



BELLINGHAM ZONING BOARD

10 MECHANIC STREET
BELLINGHAM, MASSACHUSETTS 02019
(508) 657-2852 ZoningBoard@bellinghamma.org

January 30, 2025

Public Hearing

RCV JAN 30 '25 AM9:05:17
BELLINGHAM TOWN CLERK

The Bellingham Zoning Board of Appeals will hold a Public Hearing on March 6, 2025 at 7:00 PM in the Arcand Meeting Room, 10 Mechanic Street for a Use Variance, §240-12 to allow a nonconforming use at the property located at 700 Pulaski Boulevard, Bellingham, MA, Assessor's Map 87 Lot 23A. This property is zoned Residential. The proposed use includes utilizing the existing structure to operate an HVAC business, which will include office and indoor storage space.

The Applicant is Paul Hannon, 25 Rondeau Road, Bellingham, MA 02019 and Owner Frank Towle, 26 Dawes Street, Blackstone, MA 01504. The application may be viewed at the Town Clerk's Office, 10 Mechanic Street, during regular Town Hall business hours or at online at www.bellinghamma.org on the Zoning Board page. Anyone wishing to be heard shall attend at the time and place above.

Robert Lussier
Director of Planning & Engineering

Milford Daily News February 20, 2025, February 27, 2025



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(508) 657-2893 ZoningBoard@bellinghamma.org

SPECIFY TYPE OF APPLICATION

(circle)

Appeal

Special Permit

Variance

RCV JAN 30 '25 AM 9:05:38
BELLINGHAM TOWN CLERK

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)

Signature Paul J. Hannan
Email PHannan@Hannan-HVAC.com
Address 25 Ronsen Rd Bellingham, MA Phone 508-282-1000

Property Owner:

Signature [Signature]
Email APLUSTINE@COMCAST.NET
Address 26 PAUL ST Blackstone MA 01504 Phone 508-251-6391

Address of Subject Premises 700 BLANKI DIVN Bellingham, MA

If no address, description of
property _____



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Dimensions of Lot:

Frontage: 125' Depth: 221'
Area: 20K sq ft Lot Width: 125'

Zoning District(s) subject premises located: _____

Assessor's Map: 87 Lot: 23A

Describe proposed activity:

To operate my HVAC Business. Space to be used
As Office and Storage space

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

Yes 43' x 36' 8" 3 Bay Garage

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

LOT is level with 3 Bay Garage with office
and two Bathrooms. Building has city water & sewer

How long have you owned the subject premises? In Process of Purchasing
What is the present use of the subject premises?

Storage

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

To operate my HVAC Business - The Bay will
be used for Office space & Storage

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:

Signature

Frank Tarte

Date

1/2/2025

Applicant:

Signature

Paul J. Hansen

Date

12/30/2024

Effective 8/2017

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



BY: *[Signature]*
 RICHARD F. GOSSOLIN
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MASSACHUSETTS

SDD

Spatial Data

99 SOUTH MAIN
 MILLBURY, MA
 PHONE (508) 233-1111
 www.sddteam.com

CERTIFICATE
700 PULASKI

BEL

No.	Row's
Designed By:	Drawn

RCV JAN 30 '25 AM 9:05:42
 BELLINGHAM TOWN CLERK

