



# BELLINGHAM ZONING BOARD

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

## SPECIFY TYPE OF APPLICATION

(circle)

*Appeal*

**Special Permit**

*Variance*

### 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) Peter T. Bethoney, as assignee

Signature Peter T. Bethoney

Email pbethoney@yahoo.com

Address 15 Barber Street, Medway, MA 02053

Phone 617-594-8358

**Property Owner:** Estate of Cynthia M. Masse, Christine M. Masse, Personal Representative

Signature Cynthia M. Masse

Email Christine M. Masse P.R.

Address 68 Robinwood Road, Dedham, MA 02026

Phone \_\_\_\_\_

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 ft.      **Depth:** 148 ft. and 131 ft.  
**Area:** 31,625 sq. ft.      **Lot Width:** 200 ft.

**Zoning District(s) subject premises located:** Residential

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

### Describe proposed activity:

Storage of vehicles, RV, boat and other types of vehicles in the form of seasonal or long term rental where vehicles would be stored beginning in the fall/winter and removed in the spring and limited used at a sale of five vehicles at a time by appointment only and all vehicles stored in the building with no vehicles outside the building.

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

Yes. There is a 9,000 sq. ft. butler style metal building on the premises used as a warehouse in the past as a pre-existing non-conforming use.

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

The terrain is flat. As mentioned above there is a 9,000 sq. ft. butler style metal building on the property. The property has been operated in the past as a wholesale restaurant distribution supply company. There is ample onsite parking. The property is currently under a special permit. The prospective buyer wants to use it for a warehouse and/or car, boat storage which would be similar use in the form of a warehouse as it is presently being used along with limited used car sales as mentioned above.

### How long have you owned the subject premises?

The applicant does not own it at the present time but has an outstanding purchase and sale agreement for the purchase of the subject premises contingent upon the use for storage for equipment and vehicles, RVs and boats

### What is the present use of the subject premises?

Warehouse, storage, wholesale restaurant equipment

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

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:** Estate of Cynthia M. Masse, Christine M. Masse, Personal Representative

Signature Christine M. Masse P.R.      Date 7-18-22

**Applicant:** Peter J. Bethoney

Signature Peter J. Bethoney      Date 7-18-22

Effective 8/2017

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

Pursuant to Section 240-30 of the Town of Bellingham Zoning By-Law, pre-existing non-conforming structures or uses may be extended, altered, or changed in use on special permit from the Board of Appeals if the Board of Appeals finds that such extension or alteration or change would not be substantially more detrimental to the neighborhood than the existing non-conforming use.

The Petitioner submits that the proposed use is similar to the use as a storage facility, as in the past the storage has been of restaurant supplies and the proposed use is to store vehicles in the form of automobiles, RVs, boats, motorcycles, on a seasonal basis so that vehicles would be stored in the fall/winter and removed in the spring. The Petitioner also seeks the ability to sell used automobiles on a limited basis, i.e. only five vehicles at a time by appointment only with all vehicles being stored in the building at all times. If the Board finds that it is not a similar use the Petitioner would submit that the non-conforming structure and use of the lot will not be substantially more detrimental to the neighborhood than the existing non-conforming use. The present use of a wholesale restaurant supply company certainly has more traffic in and out of it on a daily basis than would the proposed use as a vehicle storage use. The vehicle storage use would have minimal visits in a particular day or week as most of the storage will be seasonal storage so that in the fall there will be vehicles coming in and in the spring, there will be vehicles coming out. Other than that, there will be very little traffic in and out of the subject property. The Petitioner submits that the use of storage would be the same except it would be a different type of storage but storage, nevertheless. The Petitioner also requests the Board to consider used automobile sale with a limit of 5 vehicles to be stored in the building but at present there is not a used car license available in the Town of Bellingham.