

## 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**

- ☒ Principal Use      ☒ Non-Conforming Situation      ☒ Flood Plain  
☒ Accessory Use      ☒ Home Occupation      ☒ Comprehensive Permit  
☒ Multi-Family Housing      ☒ Earth Removal      ☒ Family Apartment      ☐ Other

3. ☒ **VARIANCE – check all that apply**

- ☒ Rear Yard Setback      ☒ Area      ☒ Lot Width  
☒ Side Yard Setback      ☒ Lot Frontage      ☒ Percent Area Building  
☒ Front Yard Setback      

USE VARIANCE REQUESTED

1. Petitioner  
 (type/print) HOWLAND DEVELOPMENT - WAYNE FINNEGAN  
 Signature   
 Email WFINNEGAN@HOWLANDDEVELOPMENT.COM
2. Address 155 WEST STREET - WILMINGTON, MA 01887 Phone 978-657-6400 x17
3. Property  
 Owner EAS REALTY TRUST - EDWARD & JUDITH MOORE TRUSTEES  
 Signature  (Not 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 [Signature] (duly authorized) Date 4/8/21

Applicant: HOWLAND DEVELOPMENT - WAYNE FINNEGAN

Signature [Signature] Date 4/8/21

Effective 8/2017

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

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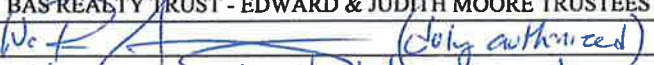
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- ☐ Rear Yard Setback      ☐ Area      ☐ Lot Width  
☐ Side Yard Setback      ☐ Lot Frontage      ☐ Percent Area Building  
☐ Front Yard Setback      BUILDING HEIGHT VARIANCE REQUESTED

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 Area 10 AC. Lot Width 432 ft

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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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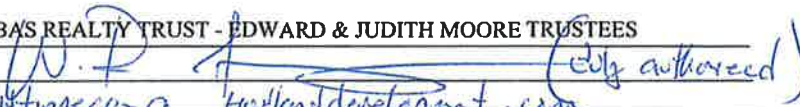
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VARIANCE REQUESTED FOR PARKING AREA DESIGN AND LOCATION
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8. Assessor's Map 52 Lot 3
9. Describe proposed activity:  
WHOLESALE DISTRIBUTION
10. Cite (sub) section(s) of the Zoning Ordinance under which application is made:  
SECTION 240-61 (E)(1) - EGRESS SPACING
11. Are there any buildings on the premises (if so, please describe them including their dimension)?  
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Effective 8/2017

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**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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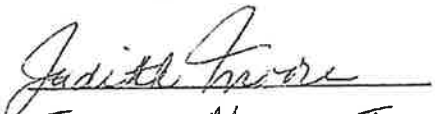
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