



BELLINGHAM ZONING BOARD

10 MECHANIC STREET
BELLINGHAM, MASSACHUSETTS 02019
(508) 657-2893 ZoningBoard@bellinghamma.org

SPECIFY TYPE OF APPLICATION

(circle)

Appeal

Special Permit

Variance

RCV AUG 7 '25 PM1:08:13
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) John Genereux

Signature John Genereux

Email precisionstoragesolutions@gmail.com

Address 20 Fisher Rd. Wrentham, MA 02093 Phone 617-901-2561

Property Owner: 86 Pine Grove Avenue LLC

Signature John Genereux

Email precisionstoragesolutions@gmail.com

Address 20 Fisher Rd. Wrentham, MA 02093 Phone 617-901-2561

Address of Subject Premises 86 Pine grove Avenue, Bellingham, MA 02019

If no address, description of
property _____



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Dimensions of Lot:

Frontage: 31.5 Depth: 155ft and 165ft
Area: 31,625 Lot Width: 200

Zoning District(s) subject premises located: Residential

Assessor's Map: 91 **Lot:** 31

Describe proposed activity:

Please see attached Operational Outline Rev 2

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

Yes, a pre-existing 9000 sqft butler style metal building measuring 150ft x 60ft that has been used under a special permit since 1979

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

The terrain is flat with a new asphalt parking lot, 1000 gallon septic system.

How long have you owned the subject premises?

Purchased in December 2023

What is the present use of the subject premises?

Vehicle Storage and General warehousing

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

Expansion of business offering to meet customer needs Refer to Operational Outline Rev attachment

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: 86 Pine Grove Avenue LLC

Signature John Genereux Date 08/04/2025

Applicant: John Genereux

Signature John Genereux Date 08/04/2025

Effective 8/2017

Please note: This application cannot be processed unless initialed by the Town Collector:
Town Collector: [Signature] Date: 8.7.25

86 Pine Grove Avenue - Operational Outline V2 August 2025

General Purpose & Goal

To run a profitable business that is focused on storing vehicles (including detailing services) and general warehousing of non-hazardous goods.

Storage Layout & Utilization

The property at 86 pine grove is well situated to run a storage business from, as outlined here, since it will be minimally impactful to the neighboring properties and have a low flow of traffic. As this business venture is designed as a part time operation, all arrivals to the building by clients would be by appointment/reservation only.

The building consists of 9,000 sqft of warehouse space that is heated by forced hot water and fire protected by a sprinkler system. The space also contains ~1000 sqft of office space. The entire space including the interior and exterior is currently video monitored and there are plans to add additional video monitoring. Please reference figures 1 thru 9 that show the building and surrounding areas.

Per the included drawing, the building would be divided up into a few different sections to accommodate the different types of storage and to best utilize the space. It is important to note that this internal allocation/mix of the building may change due to demand.

Based on the drawing there is currently space for 16 vehicles at a single level and ~28 vehicles if individual 4 post lifts are utilized (the lifts require a little extra space). The goal is to have minimal "shuffling" of vehicles so leaving an access corridor down the middle is the preferred.

In addition to the 2 rows of vehicle storage, a small area adjacent to the office area is allocated for storage of smaller items such as Motorcycles, Snowmobiles, wheel & Tire sets, or other smaller items. This area may also have a row of pallet racking for more efficient storage.

Finally, in the area at the front of the building to the left of the garage door is designated for a couple rows of pallet racking to store other small items. Due to the height of the ceiling, none of the pallet racking can be more than 2 levels (floor level and 1 elevated level). Examples of items to be stored in this area include: Pallets of plastic, metal or electronic components or assemblies, pallets of documentation, obsolete service component inventory, empty crating or packaging material. Refer to figure 10 – 14 for examples of this type of storage.

In total the building at full capacity would have no more than 40 vehicles in the building at any one time.

Per the attached drawing there is outside storage identified. All outside storage would be on paved surfaces only. Any outside storage would be of items no taller than the building and consist of only registered items that can be moved at any time "No Projects". None of the following would be stored outside: Car parts, engines, batteries, gas/oil/other waste fluids, junk cars, pallets, scrap lumber or metal.

The attached drawing also outlines a short term parking area that will be used to park vehicles until they are moved into storage which is identified as less than 24 hours.

Hours of Operation

The proposed storage business has no retail component and therefore setting specific hours is a challenge. The expected hours would be 9am – 7pm seven days per week. The estimation is that there would only be ~10 appointments per week in total based on research conducted at similar establishments. Many of the existing business models do not allow for access during the “winter months” November – April at all depending on the storage package purchased. Below is a table of proposed service levels.

Basic	Standard	Premium
Indoor Static Storage	Indoor Dynamic Storage	Indoor Dynamic Storage
Contactless Dropoff & Pickup	Contactless Dropoff & Pickup	Contactless Dropoff & Pickup
72-Hour Car Pickup Notice	48-Hour Car Pickup Notice	24-Hour Car Pickup Notice
(1) Drop Off and Pick up Only	1 In/Out Access Per Month	Two In/Out Access Per Month
Tire Cleaning at Each Drop-off	Tire Cleaning at Drop-off	Tire Cleaning at Drop-off
Battery Tender Outlet available	Battery Tender Included	Battery Tender Included
	Periodic Car Starting	Periodic Car Starting
	Weekly Tire Pressure Checks	Weekly Tire Pressure Checks
		Storage Detailing Package
		Car Substituting
		1 Pickup & Delivery Included
		Inspection Sticker Expiration Monitoring

Building & Grounds Plan

In the course of running the business, the plan is to improve the property overtime to enhance the appeal to customers, allowing them to feel confident in storing their high value possessions. Some of these desired enhancements include but are not limited to:

- Improving the sprinkler & alarm system to meet current codes (Mandatory) - **Complete**
- Installation of a floor drain at the entry door (Mandatory) - **Complete**
- Installation of signage for Speed Limit & Children on right of way (Short Term < 6mo)
 - Does not seem to be needed at this time
- General maintenance of the grounds (trim weeds and over growth) (Short Term < 6mo) - **Complete**
- Work with neighbors to create road committee to fund improvements of the right of way & pursue acceptance with the town (Mid Term < 18mo)
 - Has not
- New roof and front facia of building (Long Term ~5 yrs) - **Complete**
- Additional Windows in the office area (Long Term ~5 yrs) - **Complete**
- New pavement & parking lines (Long Term ~5 yrs) - **Complete**
- Change insulation to spray foam to increase efficiency - Fall 2025
- Change heat to heat pumps - Fall 2025
- Add roof top solar array - Spring 2026

These improvements and timelines will be predicated on the success of the business allowing for investment capital to be available.

Proposed expansion to special permit - August 2025

The business has been operating in full for just over a year at this point and is doing well. The facility was almost at single level capacity last winter.

The goal for this year is to expand our service offering by adding a detailing service. The detailing business would be a separate insured business entity that would rent 500-750 sqft of space inside the building and conduct a part time detailing business on site while also offering detailing as a service to existing customers

In addition to this expansion, it is important to also expand the “hours of operation” to coincide with the flexibility that customers require. The proposal is to expand the hours of operation to 8am-7pm seven days per week. This is to primarily allow cars to be dropped off and picked up within operating hours.

Figure 1: View from Pine Grove Ave / right of way



Figure 2: End of Right of way to left of building

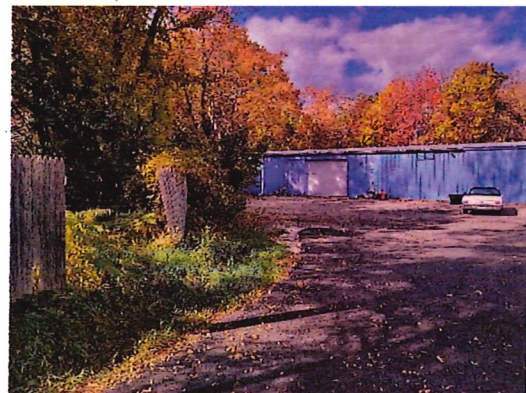


Figure 3: End of Right of way to right of building



Figure 4: Front right of building & Parking Area

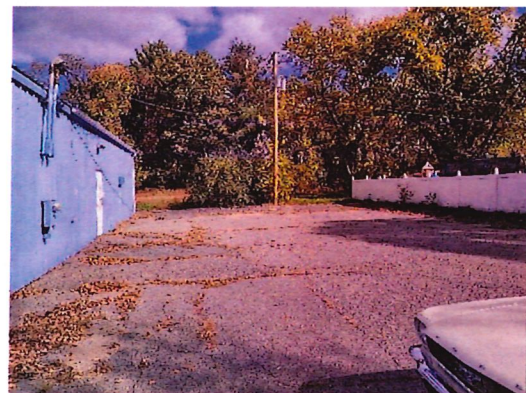


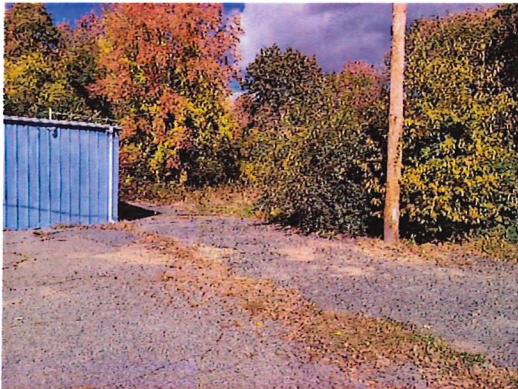
Figure 5: From Building looking to the right



Figure 6: End of right of way looking to the right



Figure 7 – 9: Neighbor to right of building



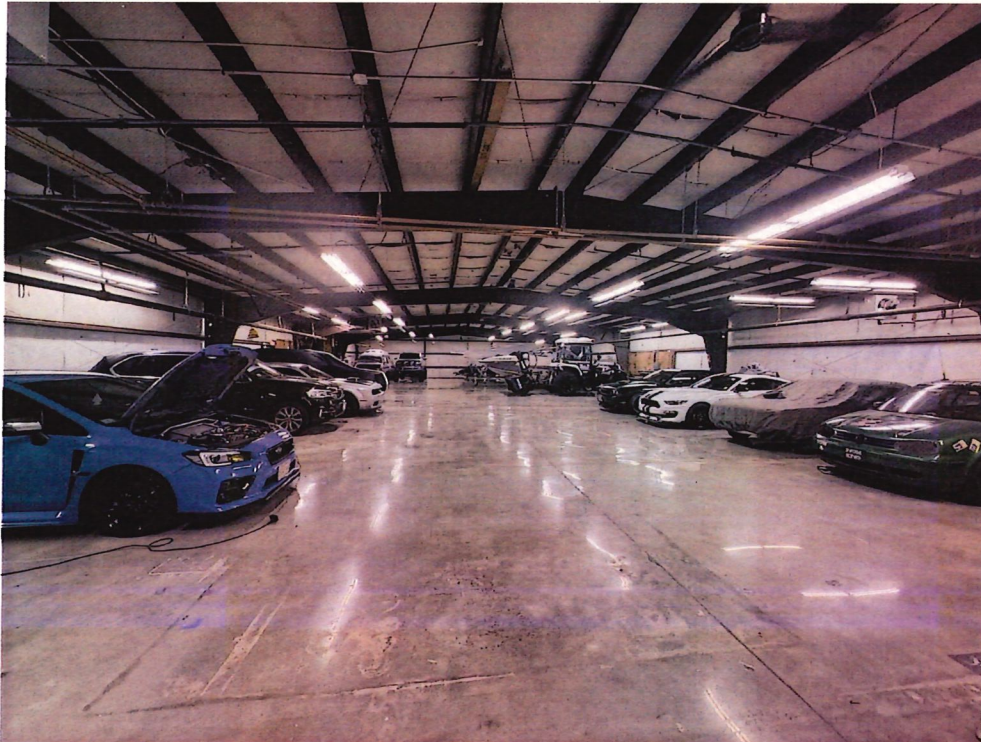
Note: Edge of pavement is perceived property line

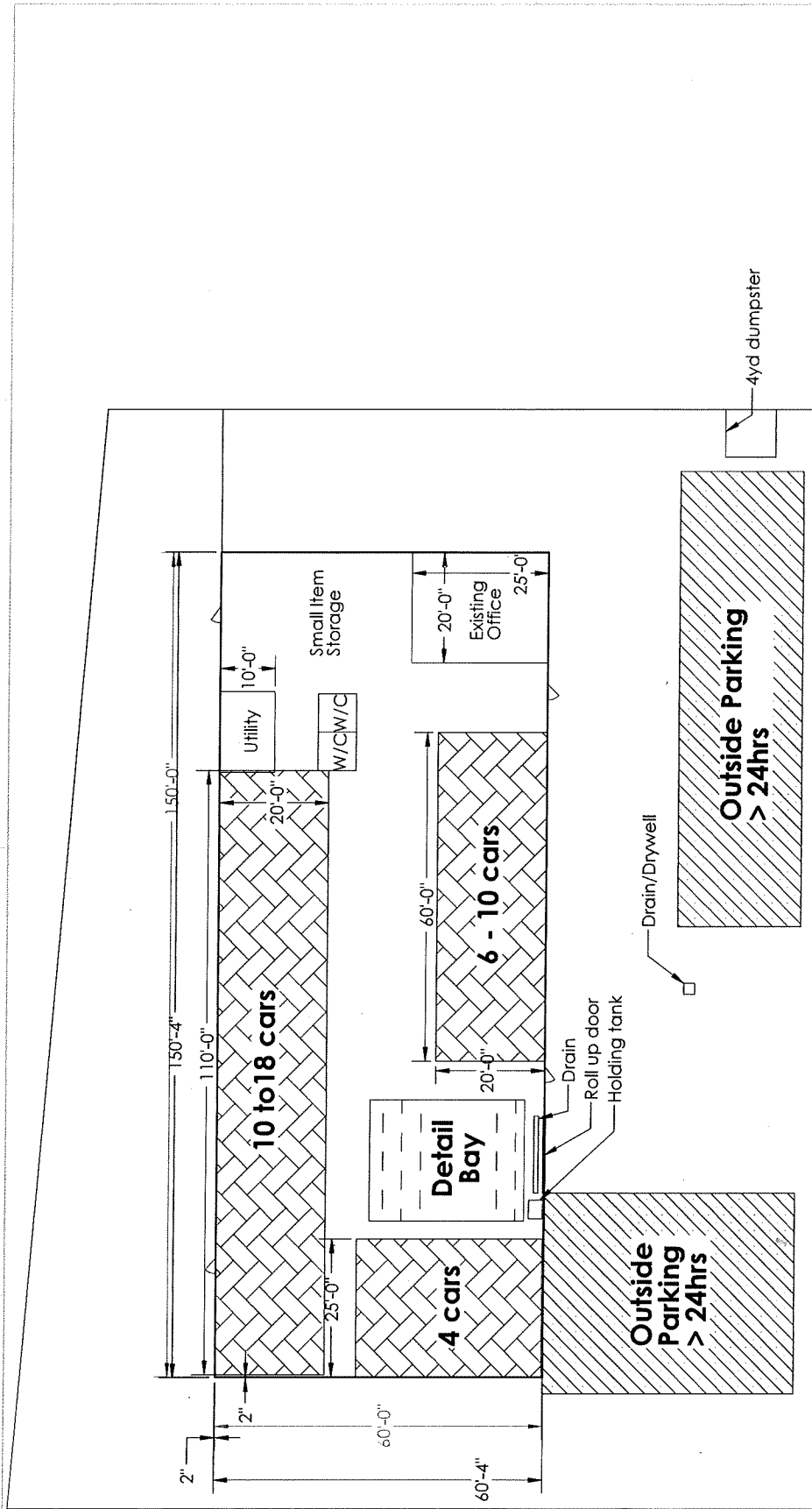
Figures 10 – 14: Examples of items to be stored



Current State







NAME	DATE
UNLESS OTHERWISE SPECIFIED:	
DRAWN	DIMENSIONS ARE IN INCHES
CHECKED	TOLERANCES:
	FRACTIONAL:
ANGULAR: MACH :	BEND :
ENG. APPR.	TWO PLACE DECIMAL :
MFG. APPR.	THREE PLACE DECIMAL :
	INTERPRET GEOMETRIC TOLERANCING PER:
Q.A.	MATERIAL
COMMENTS:	
FINISH	DO NOT SCALE DRAWING
USED ON	
NEXT ASST	APPLICATION
<p>PROPRIETARY AND CONFIDENTIAL</p> <p>THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF THE COMPANY. IT IS TO BE KEPT IN STRICTLY CONFIDENTIAL AND NOT REPRODUCED IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF THE COMPANY. NAME HERE & HEREFOR.</p>	

TITLE: 86 Pine Grove

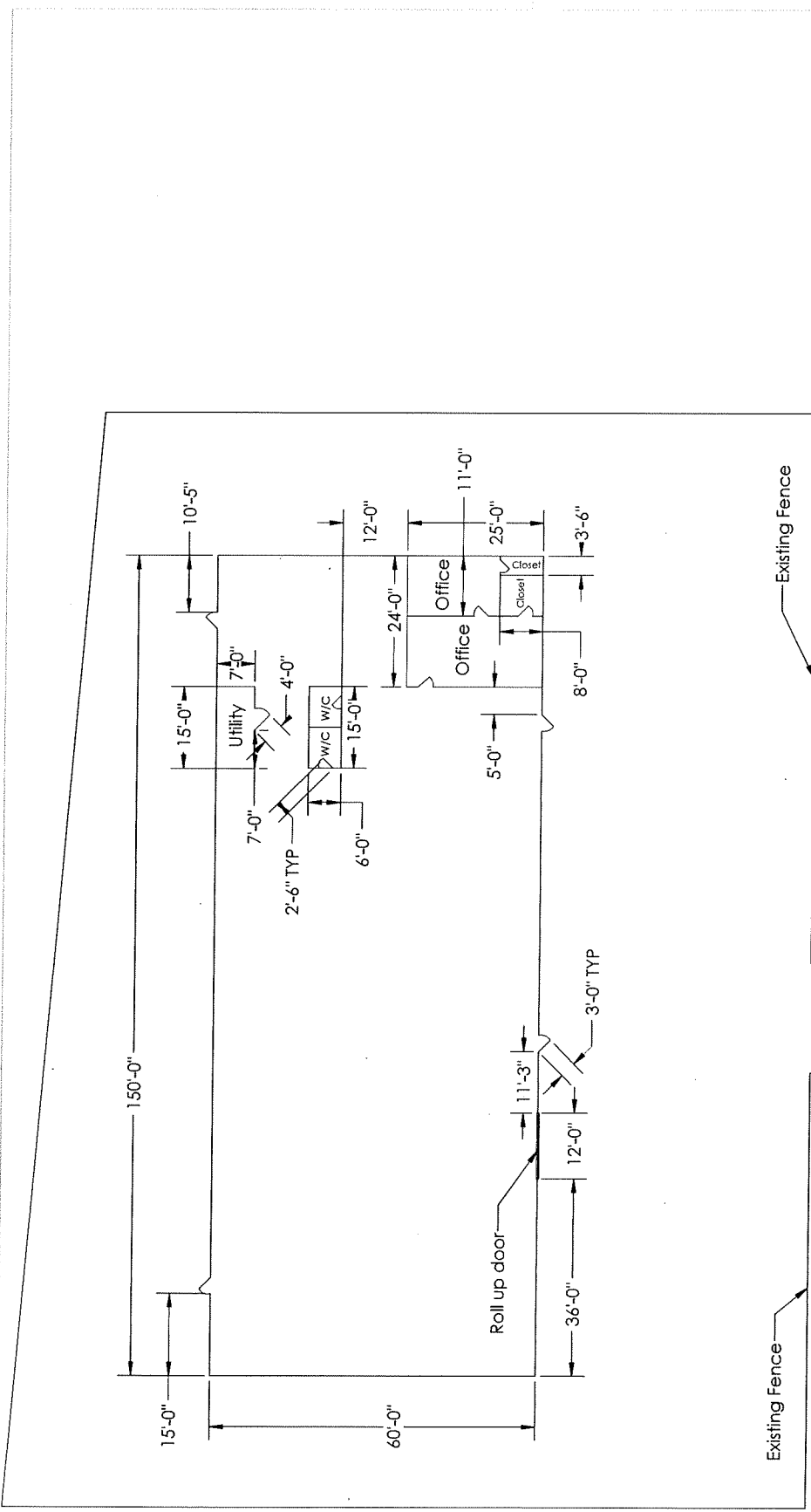
SIZE DWG. NO. REV A

B Layout

SCALE: 1:230WEIGHT: SHEET 1 OF 1

4 3 2 1

B A



NAME	DATE

TITLE: 86 Pine Grove

SIZE: DWG. NO. **B** **Floorlayout** **REV A**

SCALE: 1:230 **WEIGHT:** SHEET 1 OF 1

UNLESS OTHERWISE SPECIFIED:	DRAWN	CHECKED
DIMENSIONS ARE IN INCHES		
ANGULAR: MACH: BEND: TWO PLACE DECIMAL		
THREE PLACE DECIMAL		
INTERVIEW GEOMETRIC TOLERANCING PER:		
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DO NOT SCALE DRAWING

4 3 2 1