



BELLINGHAM ZONING BOARD

Case #: FY2023-
Filing Date: June 7, 2023

TOWN OF BELLINGHAM BOARD OF APPEALS NOTICE OF DECISION

Location of Property:
156 Mechanic Street
Bellingham, MA 02019

Assessor's Reference:
Assessor's Map: 51
Lot: 11

Name and Address of Applicant:
Paul Ferragamo and Wesley Ridlon
156 Mechanic Street
Bellingham, MA 02019

Name and Address of Owner:
Paul Ferragamo
156 Mechanic Street
Bellingham, MA 02019

DECISION of the Zoning Board of Appeals (the "Board") on the application Paul Ferragamo and Wesley Ridlon (the "Applicant") for a Special Permit under Section 240-72 of the Zoning Bylaw, to create a Home Occupation for an automotive repair business at 156 Mechanic Street, Bellingham, Massachusetts and identified as Assessor Map 51 Lot 11, Zoning District Business-1 (the "Property").

This Decision is in response to an application filed on May 3, 2023. After causing notice of the time and place of the public hearing and of the subject matter thereof to be published in the Milford Daily News on May 18, 2023 and May 25, 2023, posted and mailed to abutters and other parties of interest as required by law, the public hearing was conducted on June 1, 2023. The record of the proceedings and submissions upon which this Decision is based may be referred to in the office of the Town Clerk or the Board office.

Members present and voting at the hearing were Peter Gabrielle, Brian Wright, Liz Berthelette, Rayan Shamas, and James Dixon.

The Board, after considering the materials submitted with the application, together with the information developed at the hearing, finds that:

1. The Applicant seeks a **SPECIAL PERMIT** under Section 240-72 of the Zoning Bylaw to establish a Home Occupation for an automotive repair business at 156 Mechanic Street.
2. The proposed activity which is the subject of this application is described in the Application and plan entitled "Proposed Addition Plan of Land", dated April 24, 2023 by Colonial Engineering, Inc.
3. The use is in harmony with the general purpose and intent of the bylaw.
4. There is currently a single-family dwelling on the property, and it has been in existence under legal occupancy permit for over two years.
5. The Board determined that the activities will not create hazard, disturbance to any abutter or the neighborhood, and will not create unsightliness visible from any public way or abutting property.
6. The use of more than 25% of the habitable floor area of the residence, or use of any accessory building for other than parking or incidental storage will be contained in the addition proposed and parking area provided.



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7. On-premises employment shall be restricted to no more than three people including the applicant, Wesley Ridlon.
8. Parking within a required yard has provided proper screening from the street and abutting premises.
9. The principal unit will remain owner occupied by the owner Paul Ferragamo.
10. The Home Occupation will be primarily operated by Wesley Ridlon, his son-in-law.
11. The proposed Home Occupation will not have a negative impact on the neighborhood.
12. The building design will be kept within the character of the neighborhood.

Therefore, the Board, after reviewing the available materials and based upon the above findings, voted unanimously to **GRANT** the **SPECIAL PERMIT** subject, to the following **conditions**:

1. The proposed activity shall be conducted substantially in accordance with the Application submitted and materials contained in the file.
2. Exterior parking shall be limited to no more than 10 vehicles on site. The site shall have 10 parking spaces and at least one handicap parking spot.
3. Hours of Operation shall be limited to 7am to 5pm Monday through Friday. No operations on weekends or holidays.
4. Sale of the lot or dwelling that is the subject of the special permit shall nullify the permit on the date of sale unless the applicant and new owner obtain a prior amendment of this permit, in full conformance with Section 240-74.
5. Permanent removal from the premises of the individual or individuals for whom the permit has been obtained shall nullify the permit on the date of such removal.
6. No Special Permit, or modification or extension thereof, shall take effect until a copy of this Decision has been recorded in Norfolk Registry of Deeds. Such Decision shall bear the certification of the Town Clerk that twenty (20) days have elapsed after the Decision has been filed in the Office of the Town Clerk and no appeal has been filed, or that if such appeals has been filed, it has been dismissed or denied.
7. Any person aggrieved by the Decision may appeal pursuant to Massachusetts General Laws, Chapter 40A, Section 17 within twenty (20) days after this Decision is filed with the Bellingham Town Clerk.
8. The Decision rendered herein is concerned only with the Zoning Bylaw and not with the Building Code or any other Town Bylaw. The Applicant is responsible for determining and complying with Town, State, and Federal regulations in using the authorization granted.



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_____, Chairman