

SPECIFY TYPE OF APPLICATION

*Appeal**Special Permit**Variance*1. ◊ APPEAL of a decision

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

2. ◊ SPECIAL PERMIT – check all that apply

<input type="checkbox"/> Principal Use	<input 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

3. ◊ 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	USE VARIANCE REQUESTED	

1. Petitioner
(type/print) HOWLAND DEVELOPMENT - WAYNE FINNEGAN
Signature W.R.A.
Email WFINNEGAN@HOWLANDDEVELOPMENT.COM
2. Address 155 WEST STREET - WILMINGTON, MA 01887 Phone 978-657-6400 x17
3. Property
Owner BAS REALTY TRUST - EDWARD & JUDITH MOORE TRUSTEES
Signature W.R.A. (Fully authorized)
Email Wfinnegan@HowlandDevelopment.com
4. Address 6 BLACKSTONE STREET - BELLINGHAM MA 02019 Phone _____
5. Address of Subject
Premises 206 MECHANIC STREET
- If no address, description of property _____
6. Dimensions of Lot:
Frontage 418 FT Depth 825 FT
Area 10 AC. Lot Width 432 FT

7. What zoning district(s) is the subject premises located? INDUSTRIAL / BUSINESS-1

8. Assessor's Map 52 Lot 3

9. Describe proposed activity:
WHOLESALE DISTRIBUTION

10. Cite (sub) section(s) of the Zoning Ordinance under which application is made:
SECTION 240-31 USE REGULATIONS SCHEDULE

11. Are there any buildings on the premises (if so, please describe them including their dimension)?
EXISTING BELLINGHAM AUTO SALES BUILDING (APPROX 2,200 SF) WITH ASSOCIATED ACCESSORY BUILDINGS

12. Describe the subject premises (terrain, septic system, description of area, etc.)
SITE IS PARTIALLY DEVELOPED FOR EXISTING COMMERCIAL DEVELOPMENT INCLUDING BUILDING, PAVED PARKING, ACCESS AND LANDSCAPING. REMAINING PORTION OF THE SITE IS UNDEVELOPED WOODLAND AREA

13. How long have you owned the subject premises?

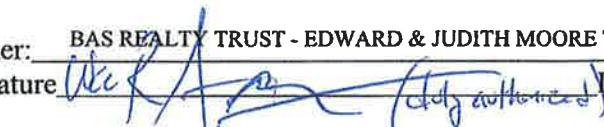
14. What is the present use of the subject premises? AUTO SALES

15. State grounds for the special permit/variance or appeal – please be specific (use separate sheet if necessary).

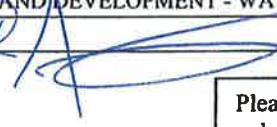
REFER TO ATTACHED NARRATIVE

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.

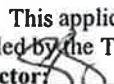
Owner: BAS REALTY TRUST - EDWARD & JUDITH MOORE TRUSTEES

Signature  Date 4/8/21

Applicant: HOWLAND DEVELOPMENT - WAYNE FINNEGAN

Signature  Date 4/8/21

Effective 8/2017

Please note: This application cannot be processed unless initialed by the Town Collector:
Town Collector:  Date: 4/12/21

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<input type="checkbox"/> Side Yard Setback	<input type="checkbox"/> Lot Frontage	<input type="checkbox"/> Percent Area Building
<input type="checkbox"/> Front Yard Setback	BUILDING HEIGHT VARIANCE REQUESTED	

1. Petitioner
(type/print) HOWLAND DEVELOPMENT - WAYNE FINNEGAN
Signature W.F.
Email WFINNEGAN@HOWLANDDEVELOPMENT.COM
2. Address 155 WEST STREET - WILMINGTON, MA 01887 Phone 978-657-6400 x17
3. Property
Owner BAS REALTY TRUST - EDWARD & JUDITH MOORE TRUSTEES
Signature W.F. (Doig authorized)
Email W.Finnegan@trustlanddevelopment.com
4. Address 6 BLACKSTONE STREET - BELLINGHAM MA 02019 Phone _____
5. Address of Subject
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8. Assessor's Map 52 Lot 3

9. Describe proposed activity:
WHOLESALE DISTRIBUTION

10. Cite (sub) section(s) of the Zoning Ordinance under which application is made:
SECTION 240-40 INTENSITY OF USE SCHEDULE

11. Are there any buildings on the premises (if so, please describe them including their dimension)?
EXISTING BELLINGHAM AUTO SALES BUILDING (APPROX 2,200 SF) WITH ASSOCIATED ACCESSORY BUILDINGS

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REFER TO ATTACHED NARRATIVE

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Owner: BAS-REALTY TRUST - EDWARD & JUDITH MOORE TRUSTEES

Signature WJF (City authorized) Date 4/8/21

Applicant: HOWLAND DEVELOPMENT - WAYNE FINNEGAN

Signature WJF Date 4/8/21

Effective 8/2017

Please note: This application cannot be processed unless initialed by the Town Collector:
Town Collector: BS Date: 4/12/2021

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3. **VARIANCE – check all that apply** Rear Yard Setback Area Lot Width Side Yard Setback Lot Frontage Percent Area Building Front Yard Setback

VARIANCE REQUESTED FOR PARKING AREA DESIGN AND LOCATION

1. Petitioner
(type/print) HOWLAND DEVELOPMENT - WAYNE FINNEGAN
Signature W.F. (copy authorized)
Email WFINNEGAN@HOWLANDDEVELOPMENT.COM
2. Address 155 WEST STREET - WILMINGTON, MA 01887 Phone 978-657-6400 x17
3. Property
Owner BAS REALTY TRUST - EDWARD & JUDITH MOORE TRUSTEES
Signature W.F. (copy authorized)
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9. Describe proposed activity:
WHOLESALE DISTRIBUTION

10. Cite (sub) section(s) of the Zoning Ordinance under which application is made:
SECTION 240-61 (E)(1) - EGRESS SPACING

11. Are there any buildings on the premises (if so, please describe them including their dimension)?
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Owner: BAS REALTY TRUST - EDWARD & JUDITH MOORE TRUSTEES

Signature W.K. (Lily avitained) Date 4/8/21

Applicant: HOWLAND DEVELOPMENT - WAYNE FINNEGAN

Signature W.D. (Lily avitained) Date 4/8/21

Effective 8/2017

Please note: This application cannot be processed unless initialed by the Town Collector:

Town Collector: 88 Date: 4/12/2021

**B.A.S. Realty Trust
6 Blackstone Street
Bellingham, Massachusetts 02019**

April 7, 2021

Mr. John Kucich
Bohler Engineering
352 Turnpike Road
Southborough, MA 01770

And

Howland Development Corporation
155 West Street
Wilmington, MA 01887
Attn: Wayne Finnegan

Dear Mr. Kucich and Mr. Finnegan,

B.A.S. Realty Trust, owner of the property commonly referred to as 206 Mechanic Street, Bellingham, MA hereby authorizes Howland Development Corporation to file applications for all permits needed for the development of the property it desires to undertake.

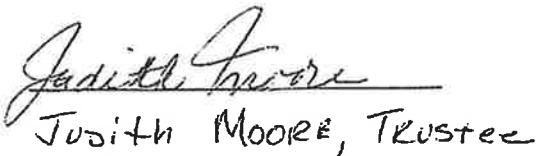
If the Town requires anything further, please contact me.

Very Truly yours,

B.A.S. Realty Trust



Edward T. Moore, Trustee



Judith Moore, Trustee

**B.A.S. Realty Trust
6 Blackstone Street
Bellingham, Massachusetts 02019**

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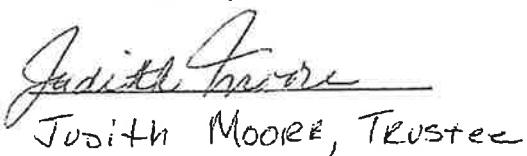
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Edward T. Moore, Trustee


Judith Moore, Trustee