



BELLINGHAM ZONING BOARD

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

August 9, 2021

Public Hearing

The Bellingham Zoning Board of Appeals will hold a Public Hearing on September 2, 2021 at 7:00 PM in the Arcand Meeting Room, 10 Mechanic Street for a variance, to the Intensity of Use Schedule, Section 240-40 to allow for an office use within a Residential zone that would otherwise not be allowed at the property of 700 Pulaski Boulevard, Bellingham, MA Assessor's Map 87 Lot 23A. This property is zoned Residential.

Applicant is Chris Lonoue, 295 Lincoln Street, Blackstone, MA 01504 and Owner Frank Towle, 700 Pulaski Boulevard, Bellingham, MA 02019. 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 on the Zoning Board page. Anyone wishing to be heard shall attend at the time and place above.

Brian Wright
Chairman

Milford Daily News 8/19/2021 and 8/26/2021

RCV AUG 5 '21 AM9:49:54
BELLINGHAM TOWN CLERK

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

Use
Variance

1. Petitioner
(type/print) Chris Lanoue
Signature Chris Lanoue
Email ADCSeptic@gmail.com
2. Address 295 Lincoln st Blackstone Phone 508-883-9000
3. Property
Owner Frank Towle
Signature Frank Towle
Email _____
4. Address _____ Phone _____
5. Address of Subject
Premises 700 Pulaski Blvd
- If no address, description of
property _____
6. Dimensions of Lot:
• Frontage 125' Depth 221'
Area 26K 50' Lot Width 125'

7. What zoning district(s) is the subject premises located? S
8. Assessor's Map 87 Lot 23A
9. Describe proposed activity:
OFFICE and parking of 2 Trucks inside the building.
10. Cite (sub) section(s) of the Zoning Ordinance under which application is made:
11. Are there any buildings on the premises (if so, please describe them including their dimension)?
Yes
12. Describe the subject premises (terrain, septic system, description of area, etc.) Lot is level with a 3 bay garage and office with two bathrooms. The building has City sewer and water.
13. How long have you owned the subject premises?
In process of purchasing
14. What is the present use of the subject premises? Storage/office/
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: Frank Taul

Signature [Signature] Date 8-2-21

Applicant: Chris Lanoue

Signature [Signature] Date 8-3-21

Effective 8/2017

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

Town Collector: _____ Date: _____

120.51'

116.87'

205.42'

704

87-23

39,664 SF

87-23A

20,000 SF

141.38'

39.54'

74.93'

700

48.02'

221.86'

46.42'

LIBERTY ST

164.81'

690

125.00'

PULASKI BLVD

100'

7-5

2,000 SF

87-6

11,390

SF

183

59'

172'

FASE



295 Lincoln Street • Blackstone, MA 01504 www.ADCSeptic.com 508-883-9000 • ADCSeptic@gmail.com

To: Bellingham Zoning Board

From: Chris Lanoue

Date: August 3, 2021

Re: Zoning Variance

I'm writing this letter to explain my request for a zoning variance at 700 Pulaski Blvd. The building consists of a 3-bay garage with an office. The building was in the past an auto body shop and the current owner relocated the business and has left this building vacant for the past few years. This variance permit has since lapsed and is in a residential zone. I would like to note that this area of Pulaski Blvd has more businesses than residential homes.

I'm looking for a variance in order to use the building as an office and use two of the bay stalls for parking. I have plans of parking two trucks in the building at night and weekends and have an office open to the public. The exterior of the building and lot will be kept clean and free of vehicle and or equipment.

The current condition of the building and lot is overgrown and decaying. I'm looking to beautify the property with new siding on the building, new garage doors and a new vinyl fence and upscale exterior lighting.

I would like to use this location as an office and have business hours of 8 to 5 Monday thru Friday and 8 to 12 as needed on Saturday's. During these hours the two vehicles parked in the bays will be removed and gone for the entire day on their daily routes and when they return, they will be parked back in the building, no other work will be conducted on site. The office will be open to the public to make appointments, pay bills, inquire for services offered. Dedicated parking for customer will be on the south side of the lot with designated lined spots. The building and lot will be under constant surveillance with security cameras.

As the owner of ADC Septic, we service the Town of Bellingham's Residents along with Town Offices. I have selected to open an office in Bellingham to better serve the residents and have a professional office to better serve all of our customers.



295 Lincoln Street • Blackstone, MA 01504 www.ADCSeptic.com 508-883-9000 • ADCSeptic@gmail.com

I also have a non-profit organization which this office will service. The ADC Initiative is my non-profit and in 2014 my late wife Laura passed away from cancer and with the help of my family we started this. We take donations and do fundraisers to help local families with cancer, a few past donations were buying a mattress for a breast cancer patient, A Christmas donation to a family with 2 members suffering from cancer, installed a driveway to a gentleman with bone cancer, etc.... We work with Dana Farber in Milford and have a web site with an application. Having 700 Pulaski will give us a public location to boost this incredible organization.

I Thank you for the time and consideration of obtaining the proper variance.