



BELLINGHAM ZONING BOARD

10 MECHANIC STREET
BELLINGHAM, MASSACHUSETTS 02019

ZONING BOARD OF APPEALS MEETING MINUTES

Thursday, January 6, 2022

At

7:00 pm

VIA ZOOM

MEMBERS PRESENT

Brian Wright – Chairman
Peter Gabrielle – Vice Chairman
Brian T. Salisbury – Member
Rayan Shamas -Member
Arturo Paturzo – Member

ALSO PRESENT VIA ZOOM:

James S. Kupfer, Town Planner and Zoning Compliance Officer.
Tim Aicardi, Building Commissioner & Zoning Enforcement Officer

PUBLIC HEARING:

207 Mechanic Street – Variance Application:

The Chairman Wright opened the Zoning Board of Appeals meeting at 7:00 pm.

On a motion made by Art Paturzo, seconded by Peter Gabrielle, the Zoning Board voted by roll call to open the hearing for 207 Mechanic Street.

Roll Call Vote:

Peter Gabrielle	aye
Brian T. Salisbury	aye
Brian Wright	aye
Art Paturzo	aye
Rayan Shamas	aye

On a motion made by Art Paturzo, seconded by Peter Gabrielle, the Zoning Board voted by roll call to waive the reading of the public hearing notice.

Roll Call Vote:

Peter Gabrielle	aye
Brian T. Salisbury	aye
Brian Wright	aye
Art Paturzo	aye
Rayan Shamas	aye

The Board is in receipt of a variance application submitted by applicant , Peter March, 66 Gold Ledge Ave, Auburn, NH 03032 and Owner Four Corners Realty Trust – Volta Oil, 1 Roberts Road, Plymouth, MA 02360.

The variance is from the General Sign Prohibitions, Section 240-43A to allow for a sign that moves or flashes that would otherwise not be allowed at the property of 207 Mechanic Street, Bellingham, MA Assessor's Map 52 Lot 01. This property is zoned Industrial.

The applicant Peter March from New Hampshire Signs was present. The Board was provided with documents which included a narrative of the request and also photos.

The owner explained that the toggle time between message changes, member/non-member will be set to no less than 60 seconds. After discussion with the Building Inspector, this interval was changed to once every 50 seconds. The owner of the site has asked for a variance to modify this condition to change it to every 10-15 seconds. There was a photo of the sign shown. This is modeled after the Cumberland Farms sign. It was communicated that one can see the sign from about 500 ft. away in either direction.

The goal is to communicate the pricing of the gas clearly. There was a document presented about the hardship. This was reviewed by the applicant. The sign is currently manual, and the applicant wants to upgrade it to have it digital. The benefit is the owner can change prices from a remote location.

The Building Inspector was present at the meeting. It was that the applicant applied for a permit, and it was noted that the sign had flashing LED which is not allowed. The applicant wanted to do this with less time for flashing. The concern is that the new LED signs are bright, flashing and the brightness causes a hazard to drivers. The other gas stations in town are complying with the regulations.

The Board discussed the application and made the following comments:

- The hardship is being self-created by the type of sign the applicant is putting there.

Meeting Dates 2022:

On a motion made by Rayan Shamas, seconded by Brian Salisbury, the Zoning Board voted to accept the 2022 Meeting Dates as presented.

Roll Call Vote:

Peter Gabrielle	aye
Brian T. Salisbury	aye
Brian Wright	aye
Art Paturzo	aye
Rayan Shamas	aye

It was communicated to take the telephone numbers of members off the website.

Adjourn:

On a motion made by Peter Gabrielle, seconded by Brian Salisbury, the Zoning Board of Appeals voted by Roll Call vote to adjourn the meeting at 7:40 pm.

Roll Call Vote:

Peter Gabrielle	aye
Brian T. Salisbury	aye
Brian Wright	aye
Art Paturzo	aye
Rayan Shamas	aye

The meeting adjourned at 7:15 pm.

Respectfully Submitted,


Amy Sutherland

Recording Secretary

Approved 3.3.22