



# BELLINGHAM ZONING BOARD

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

## **Bellingham Zoning Board of Appeals Public Hearing**

The Bellingham Zoning Board of Appeals will hold a Public Hearing on March 2, 2023 at 7:00 PM for the request of a Special Permit Family Apartment (Section 240-74) on the premises of 9 Fairway Drive., Bellingham, MA, Assessor's Map 99 Lot 13. This property is zoned residential.

The Applicant and owner is Nicholas Leighton, 9 Fairway Drive, 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](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

RCV FEB 1 '23 PM1:43:46  
BELLINGHAM TOWN CLERK



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(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 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 checked="" 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) NICHOLAS LEIGHTON  
**Signature** Nick  
**Email** nleighton49@yahoo.com  
**Address** 9 FAIRWAY DRIVE **Phone** 308-648-7281

**Property Owner:** SAME AS ABOVE  
**Signature** \_\_\_\_\_  
**Email** \_\_\_\_\_  
**Address** \_\_\_\_\_ **Phone** \_\_\_\_\_

**Address of Subject Premises** 9 FAIRWAY DRIVE

If no address, description of  
property \_\_\_\_\_



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**Dimensions of Lot:**

Frontage: \_\_\_\_ Depth: \_\_\_\_  
Area: \_\_\_\_ Lot Width: \_\_\_\_

**Zoning District(s) subject premises located:** \_\_\_\_

**Assessor's Map:** \_\_\_\_ **Lot:** \_\_\_\_

**Describe proposed activity:**

convert basement into in-law living space

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

NO

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

**How long have you owned the subject premises?** 4 years  
**What is the present use of the subject premises?** BASEMENT SOURCE

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

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:** NICHOLAS LEIGHTON  
**Signature** Nich **Date** 2/1/2023

**Applicant:** NICHOLAS LEIGHTON  
**Signature** Nich **Date** 2/1/2023

Effective 8/2017

Please note: This application cannot be processed  
unless initialed by the Town Collector:  
Town Collector: NS Date: 2/1/23



## **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](mailto:Assessors@bellinghamma.org)  
[www.bellinghamma.org](http://www.bellinghamma.org)

January 31, 2023

THE PROPERTY OWNERS LISTED HEREIN ARE THE KNOWN ABUTTERS TO THE  
PROPERTY OWNERS AT **9 FAIRWAY DRIVE – BELLINGHAM, MA 02019**

### **ABUTTER TO ABUTTER WITHIN 300 FEET FOR THE ZONING BOARD**

**Property Address:** 9 Fairway Drive  
Bellingham, MA 02019

**Owner:** Nicholas Leighton  
9 Fairway Drive  
Bellingham, MA 02019

**Requested by:** Owner  
Map 99 Parcel 13

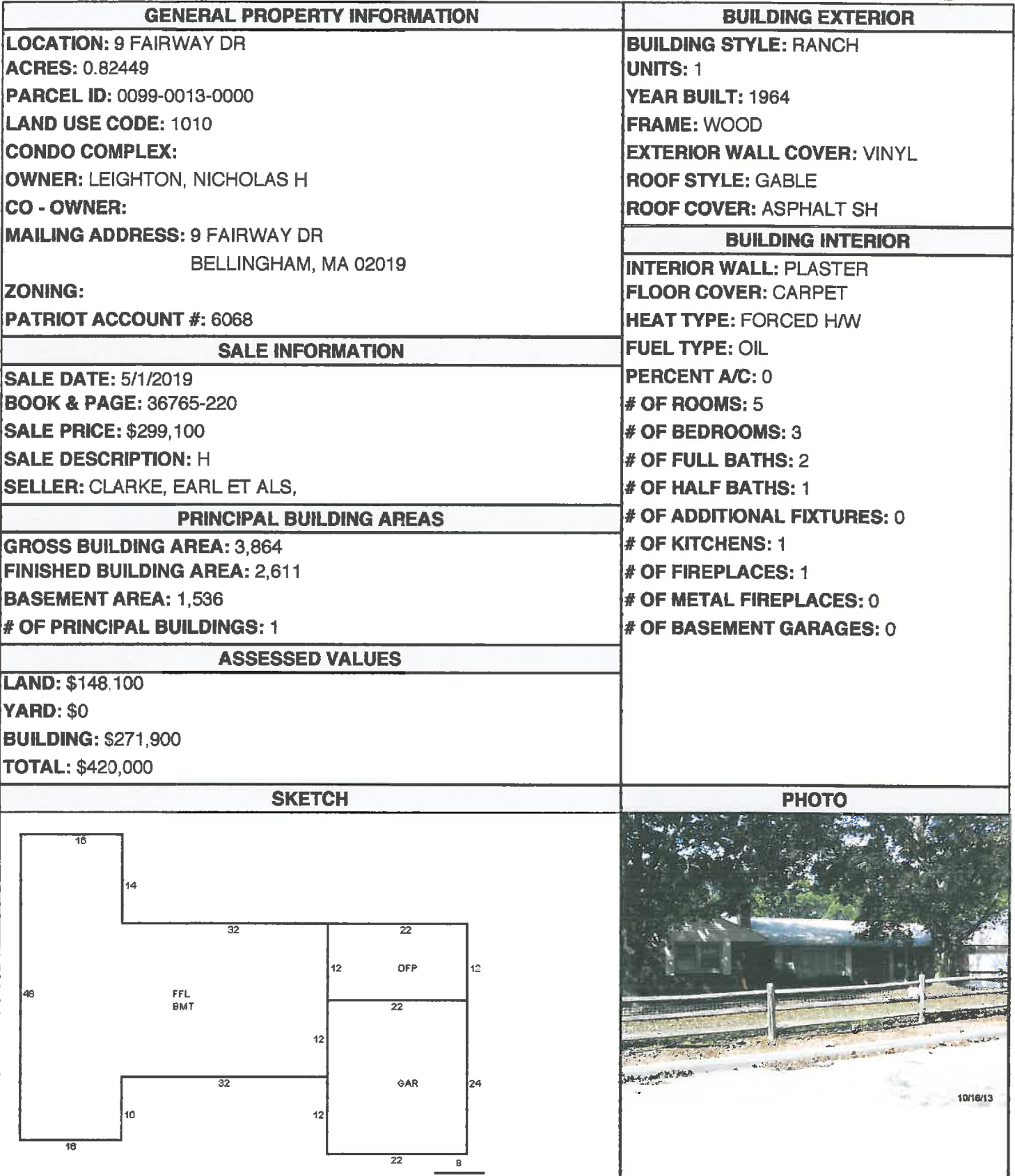
### **ABUTTERS ATTACHED**

Certified:

  
E.A. Cournoyer – Assessment Director

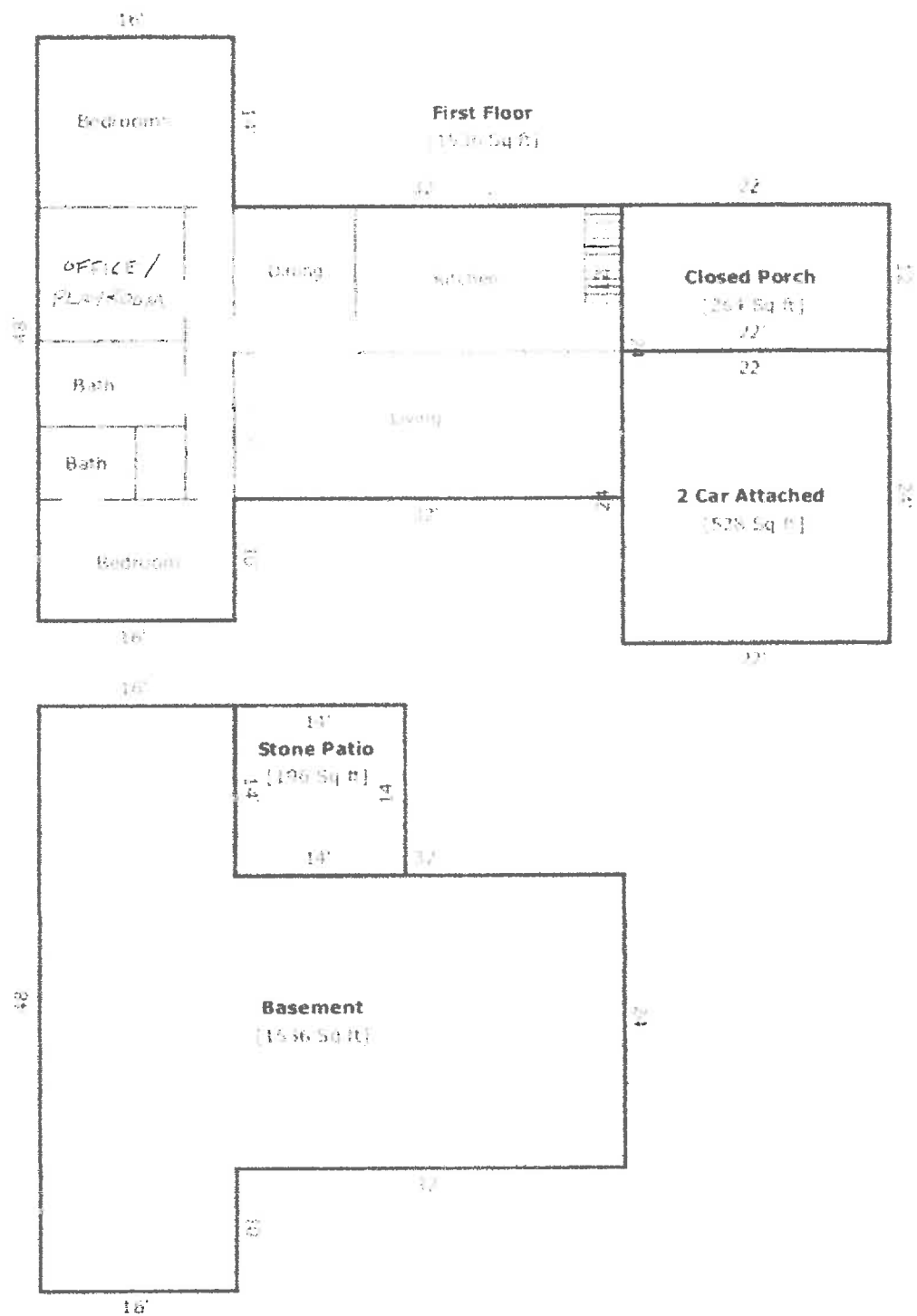


Town of Bellingham, MA



[www.cal-tech.com](http://www.cal-tech.com)

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#### Area Calculations Summary

| Living Area                         |            | Calculation Details                           |
|-------------------------------------|------------|-----------------------------------------------|
| First Floor                         | 1536 Sq ft | $16 \times 12 = 192$<br>$16 \times 48 = 768$  |
| <b>Total Living Area (Rounded):</b> |            |                                               |
| <b>Non-living Area</b>              |            |                                               |
| 2 Car Attached                      | 528 Sq ft  | $22 \times 24 = 528$                          |
| Closed Porch                        | 264 Sq ft  | $12 \times 22 = 264$                          |
| Stone Patio                         | 196 Sq ft  | $14 \times 14 = 196$                          |
| Basement                            | 1536 Sq ft | $24 \times 64 = 1536$<br>$16 \times 48 = 768$ |

NEW LIVING

BEDROOM

NEW STAIRS

NEW STAIRS

NEW STAIRS

NEW STAIRS

NEW STAIRS

NEW STAIRS

NEW STAIRS

NEW STAIRS

|               |           |    |
|---------------|-----------|----|
| JOB           | SHEET NO. | OF |
| CALCULATED BY | DATE      |    |
| CHECKED BY    | DATE      |    |
| SCALE         |           |    |

REVISION