



BELLINGHAM ZONING BOARD

TOWN OF BELLINGHAM BOARD OF APPEALS NOTICE OF DECISION

RCV DEC 12 '23 AM10:21:3
BELLINGHAM TOWN CLERK

Location of Property:
55 Mechanic Street
Bellingham, MA 02019

Assessor's Reference:
Assessor's Map: 50
Lot: 89

Name and Address of Applicant:
Robert & Mary Chimeno
55 Mechanic Street
Bellingham, MA 02019

Name and Address of Owner:
Robert & Mary Chimeno
55 Mechanic Street
Bellingham, MA 02019

DECISION of the Zoning Board of Appeals (the "Board") on the application Robert & Mary Chimeno (the "Applicant") for a Special Permit under 240-72 on the premises of 55 Mechanic Street., Bellingham, MA, for the applicant and owner Robert Chimeno of 55 Mechanic Street, Bellingham, MA 02019. The property is located at Assessor's Map 50, Lot 89. The applicant wants to have the office of the business along with resuming the small engine repairs business at 55 Mechanic Street, Bellingham, Massachusetts and identified as Assessor Map 50 Lot 89, Zoning District Business 1 (the "Property").

This Decision is in response to an application filed on November 28, 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 November 11, 2023, and November 29, 2023, posted and mailed to abutters and other parties of interest as required by law, the public hearing was conducted on December 7, 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, Brian Salisbury, James Dixon and Rayan Shamas.

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 240-72 on the premises of 55 Mechanic Street., Bellingham, MA, for the applicant and owner Robert Chimeno of 55 Mechanic Street, Bellingham, MA 02019. The property is located at Assessor's Map 50, Lot 89. The applicant wants to have the office of the business along with resuming the small engine repairs business at 55 Mechanic Street.
2. The proposed activity which is the subject of this application is described in the Application provided.
3. The use is in harmony with the general purpose and intent of the bylaw.
4. The parking requirements are met.
5. The business is 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**:



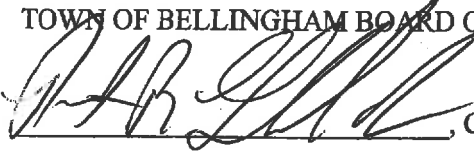
BELLINGHAM ZONING BOARD

1. This is an existing site with a single-family dwelling and a 28' x 30' garage in the rear of the site.
2. The single-family dwelling shall be owner occupied while running the business.
3. There will be a fence installed at the front of the site to provide a barrier for the visual site of the business.
4. There will be no on-street parking.
5. There will be retail sales of equipment only at the rear of the site. All retail products shall not be visible from a public way.
6. There will be two directional signs on site.
7. There will be one sign allowed for the business which must meet the town sign bylaw.
8. No equipment will be visible from Mechanic Street.
9. There will be storage of equipment in (2) convex box at the back of the site.
10. The hours of the operation will be Monday thru Friday 8:00 am - 6:00 pm and Saturday 9:00 – 2:00 pm.
11. There will be no outdoor storage of products.
12. The proposed activity shall be conducted substantially in accordance with the Application submitted and materials contained in the file.
13. 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.
14. 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.
15. 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