy of the Building Inspector's letter/decision.

### SPECIAL PERMIT: (check all that apply)

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Principal Use        | <input checked="" type="checkbox"/> Non-Conforming Situation | <input type="checkbox"/> Flood Plain                                     |
| <input type="checkbox"/> Accessory Use        | <input type="checkbox"/> Home Occupation                     | <input type="checkbox"/> Comprehensive Permit                            |
| <input type="checkbox"/> Multi-Family Housing | <input type="checkbox"/> Earth Removal                       | <input type="checkbox"/> Family Apartment <input type="checkbox"/> Other |

### VARIANCE: (check all that apply)

- |   |                                       |  |
|---|---------------------------------------|--|
| <input type="checkbox"/> Rear Yard Setback  | <input type="checkbox"/> Area         | <input type="checkbox"/> Lot Width             |
| <input type="checkbox"/> Side Yard Setback  | <input type="checkbox"/> Lot Frontage | <input type="checkbox"/> Percent Area Building |
| <input type="checkbox"/> Front Yard Setback |                                       |  |

**Petitioner:** (type/print) John Genereux

Signature [Signature]

Email JGenereux@yahoo.com

Address 20 Fisher Road, Wrentham, MA 02093 Phone 617-901-2561

**Property Owner:** Estate of Cynthia L. Masse / Christine Masse, Personal Representative

Signature [Signature]

Email cmasse324@gmail.com

Address 68 Robinwood Road, Dedham MA 02026 Phone 508-397-6803

Address of Subject Premises 86 Pine Grove Avenue, Bellingham, MA 02019

If no address, description of  
property \_\_\_\_\_



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**Dimensions of Lot:**

Frontage: 31.5

Depth: 155ft and 165ft

Area: 31.625

Lot Width: 200

**Zoning District(s) subject premises located:** Residential

**Assessor's Map:** 91 **Lot:** 31

**Describe proposed activity:**

General warehousing & storage of non-hazardous materials, Short and long term storage of vehicles and small watercraft, Office Space rental  
Tradesman base of operations (HVAC, Electrician, Plumber), All storage would be by appointment only with no retail business being conducted.

**Are there any buildings on the premises (if so, please describe them including their dimension)?**

Yes, a pre-existing 9000 sqft Butler style metal building measuring 150ft x 60ft that has been used under an existing special permit since 1979.

**Describe the subject premises (terrain, septic system, description of area, etc.)**

The terrain is flat and wooded beyond the building and asphalt parking area. The existing septic system has passed a title 5 inspection (see attached) and consists of a 1000 gallon tank and 1000sqft leaching field

**How long have you owned the subject premises?**

Applicant does not own the subject property but has an outstanding purchase and sale agreement that is contingent on issuance of a Special permit for the stated uses.

**What is the present use of the subject premises?**

Warehousing, storage and distribution of restaurant equipment and supplies

**State grounds for the Special Permit/Variance or Appeal: (please be specific)**

See Attached

I attest that I, to the best of my knowledge have paid any and all real estate taxes, excise taxes, license and/or permit fees.

**Owner:** Estate of Cynthia L. Masse / Christine Masse, Personal Representative  
**Signature:** Christine Masse **Date:** 9/11/23

**Applicant:** John Genereux  
**Signature:** [Signature] **Date:** 11 September 2023

Effective 8/2017

Please note: This application cannot be processed unless initialed by the Town Collector.  
Town Collector: \_\_\_\_\_ Date: \_\_\_\_\_

## **Attachment 1**

Pursuant to Section 240-30 of the Town of Bellingham Zoning By-Law

"Other preexisting nonconforming structures or uses may be extended, altered, or changed in use on special permit from the Board of Appeals if the Board of Appeals finds that such extension, alteration, or change will not be substantially more detrimental to the neighborhood than the existing nonconforming use."

The Applicant is not planning to alter the existing structure or grounds aside from a potential 2nd garage door and additional windows in the office area. The applicant is planning to conduct maintenance, repairs and cosmetic improvements

The applicant submits that the proposed uses of general warehousing of non-hazardous materials, storage of vehicles and small watercraft, office space rental, or tradesman base of business (HVAC, Electrician, Plumber) is similar in operational nature to the existing special permit for operation of a wholesale distributorship. In addition, none of the proposed uses would contain a retail aspect to the operation, the impact to the neighborhood would likely be reduced as compared to the existing non-conforming use.

- Hours of operation will be dependent on allowed uses however in no cases will there be retail operations, all activities would be on an appointment basis
- Parking of vehicles to be confined to the property only with no parking allowed on the private road

# Unofficial Property Record Card - Bellingham, MA

## General Property Data

Parcel ID **0091-0031-0000**  
 Prior Parcel ID **0091 --**  
 Property Owner **MASSE, CYNTHIA**  
**ATTN CHRISTINE MASSE**  
 Mailing Address **68 ROBINWOOD RD**

Account Number **0**

Property Location **86 PINE GROVE AV**  
 Property Use **COM WHS**  
 Most Recent Sale Date **3/28/1996**  
 Legal Reference **11283-58**

City **DEDHAM**  
 Mailing State **MA** Zip **02026**

Grantor **MASSE, LIONEL C**

ParcelZoning

Sale Price **1**

Land Area **0.726 acres**

## Current Property Assessment

Card 1 Value Building Value **247,100**

Xtra Features Value **12,000**

Land Value **121,100**

Total Value **380,200**

## Building Description

Building Style **WAREHOUSE**  
 # of Living Units **1**  
 Year Built **1973**  
 Building Grade **AVERAGE**  
 Building Condition **Fair**  
 Finished Area (SF) **9000**  
 Number Rooms **0**  
 # of 3/4 Baths **0**

Foundation Type **SLAB**  
 Frame Type **STEEL**  
 Roof Structure **GABLE**  
 Roof Cover **METAL**  
 Siding **CORREG MTL**  
 Interior Walls **MINIMUM**  
 # of Bedrooms **0**  
 # of 1/2 Baths **2**

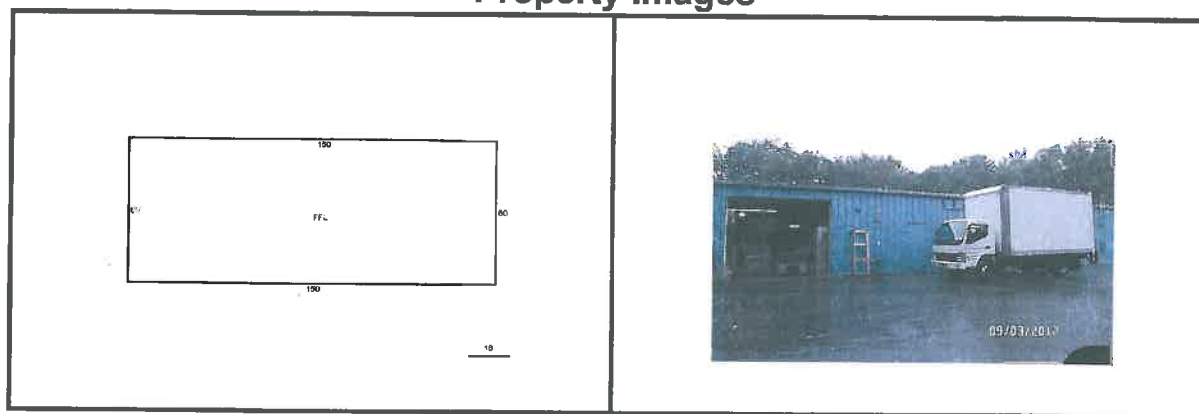
Flooring Type **CONCRETE**  
 Basement Floor **N/A**  
 Heating Type **FORCED H/W**  
 Heating Fuel **OIL**  
 Air Conditioning **0%**  
 # of Bsmt Garages **0**  
 # of Full Baths **0**  
 # of Other Fixtures **0**

## Legal Description

## Narrative Description of Property

This property contains 0.726 acres of land mainly classified as COM WHS with a(n) WAREHOUSE style building, built about 1973 , having CORREG MTL exterior and METAL roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 2 half bath(s).

## Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

*No Changes*

RCV SEP 12 '23 PM1:48:41  
 BELLINGHAM TOWN CLERK

