



TOWN OF BELLINGHAM

OFFICE OF TOWN CLERK

Bellingham Municipal Center
10 Mechanic Street
Bellingham, MA 02019

Amy Bartelloni
Town Clerk (Interim)

Tel: 508-657-2830
Fax: 508-657-2832

DATE: 10/22/2025

TO: 86 Pine Grove Avenue, LLC
20 Fisher Road
Wrentham,, MA 02019

Address: 86 Pine Grove Avenue

RE: To alter and exist a preexisting
nonconforming structure at 86 Pine
Grove Avenue

This is to inform you that 20 days have elapsed since 10/2/2025
the date the above was filed with the Town Clerk, and that no notice
of appeal has been filed with this office during that period.

A certified copy attesting this is available on file at this office.

Sincerely,


Amy Bartelloni
Bellingham Town Clerk



BELLINGHAM ZONING BOARD

Date: 10/2/2025

TOWN OF BELLINGHAM BOARD OF APPEALS NOTICE OF DECISION

RCV OCT 6 '25 AM9:02:59
BELLINGHAM TOWN CLERK

Location of Property:
86 Pine Grove Avenue
Bellingham, MA 02019

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

Name and Address of Applicant:
John Genereux
20 Fisher Road
Wrentham, MA 02093

Name and Address of Owner:
86 Pine Grove Avenue, LLC.
20 Fisher Road
Wrentham, MA 02093

DECISION of the Zoning Board of Appeals (the "Board") on the application of John Generux (the "Applicant") for a Special Permit under Section 240-30A, Nonconforming Uses and Structures, of the Zoning Bylaw, to alter and extend a preexisting nonconforming structure at 86 Pine Grove Avenue, Bellingham, Massachusetts and identified as Assessor Map 91 Lot 31, Zoning District Residential, (the "Property").

This Decision is in response to an Application filed on August 7, 2025. 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 August 21, 2025 and August 28, 2025, posted and mailed to abutters and other parties of interest as required by law, the public hearing was conducted on September 4, 2025 and October 2, 2025 when it was closed. 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 Brian Wright, Chairman, Elizabeth Berthelette, Peter Gabrielle, 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 240-30A, Nonconforming Uses and Structures, of the Zoning Bylaw, to alter and extend a preexisting nonconforming structure at 86 Pine Grove Avenue, Bellingham, Massachusetts.
2. The proposed activity and alteration of the existing site has been reviewed by the Building Commissioner and was confirmed to meet the current Bellingham zoning setbacks of the Residential zoning district.
3. The proposed activity and alteration of the existing site shall limit any alteration of the natural environment.
4. The proposed activity and alteration of the existing site will have minimal impact on the traffic flow



BELLINGHAM ZONING BOARD

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and will improve safety by providing for the ability to occupy a once vacant structure and limit impacts through conditions below.

5. The use is in harmony with the general purpose and intent of the bylaw.

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 requested activity shall be conducted substantially in accordance with the Application submitted and materials contained in the file.
2. The use of the property shall include vehicle and general non-hazardous indoor storage and also include a vehicle detailing service.
3. Outdoor vehicle storage is permitted as stated in the submitted Operational Outline (Version 3, dated September 2025). No vehicle shall be stored outside for more than 24 hours. Outdoor material and equipment storage is prohibited, with the exception of car transportation trailers.
4. No additional business entities are permitted to lease, use, or rent space to conduct on-site business operations without seeking approval from the Zoning Board of Appeals.
5. The vehicle detailing service hours shall be limited to the following:
Monday through Friday: 9:00 AM to 7:00 PM
Saturday & Sunday: 9:00 AM to 2:00 PM (for outdoor vehicle washing), 9:00 AM to 5:00 PM (for indoor vehicle detailing)
6. Auto detailing and use of associated powered auto detailing equipment shall be conducted indoors with the overhead doors closed. Vehicle washing may be conducted outdoors.
7. Prior to outdoor vehicle washing, the applicant shall coordinate with the Town Planner and Conservation Agent to modify the existing drywell to handle additional water capacity and provide treatment to inflow.
8. The proposed expansion of the previously approved Special Permit shall comply with the approved emergency response access plan. If any variations to the Special Permit affect the emergency response access plan, review and approval by the Fire Chief, or his designee, of the amended operations and plan is required prior to operation of the facility.
9. Access of the storage facility shall be available to customers between 9am to 7 pm Monday thru Friday and 9 am-1pm Saturday and Sunday. No access to the public shall be allowed on site outside the hours listed above. All access by the public shall be by appointment only.
10. All parking of vehicles shall be on site. No parking allowed on the private way.
11. 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.
12. 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.
13. 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.



BELLINGHAM ZONING BOARD

Date: 10/2/2025

TOWN OF BELLINGHAM BOARD OF APPEALS

Brian Wright, Chair