



# BELLINGHAM ZONING BOARD

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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](http://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)

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

## VARIANCE: (check all that apply)

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

**Petitioner:** (type/print) Paul J. Hanan

Signature Paul J. Hanan

Email PHANAN@HANAN-HVAC.COM

Address 25 Ronan Rd Bellingham MA Phone 508-282-1000

## **Property Owner:**

Signature J. H. Hanan

Email APLUSATIRE@COMCAST.NET

Address 26 Pawes St Blackstone MA 01504 Phone 508-254-6391

Address of Subject Premises 705 Polark; Binn Bellingham, MA

If no address, description of  
property \_\_\_\_\_



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**Dimensions of Lot:**

Frontage: 125' Depth: 221'  
Area: 20K5 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 per 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 Bays 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 Tork

Date 1/2/2005

**Applicant:**

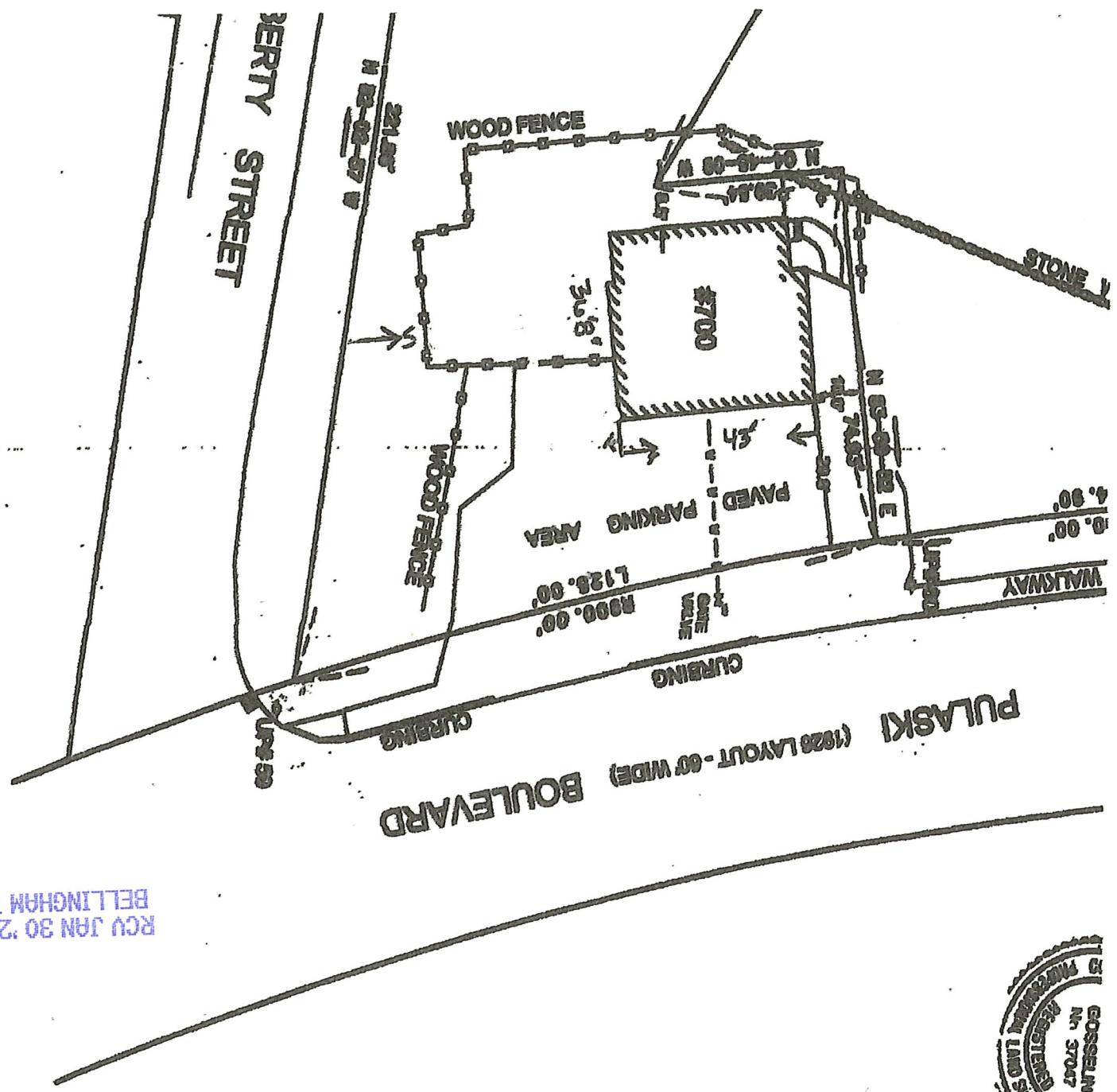
Signature

Paul J. Hansen

Date 12/30/2004

Effective 8/2017

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



RCU JAN 30 '25 AM9:05:42  
BELLINGHAM TOWN CLERK



|             |        |
|-------------|--------|
| No.         | Revise |
| Designed By | Drawn  |

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CERT  
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99 SOUTH MAIN  
MILLBURY, MA  
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Spatial DATA

SD

REGISTERED PROPRIETOR  
MASSACHUSETTS

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*R. F. G.*