



**Guerriere &
Halnon, Inc.**
ENGINEERING & LAND SURVEYING

www.gandhengineering.com

Est. 1972

Whitinsville Office
1029 Providence Road
Whitinsville, MA 01588-2121
Phone: (508) 234-6834
Fax: (508) 234-6723

Milford Office
333 West Street
P.O. Box 235
Milford, MA 01757-0235
Phone: (508) 473-6630
Fax: (508) 473-8243

Franklin Office
55 West Central Street
Franklin, MA 02038-3807
Phone (508) 528-3221
Fax (508) 528-7921

G-9933

August 2, 2021

Bellingham Zoning Board of Appeals
Municipal Building
10 Mechanic Street
Bellingham, MA 02019
Attn: Mr. James Kupfer, MPA, AICP

Re: **Request for Special Permit and Variance – 151 Maple Street**

Dear Jim:

As the applicant's representative, Guerriere & Halnon, Inc. hereby submits the Special Permit and Variance Request for 151 Maple Street, Bellingham, Massachusetts. We have provided (2) copies of the application the following information for your review and approval.

As part of the submittal G & H has included the following:

- Special Permit and Variance Permit Application with Supporting Documentation
- (9) copies 24x36 plans
- Certified Abutters List
- Special Permit Filing Fee = \$150.00
- Variance Filing Fee= \$150.00

Thank you in advance for your consideration and we look forward to meeting with you on September 2, 2021 for further discussion. Please contact us at our Franklin office at (508) 528-3221 if you have any questions or require additional information.

Sincerely,
Guerriere & Halnon, Inc.

Amanda Cavaliere

Amanda Cavaliere
Franklin Office Manager
Enclosures

SPECIFY TYPE OF APPLICATION

*Appeal**Special Permit**Variance*1. ☐ **APPEAL of a decision**

- ☐ Please attach a copy of the Building Inspector's letter/decision.

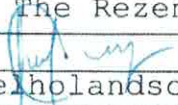

2. ☐ **SPECIAL PERMIT – check all that apply**

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

3. ☐ **VARIANCE – check all that apply**

- ☐ Rear Yard Setback ☐ Area ☐ Lot Width
☐ Side Yard Setback ☐ Lot Frontage ☐ Percent Area Building

☒ Front Yard Setback

1. Petitioner
(type/print) The Rezende Realty Trust/Melquisedeque Rezende
Signature 
Email mcoelho@landscaping@hotmail.com
2. Address 151 Maple Street Phone 774-244-2340
3. Property
Owner The Rezende Realty Trust/Melquisedeque Rezende
Signature 
Email mcoelho@landscaping@hotmail.com
4. Address 151 Maple Street Phone 774-244-2340
5. Address of Subject
Premises 151 Maple Street
- If no address, description of
property _____
6. Dimensions of Lot:
Frontage 322' +/- Depth _____
Area 165,650 sf Lot Width _____

7. What zoning district(s) is the subject premises located? Suburban
8. Assessor's Map 26 Lot 2AA
9. Describe proposed activity:
See attached

10. Cite (sub) section(s) of the Zoning Ordinance under which application is made:
See attached

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

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

13. How long have you owned the subject premises?
Since December 2009
14. What is the present use of the subject premises? Landscaping Company
15. State grounds for the special permit/variance or appeal – please be specific (use separate sheet if necessary).
See attached

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: Melquisedec Rezend
 Signature _____ Date 7-6-21

Applicant: Melquisedec Rezend
 Signature _____ Date _____

Effective 8/2017

Please note: This application cannot be processed unless initialed by the Town Collector
 Town Collector: _____ Date: 7/20/21

Special Permit and Variance Request
M. Coehlo Landscaping, Inc.
151 Maple Street
Bellingham, MA 02019

Supplemental Information

Item 9: Describe proposed activity:

The Applicant, The Rezende Realty Trust, is proposing to alter the pre-existing non-conforming use by constructing a 5,000 square foot garage and associated parking within the Suburban Zoning District, previously zoned Industrial.

Item 10: Cite (sub)section(s) of Zoning Ordinance under which application is made:

- Request for Special Permit
 - Chapter 240 – Zoning §30(A): Change, extension or alteration to a preexisting nonconforming use.
- Request for a Variance
 - Chapter 240 – Zoning §40: Intensity Use Schedule, Minimum front yard set back within a suburban zone.

Item 11: Are there any buildings on the premises (if so, please describe them including their dimension)?

The following structures are on the premises:

- Existing Garage #1 - 1,124± sf
- Existing Garage #2 – 578± sf
- Existing Garage #3 – 765± sf
- Existing Office Trailer – 661± sf (To Be Removed)

Item 12: Describe the subject premises (terrain, septic system, description of area, etc.)

The property located at 151 Maple Street, formerly Ma Glockners Restaurant, has been and is currently utilized as a landscaping company since December 2009. The site consists of approximately 3.8 acres off a designated scenic road within the Suburban Zoning District, previously zoned Industrial. The property does have an existing septic system, but the Applicant will be proposing to connect to the existing sewer main in Maple Street as the permitting process progresses.

Item 15: State grounds for the special permit/variance or appeal – please be specific

Request for Special Permit:

To obtain a Special Permit to alter a preexisting nonconforming use (landscaping contractor/contractor yard) by constructing a 5,000 sf garage and associated parking within a suburban zoning district.

Request for Variance:

To obtain a variance from Chapter 240 §40 Intensity Use Schedule to allow 20.2 feet front yard setback where 30 feet is required.

MASSACHUSETTS STATE EXCISE TAX
Norfolk County Land Court
Date: 12-30-2009 @ 11:03am
N O T A N Ct1#: 477 Doc#: 1191362
O F F I C I A L O F F I C F T: A \$1710.00 Cons: \$375,000.00
C O P Y QUITCLAIM DEED P Y

THE BANK OF CANTON, a Massachusetts corporation, 490
Turnpike Street, Canton, MA 02021 for consideration paid of
Three Hundred Seventy-Five Thousand and 00/100 (\$375,000.00) Dollars
grants to MELQUISEDEQUE REZENDE as Trustee of ~~THE~~ REZENDE
REALTY TRUST u/d/t dated December 29, 2009 and filed with the Norfolk
Registry District of the Land Court herewith of 94 Purchase Street,
Milford, MA 01757
with Quitclaim Covenants,

The land with the buildings thereon now known and numbered as 151
Maple Street, Bellingham, Norfolk County, Massachusetts, and being shown as
Lot 6 on a plan entitled "Plan of Land Maple Street, Bellingham, MA being a
Subdivision of Lot s Shown on Land Court Plan #6676D Prepared for: ANP
Bellingham Energy Company Scale 1"=150' Date: March 9, 1998 SMC
Surveying and Mapping Consultants 170 Forbes Road, Suite 207 Braintree MA
02184" which plan is filed with the Land Court Division of the Norfolk
Registry of Deeds at Plan 6676H filed ^{*} on March 20, 1998 to which plan
reference may be had for a more particular description of said Lot 6.
** with certificate 156425*

Said Lot 6 contains 165,650 square feet of land, more or less according
to said Plan.

Being the same premises conveyed to the Grantor by Foreclosure Deed
filed with said Deeds as Document No. 1,175,162, Certificate of Title #178571.

Property: 151 Maple St., Bellingham, MA 02019

Vote
date 1023048

NOT
Witness the execution and corporate seal of said corporation this 23rd day
of December 2009. OFFICIAL COPY

The Bank of Canton

By: [Signature]
Edward J. Gaughan, its Senior Vice-President

**For authority, see Norfolk District of the Land
Court, Document No. 1023048

COMMONWEALTH OF MASSACHUSETTS

Norfolk, SS

December 23, 2009

On this 23rd day of December, 2009, before me, the undersigned
notary public, personally appeared Edward J. Gaughan, Sr. Vice-President of
The Bank of Canton, proved to me through satisfactory evidence of
identification, which was a Massachusetts driver's license, to be the Person
whose name is signed on the preceding or attached document, and
acknowledged to me that he signed it voluntarily for its stated purpose, as the
duly authorized officer of said corporation



Erica Marie Calligan
(official signature and seal of notary)
ERICA MARIE CALLIGAN
MY COMMISSION EXPIRES: July 23, 2015


NOTRUSTEES CERTIFICATE

**A N A N
O F F I C I A L O F F I C I A L**

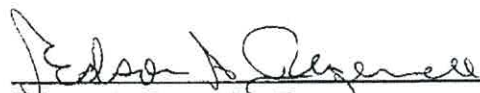
We, **MELQUISEDEQUE REZENDE** and **EDSON A. REZENDE**, TRUSTEES of the **REZENDE REALTY TRUST**, u/d/t dated December 29, 2009 and filed with Norfolk Registry District of the Land Court as Document No. 1,191,363 as noted on Certificate of Title No. 179788, hereby certify and affirm that:

1. We are the current Trustees of Said Trust;
2. The Trust is in existence as of the date hereof and has not been altered, amended or revoked except as noted above and said Trust remains in full force and effect.
3. Pursuant to the terms of said Trust, the Trustees are authorized to execute a mortgage to The Milford National Bank and Trust Company on behalf of the Trust property known as 151 Maple Street, Bellingham, Massachusetts, for \$330,000.00, and to execute and deliver any and all documents necessary for said conveyance. This transaction is in accordance with Trust provisions of said Trust.
4. That there are no suits or actions in law or in equity now pending against the Trust.
5. The Trustee further certifies that none of the beneficiaries are minors nor incapacitated.

Witness Our Hands and Seals this 26th day of April, 2013.



**Melquise deque Rezende, Trustee
of the Rezende Realty Trust**




**Edson A. Rezende, Trustee
of the Rezende Realty Trust**

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 26th day of April, 2013, before me, the undersigned notary public, personally appeared **MELQUISEDEQUE REZENDE** and **EDSON A. REZENDE**, TRUSTEES of the **REZENDE REALTY TRUST**, proved to me through satisfactory evidence of identification, being (check whichever applies): Driver's License or other state or federal governmental document bearing a photographic image, Oath or Affirmation of a credible witness known to me who knows the above signatory, or My Own personal knowledge of the identity of the signatory, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.





**John P. Vignone, Notary Public
My Commission Expires: 9/3/2015**



TOWN OF BELLINGHAM

Assessment Administration Office
Municipal Center - 10 Mechanic Street
Bellingham, Massachusetts 02019
508-657-2862 * FAX 508-657-2894
Email: Assessors@bellinghamma.org
www.bellinghamma.org

July 28, 2021

**THE PROPERTY OWNERS LISTED HEREIN ARE THE KNOWN ABUTTERS TO
THE PROPERTY OWNERS:**

ABUTTER TO ABUTTER WITHIN 300 FEET OF MAP 26 PARCEL 2A

Property Address(es): 151 Maple St.
Bellingham, MA 02019

Owner of Record: Rezende Realty Trust
Melquisedeque Rezende-TR
151 Maple St.
Bellingham, MA 02019

Requested by: Rezende Realty Trust
151 Maple St.
Bellingham, MA 02019

ABUTTERS ATTACHED

Certified: 
Cheryl A. Hanly, Assessment Technician, MAA

ANP BELLINGHAM ENERGY COM
155 MAPLE ST
BELLINGHAM, MA 02019

ANP BELLINGHAM ENERGY COM
ATTN VISTRA STATE & LOCAL
PO BOX 219071
DALLAS, TX 75221-9071

ANP BELLINGHAM ENERGY COM
155 MAPLE ST
BELLINGHAM, MA 02019

BOCCI, JOHN
112 OAK ST
WALPOLE, MA 02081

GRAY WALL REALTY TRUST
ATTN MAPLE GATE COUNTRY C
160 MAPLE ST
BELLINGHAM, MA 02019

LMP PROPERTIES LLC
PO BOX 28
DOVER FOXCROFT, ME 04426

LMP PROPERTIES LLC
PO BOX 28
DOVER FOXCROFT, ME 04426

MAPLEGATE REALTY TRUST
SMITH, ROBERT E, TR
160 MAPLE ST
BELLINGHAM, MA 02019

TOWN OF BELLINGHAM
CONSERVATION COMMISSION
10 MECHANIC STREET
BELLINGHAM, MA 02019

TOWN OF BELLINGHAM
CONSERVATION COMMISSION
10 MECHANIC STREET
BELLINGHAM, MA 02019

 **COPY**



July 27, 2021

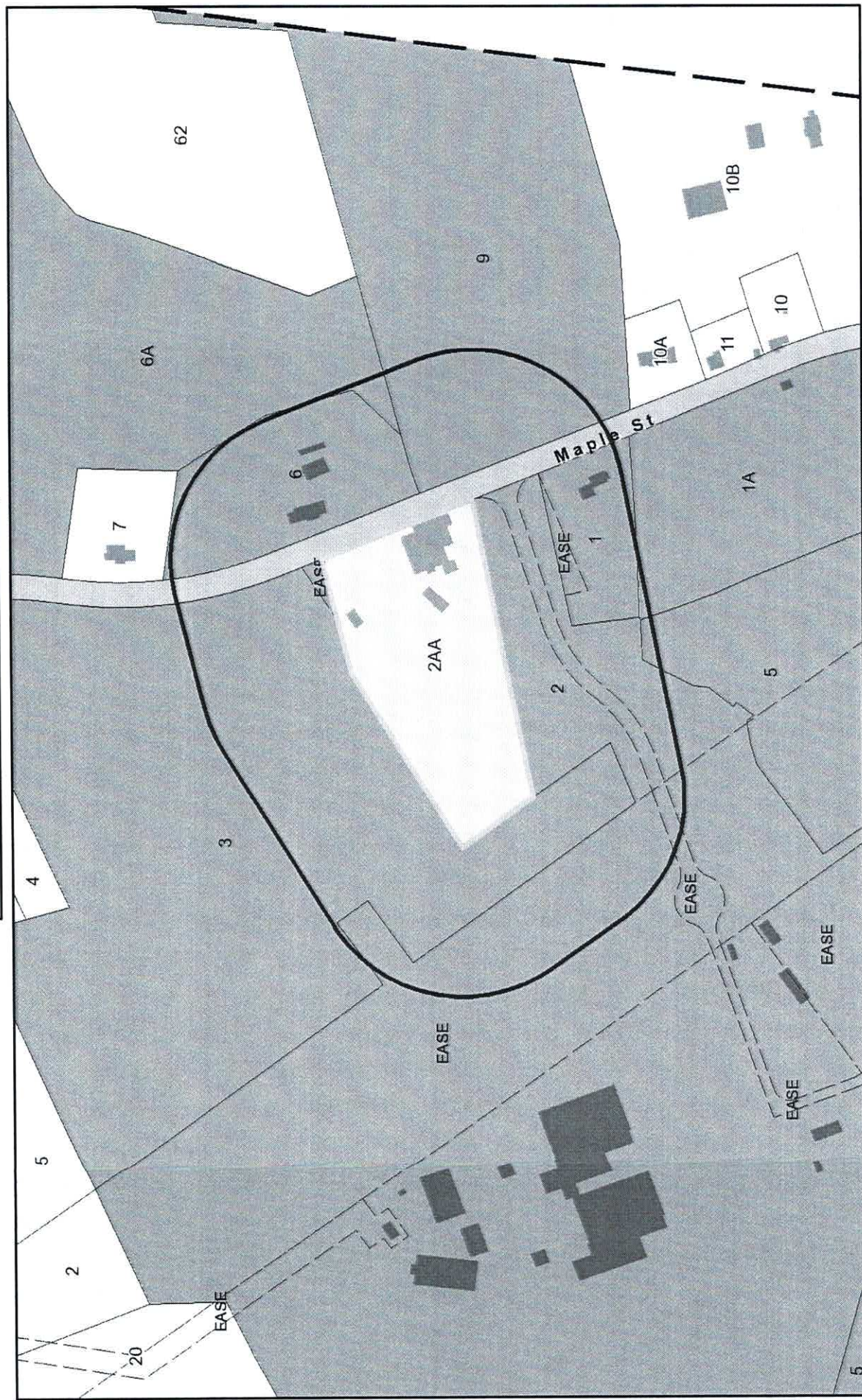


Bellingham, MA

1 inch = 279 Feet



www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

REZENDE REALTY TRUST
MELQUISEDEQUE REZENDE
EDSON A REZENDE
151 MAPLE ST
BELLINGHAM, MA 02019-3018

53-447/113
361
CHECK ARMOR
TRADE PROTECTION

07/06/21

PAY TO THE
ORDER OF

Town of Bellingham

\$ 150.00

one hundred fifty and 00/100 - ———— DOLLARS

MEMO

various permit fee - 151 maple st



AUTHORIZED SIGNATURE

⑈001014⑈ ⑈011304478⑈ 7361005163⑈

REZENDE REALTY TRUST

MELQUISEDEQUE REZENDE

1014

REZENDE REALTY TRUST
MELQUISEDEQUE REZENDE
EDSON A REZENDE
 151 MAPLE ST
 BELLINGHAM, MA 02019-3018

53-447/113
 361
 CHECK ARMOR
 FRAUD PROTECTION

07/06/21

PAY TO THE
 ORDER OF

Town of Bellingham

\$150.00

One hundred fifty and 00/100

DOLLARS

MEMO

Special perm. for 151 maple st

[Signature]

AUTHORIZED SIGNATURE

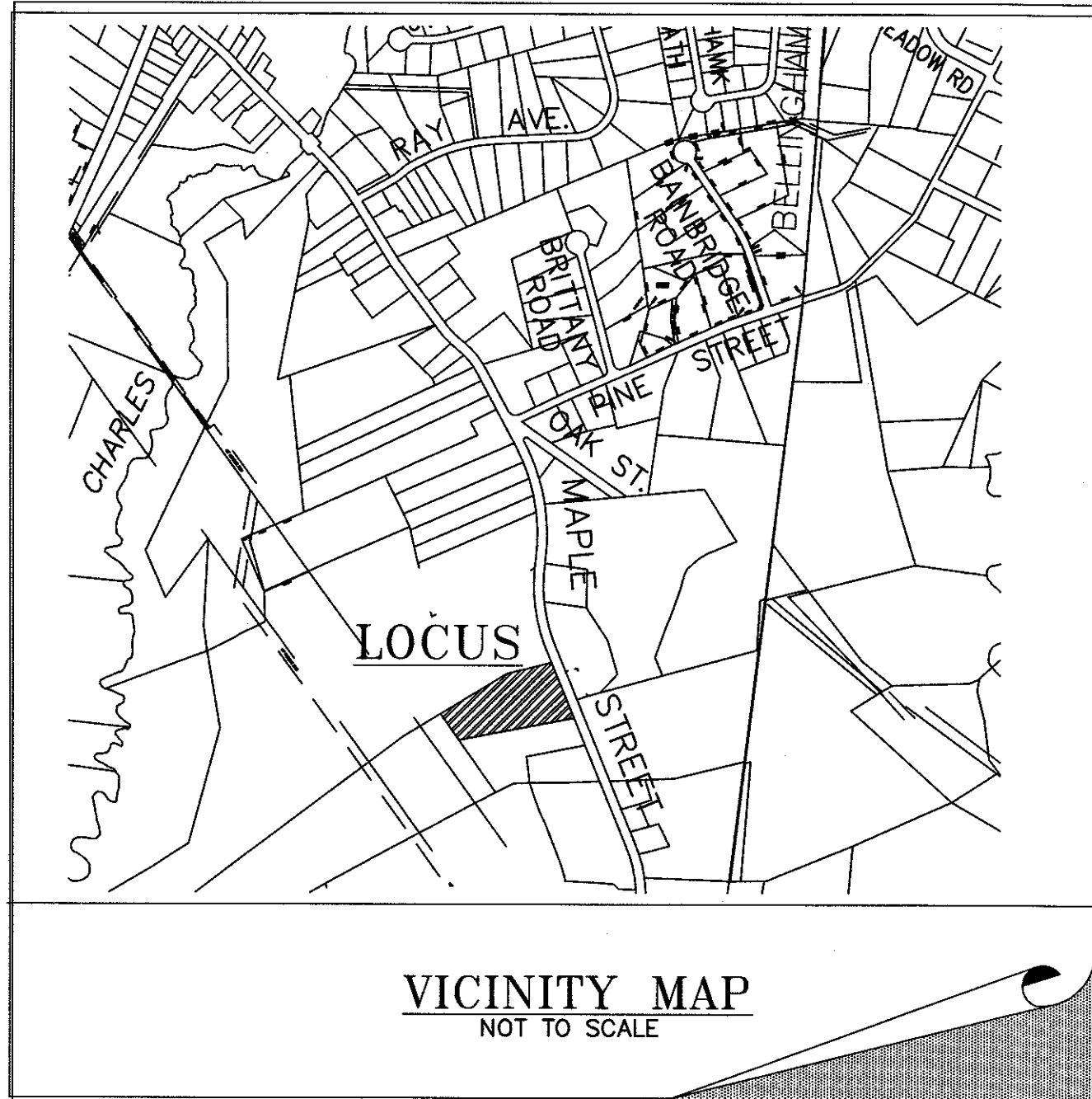
⑈001013⑈ ⑈011304478⑈ 7361005163⑈

REZENDE REALTY TRUST

MELQUISEDEQUE REZENDE

1013

Photo Safe Deposit
 Details on Back



- LEGEND
- | | |
|---------------------------|------------------------|
| CATCH BASIN | PROPOSED LIGHT POLE |
| DRAIN MANHOLE | UTILITY POLE |
| ELECTRIC MANHOLE | GUY WIRE |
| SEWER MANHOLE | SIGN |
| GAS VALVE | SEWER LINE |
| GAS SHUT OFF VALVE | DRAIN LINE |
| WATERGATE | WATER LINE |
| WATER SHUT OFF VALVE | GAS LINE |
| FIRE HYDRANT | ETC., TEL. CABLE |
| VERTICAL CONC CURB | OVERHEAD WIRES |
| RETAINING WALL | 25' WETLAND BUFFER |
| A.F.G. ABOVE FINISH GRADE | EP EDGE OF PAVEMENT |
| ARBORVITAE | X 000.0 SPOT ELEVATION |
| SHRUB | C.O. CLEAN OUT |
| TREE | ELECTRIC METER |

PARKING REQUIREMENTS

OFFICE = 4 SPACES PER KSF GFA
WAREHOUSE = 2 SPACES PER KSF GFA

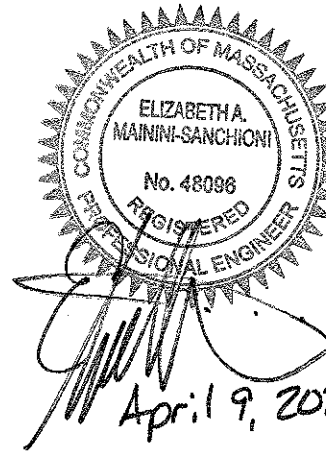
| | OFFICE SPACE | WAREHOUSE/GARAGE |
|--|-------------------|------------------|
| PROPOSED GARAGE | 1,000±SF. | 4000±SF. |
| REQUIRED SPACES FOR PROPOSED CONSTRUCTION GARAGE | 4 SPACES | 16 SPACES |
| EXISTING AREAS | | |
| EXISTING BUILDING #1 (GARAGE) | | 1124±SF. |
| EXISTING BUILDING #2 (GARAGE) | | 578±SF. |
| EXISTING BUILDING #3 (GARAGE) | | 765±SF. |
| EXISTING OFFICE TRAILER (TO BE REMOVED) | 661±SF. | |
| REQUIRED SPACES EXISTING STRUCTURES | 4 SPACES | 3 SPACES |
| PARKING SPACES REQUIRED | 4 SPACES | 19 SPACES |
| TOTAL PARKING REQUIRED= | 23 PARKING SPACES | |
| TOTAL PARKING PROVIDED= | 34 PARKING SPACES | |

ZONED SUBURBAN/SCENIC ROAD

| | REQUIRED | PROPOSED |
|----------------------|-----------|------------|
| MINIMUM LOT AREA | 40,000 SF | 165,650 SF |
| MINIMUM LOT FRONTAGE | 150' | 322.01' |
| MINIMUM YARDS | | |
| FRONT | 30' | 20.2' |
| SIDE | 15' | 79.9' |
| REAR | 20' | 529.8' |
| MAXIMUM BUILDING HT. | 35' | 35' |

PURPOSE OF PLAN

- TO OBTAIN A SPECIAL PERMIT TO ALTER A PRE-EXISTING NON-CONFORMING USE (LANDSCAPING CONTRACTOR /CONTRACTOR YARD) BY CONSTRUCTING A 5,000 SF. GARAGE AND ASSOCIATED PARKING WITHIN A SUBURBAN ZONING DISTRICT.
- TO OBTAIN A VARIANCE FROM SECTION 240-40 INTENSITY USE SCHEDULE TO ALLOW 20.2 FT FRONT YARD WHERE 30 FT. IS REQUIRED.



APPROVED DATE:

BELLINGHAM ZONING BOARD

BEING A MAJORITY

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. PRIOR TO EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE{7233}.

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

OWNER/APPLICANT

THE REZENDE REALTY TRUST
MELQUISEDEQUE REZENDE
151 MAPLE STREET
BELLINGHAM, MA.

A.M. 26 PARCEL 2AA

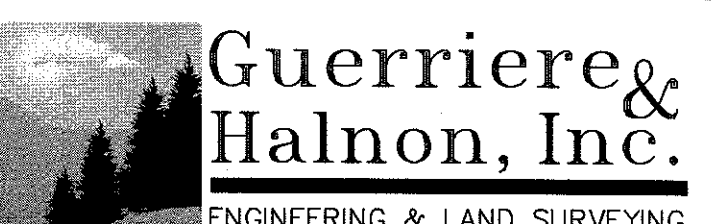
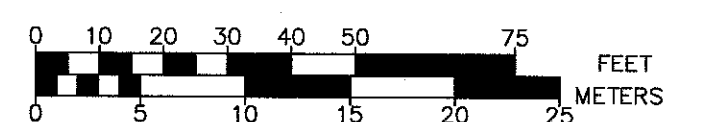
M. COELHO
LANDSCAPING INC.

SPECIAL PERMIT
AND VARIANCE
PLOT
PLAN OF LAND
151 MAPLE STREET

BELLINGHAM
MASSACHUSETTS
APRIL 16, 2021

DATE REVISION DESCRIPTION

GRAPHIC SCALE: 1"=30'



55 WEST CENTRAL ST. PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gandhengineering.com

SHEET 1 OF 1

JOB NO. G-9933