



BELLINGHAM ZONING BOARD

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

RECEIVED
TOWN OF BELLINGHAM
2020 SEP -9 P 3:17
OFFICE OF THE
TOWN CLERK

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, no in-person attendance of members of the public will be permitted at this meeting. This meeting will be accessible to the public via the Zoom online option. Instructions can be found at www.bellinghamma.org.

September 9, 2020

Public Hearing

The Bellingham Zoning Board of Appeals will hold a Public Hearing on October 1, 2020 at 7:00 PM remotely via the zoom online option for the request of a Special Permit (Section 240-74) for a Family Apartment on the premises of 3 Edgewood Road, Bellingham, MA, Assessor's Map 0083 Lot 0106. This property is zoned Residential. Owners and applicants are Mr. and Mrs. Joseph Lyons, 3 Edgewood Road, Bellingham, MA. 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.


Brian Wright
Chairman

Milford Daily News 9/17/2020 and 9/24/2020

3
RECEIVED
TOWN OF BELLINGHAM
2020 AUG 21 A 8:33

SPECIFY TYPE OF APPLICATION

Appeal

Special Permit

Variance

OFFICE OF THE
TOWN CLERK

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) Mr. & Mrs. Joseph Lyons

Signature Joseph Lyons

Email Jtkirish4@verizon.net

2. Address 3 Edgewood Road Phone 508-883-7181

3. Property

Owner Mr. & Mrs. Joseph Lyons

Signature Joseph Lyons

Email Jtkirish4@verizon.net

4. Address 3 Edgewood Road Phone 508-883-7181

5. Address of Subject

Premises 3 Edgewood Road

If no address, description of
property _____

6. Dimensions of Lot:

Frontage 80.5 ft Depth 213' +/-

Area 24,129 sf +/- Lot Width 80.5' +/-

7. What zoning district(s) is the subject premises located? Residential (R)
8. Assessor's Map 83 Lot 106
9. Describe proposed activity:
Demolition of 300 +/- sf existing seasonal porch and construct a 24'W x 36'L single-story home addition for use as a family apartment.
10. Cite (sub) section(s) of the Zoning Ordinance under which application is made:
Special permit application is made under Section 240-31 Use Regulations Schedule: to permit a family apartment in the Residential (R) Zoning District and Section 240-74- Family Apartment
11. Are there any buildings on the premises (if so, please describe them including their dimension)?
Yes, an existing single story residential home (24'W x 56'L) currently resides on the subject property.
12. Describe the subject premises (terrain, septic system, description of area, etc.) The subject site is approximately 24,100 sf in area and is occupied by a single-family home (24'W x 56'L). The property is serviced by municipal water and sewer services. Topography of the property slopes gently from Edgewood Road to the rear of property at an approximate gradient of 3%.
13. How long have you owned the subject premises?
22 years
14. What is the present use of the subject premises? Residential home
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: Joseph A. Lyons & Teresa Lyons
 Signature Joseph A. Lyons Date 8-16-2020

Applicant: _____
 Signature _____ Date _____

Effective 8/2017

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

Town Collector: JG Date: 8/21/2020

Response to Question 15:

A Special Permit is being requested to permit the construction of an 864 +/- sf home addition (approximate dim. 36'L x 24'W) which will be utilized as a family apartment for use by the applicant's mother. The applicant's mother has required increased care and supervision over the past year. The construction of a family apartment will allow the applicant greater flexibility to provide care for their mother as well as provide their mother with the independence she desires.

RJO'CONNELL & ASSOCIATES, INC.

CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS

80 Montvale Ave., Suite 201

Stoneham, MA 02180

phone 781-279-0180

fax 781-279-0173

RECEIVED
TOWN OF BELLINGHAM
2020 AUG 21 A 8:38
OFFICE OF THE
TOWN CLERK

August 21, 2020

Mr. Brian Wright
Town of Bellingham
c/o Zoning Board of Appeals
10 Mechanic Street
Bellingham, MA 02019

Via Hand Delivery

Regarding: 3 Edgewood Road
Special Permit Application – Family Apartment

Dear Mr. Wright:

On behalf of the Project Applicant, Mr. & Mrs. Joseph Lyons, RJ O'Connell & Associates (RJOC) respectfully submits for the Zoning Board of Appeals (ZBA) consideration a special permit application seeking approval to construct a 864+/- sf home addition for use as a family apartment as defined under Article VI, Section 240-32 – Definitions of the zoning ordinance for property located at 3 Edgewood Road.

The home addition is to be utilized by the Applicant's mother in order to provide the care she needs as well as provide the independence she desires.

The ZBA has the authority pursuant to Article IV Section 240-25 to grant said special permit provided that the proposed use will not have an adverse effect on either the neighborhood and/or the Town's infrastructure. The ZBA's decision on said application shall consider the following:

A. Special, Economic or Community Needs which are Served by the Proposal:

The construction of a 864+/- sf home addition will be utilized as a family apartment for use by the Applicant's mother, who has required increased care and supervision over the past year. The construction of a family apartment will allow the Applicant greater flexibility to provide the prerequisite care for their mother as well as provide her with the independence she desires.

B. Traffic Flow and Safety

The construction of a 864 +/- sf home addition will not result in a net increase in traffic to the surrounding roadway network. The Applicant proposes to expand their driveway to accommodate an additional vehicle.

C. Adequacy of Utilities and Other Public Services:

The property is currently serviced by municipal water and sewer services. The existing water and sewer services have adequate capacity to accommodate the planned home expansion.

D. Neighborhood Character and Social Structures:

The home addition has been designed to be in harmony and character of the existing neighborhood. The home addition will match the existing home architecture and building materials.

E. Qualities of the Natural Environment

The home addition has been designed such that there will be no adverse impacts to the natural environment or to the abutting properties. The home addition will be constructed to be in harmony and character of the surrounding neighborhood.

F. Potential Fiscal Impact

The construction of the home addition is anticipated to result in increased revenues for the Town in the form of higher property taxes.

The Applicant's are aware and amendable that if a special permit is granted, the ZBA may impose certain conditions to said permit as outlined under Article XII, Section 240-74- Family Apartments.

To assist the ZBA with its review of the Project Applicant's special permit application, RJOC submits the following:

1. Two (2) copies of Special Permit Application (original signatures)
2. Nine (9) copies of Site Plan titled "Site Plan for Home Addition," prepared by RJ O'Connell & Associates, dated August 14, 2020, dwg. No. SP-1.
3. Nine (9) copies of Architectural Plans titled "Proposed In-law Addition at 3 Edgewood Drive," prepared by Robert L. Derocher, dated June 30, 2020, 4 sheets total.
4. Certified list of abutters.
5. Check in the amount of \$150.00 payable to the Town of Bellingham, Special Permit Filing Fee.

I trust the Special Permit application and supporting documents will meet with the ZBA's approval such that said application can be taken up at its October 1, 2020 meeting. Upon the ZBA's review, should there be any questions and/or comments, please do not hesitate to contact me at 781-279-0180, ext. 103.

Sincerely,

RJO'CONNELL & ASSOCIATES



Brian P. Dundon, PE
Vice President



Bellingham, MA

1 inch = 139 Feet

CAI Technologies
Precision Mapping. Operational Solutions.

0 139 278 417

August 11, 2020



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.

BIRDIE P REALTY TRUST
JOHN R PLATT SR & ROBERTA
6 EDGEWOOD RD
BELLINGHAM, MA 02019

FEGAN, ALBERT + FLORENCE
4 PRAIRIE ST
BELLINGHAM, MA 02019

PERKINS KURT E & JULIANNE
7 EDGEWOOD RD
BELLINGHAM, MA 02019

CARR MICHAEL B & LESLIE C
20 LIZOTTE DR
BELLINGHAM, MA 02019

GLOSTER, JOHN & JUDY
12 PRAIRIE ST
BELLINGHAM, MA 02019

PERRY, WALTER A + PAMELA
53 CENTER ST
BELLINGHAM, MA 02019

CHEVALIER GERARD L & LAUR
61 CENTER ST
BELLINGHAM, MA 02019

HEBERT KERRIE M
12 EDGEWOOD RD
BELLINGHAM, MA 02019

PULTZ, KENNETH S & TAMARA
41 CENTER ST
BELLINGHAM, MA 02019

COCHRANE, THOMAS & LORI
40 CENTER ST
BELLINGHAM, MA 02019

HENRY, CHRISTINA E
60 CENTER ST
BELLINGHAM, MA 02019

RESTO, CARLOS D & LINDSEY
75 CENTER ST
BELLINGHAM, MA 02019

COLEMAN, DANIEL & KIMBERL
80 CENTER ST
BELLINGHAM, MA 02019

LAMBERT, EDWARD
LAMBERT, DANIELLE L
5 MORIN DR
BELLINGHAM, MA 02019

RORRIE CARL G
71 CENTER ST
BELLINGHAM, MA 02019

CURTIS, DANIEL J + JOANNE
PERRY, WALTER + PAMELA
57 CENTER ST
BELLINGHAM, MA 02019

LARSON, MATTHEW C
77 CENTER ST
BELLINGHAM, MA 02019

SCHROEDER, CYNTHIA
15 EDGEWOOD RD
BELLINGHAM, MA 02019

CURTIS, DANIEL J + JOANNE
57 CENTER ST
BELLINGHAM, MA 02019

LYNCH, DANIEL &
LYNCH, RACHEL CHRISTINE
9 MORIN DR
BELLINGHAM, MA 02019

ST AMAND CRAIG M
70 CENTER ST
BELLINGHAM, MA 02019

DAISEY, ADRIANA M
16 LIZOTTE DR
BELLINGHAM, MA 02019

OGRADY, THOMAS J JR
16 EDGEWOOD RD
BELLINGHAM, MA 02019

STRITTMATTER, PAUL E SR
STRITTMATTER, PAUL E JR
18 PRAIRIE ST
BELLINGHAM, MA 02019

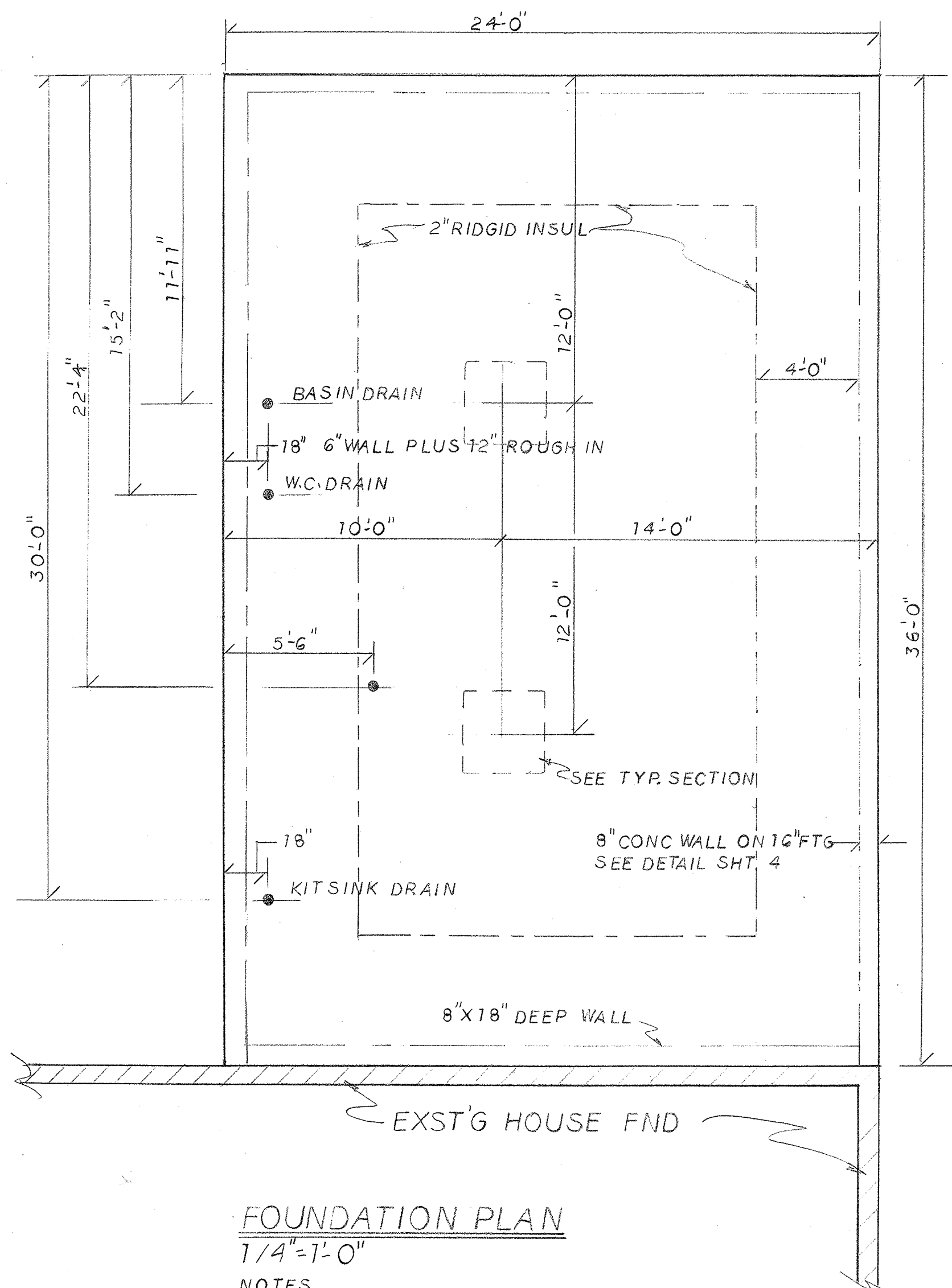
DUNBAR, DAVID C & IRENE M
50 CENTER ST
BELLINGHAM, MA 02019

OHARA, MICHAEL J JR-L/E
OHARA, LINDA M-L/E
38 CENTER ST
BELLINGHAM, MA 02019

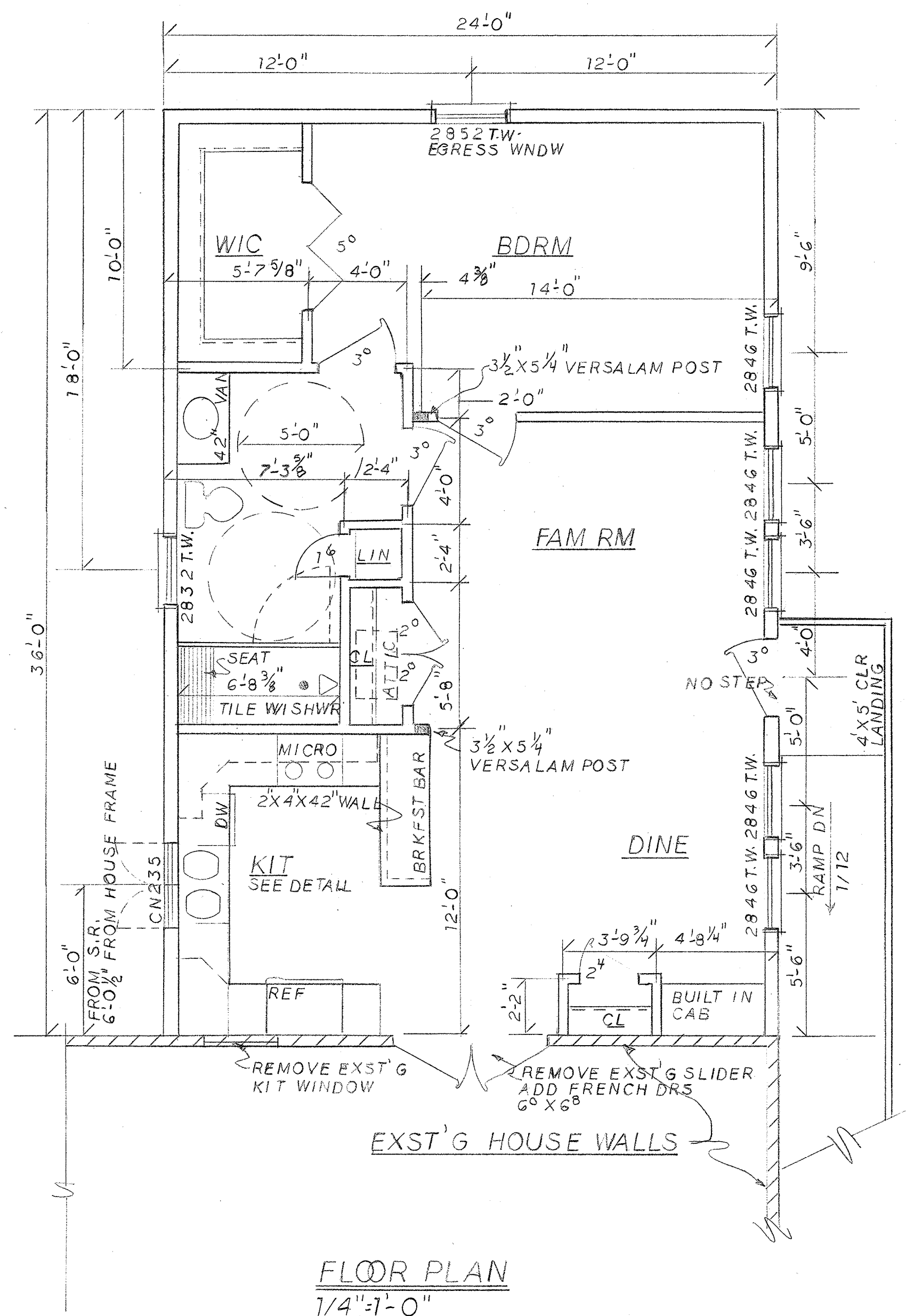
EGAN, NANCY L
13 MORIN DR
BELLINGHAM, MA 02019

PAXTON CARL J
14 LIZOTTE DR
BELLINGHAM, MA 02019





- NOTES
1. IT IS THE RESPONSIBILITY OF THE BUILDER TO CONSTRUCT THIS HOME TO THE LATEST STATE AND LOCAL CODES AND TO VERIFY ALL DIMENSIONS. SHOULD ANY DISCREPANCIES BE FOUND, THIS DESIGNER MUST BE NOTIFIED BEFORE STARTING CONSTRUCTION.
 2. ALL STRUCTURAL DETAILS TO BE VERIFIED BY AN ENGINEER.
 3. GROUND SNOW LOAD 55 PSF.
 4. BASIC WIND SPEED 100 MPH REFER TO WFCM GUIDE FOR ADDITIONAL INFO
 5. WINDOW OPENINGS TO BE 18" MIN A.F.F.
 6. ALL WINDOW R.O.'S PER ANDERSON TILT WASH.
 7. THIS HOME TO BE A.D.A. COMPLIANT.
 8. ADD 5/8" FIRE CODE S.R. TO EXST'G GARAGE WALL @ ADDITION AS NEEDED.



NOTES
508-697-7421

DESIGNED BY
ROBERT L. DEROCHE
BRIDGEWATER, MA. 02324

PROPOSED INLAW ADDITION AT
3 EDGEWOOD DRIVE
BELLINGHAM, MA. 02019

REV

SCALE
AS SHOWN

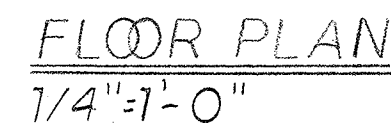
DATE
6-30-20

DWG NO.
063020B

SHT
2 OF 4



1. ALL CONC TO BE 3000 PSI
2. PLUMBER TO CONFIRM ALL DRAIN LOCATIONS
3. TOP OF SLAB TO MATCH EXST'G ADJACENT HOUSE
SLAB @ SLIDER.



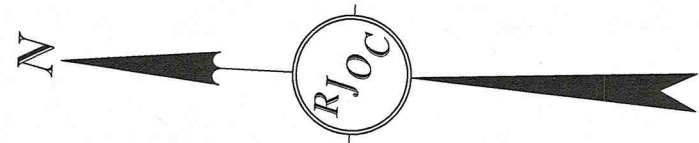
1. IT IS THE RESPONSIBILITY OF THE BUILDER TO CONSTRUCT THIS HOME TO THE LATEST STATE AND LOCAL CODES AND TO VERIFY ALL DIMENSIONS, SHOULD ANY DISCREPANCIES BE FOUND, THIS DESIGNER MUST BE NOTIFIED BEFORE STARTING CONSTRUCTION.
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DESIGNED BY
ROBERT L. DEROCHE
BRIDGEWATER, MA. 02324

PROPOSED INLAW ADDITION AT
3 EDGEWOOD DRIVE
BELLINGHAM, MA. 02019

SHT
2 OF 4

Drawing name: G:\MA\Bellingham3 Edgewood Drive\Survey\DWG-C-1 Existing Conditions Site Plan.dwg
Aug 12, 2020 - 16:20pm



PAPER STREET

60 CENTER STREET
N/F
CHRISTINA E HENRY
MAP 83, PARCEL 100

50 CENTER STREET
N/F
DAVID C & IRENE M DUNBAR
MAP 83, PARCEL 107

40 CENTER STREET
N/F
THOMAS & LORI COCHRANE
MAP 83, PARCEL 108

6 EDGEWOOD ROAD
N/F
BIRDIE P REALTY TRUST & JOHN
R & ROBERTA J PLATT SR.
MAP 83, PARCEL 109

12 EDGEWOOD ROAD
N/F
KERRIE M HERBERT
MAP 83, PARCEL 110

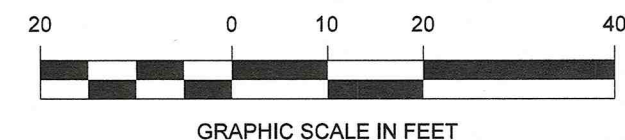
16 LIZOTTE DRIVE
N/F
ADRIANNA M DAISEY
MAP 83, PARCEL 102

7 EDGEWOOD ROAD
N/F
KURT E & JULIANNE L PERKINS
MAP 83, PARCEL 105

TOTAL LOT AREA:
24,129.48 SF±
0.55 AC.±
MAP 83, PARCEL 106

7 EDGEWOOD ROAD

EDGEWOOD ROAD



ZONING CHART		
ZONING CLASSIFICATION: RESIDENTIAL (R). FAMILY APARTMENT REQUIRES SPECIAL PERMIT APPROVAL FROM THE BOARD OF APPEALS.		
	REQUIRED	PROVIDED
LOT AREA	40,000 SF	24,129.48 SF ⁽¹⁾
LOT FRONTAGE	150 FT	80.5 FT ⁽¹⁾
FRONT YARD SETBACK	20 FT	38.92 FT
SIDE YARD SETBACK	10 FT	14.59 FT
REAR YARD SETBACK	20 FT	170.03 FT
BUILDING HEIGHT	35 FT	14 FT

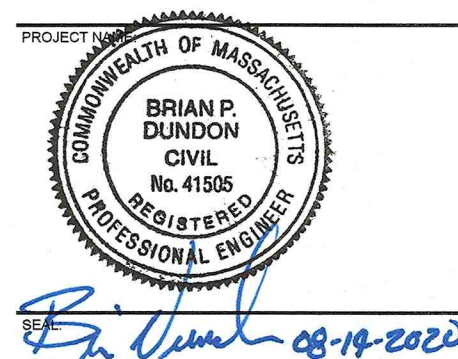
(1) = EXISTING NON-CONFORMING

RJOC

DATE	REVISION	NO.
08/14/2020	ZBA SPECIAL PERMIT SUBMISSION	1

PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
85 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
PHONE: 781-278-0180 RJOCONNELL.COM

PREPARED FOR:
MR. & MRS. JOSEPH LYONS
3 EDGEWOOD DRIVE
BELLINGHAM, MA 02019



DESIGNED BY: BPD
DRAWN BY: WJH
REVIEWED BY: BPD
SCALE: 1" = 20'
DATE: 08/14/2020
DRAWING NAME:

SITE PLAN FOR HOME ADDITION

DRAWING NUMBER: **SP-1**

PROJECT NUMBER:

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