



BELLINGHAM ZONING BOARD

10 MECHANIC STREET
BELLINGHAM, MASSACHUSETTS 02019

Minutes of Meeting

Thursday, July 1, 2021

At

7:00 pm

MEMBERS PRESENT VIA ZOOM:

Brian Wright – Chairman
Peter Gabrielle – Vice Chairman
Brian T. Salisbury – Member
Jason Berthelette – Alternate Member

The meeting was held in person and also by zoom 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. **This meeting will be via the Zoom online option; see information and instructions at the end of the agenda.**

ALSO PRESENT:

James S. Kupfer, Town Planner and Zoning Compliance Officer
Amy Sutherland, Recording Secretary

On a motion made by Brian Wright, seconded by Peter Gabrielle, the Board voted by roll call to open the meeting.

Roll Call Vote:

Brian Wright	aye
Peter Gabrielle	aye
Brian T. Salisbury	aye

Continued Public Hearing 206 Mechanic Street:

The Chairman opened the hearing for the Variance for 206 Mechanic Street. This is a variance from the Use Schedule, Section 240-13, Section 240-61E(1), Parking Area Design and Location, Intensity of Use Schedule Section 240-40 to allow for a warehouse and distribution use within a Business 1 Zone. – Map 52, Lot 3.

The applicant is in the process of addressing the concerns of the Board from the last meeting. At applicant has requested a continuation to the August 5, 2021 meeting at which time they will supply responses to the Board.

On a motion made by Brian Salisbury, seconded by Peter Gabrielle, the Zoning Board of Appeals voted by Roll Call to continue the hearing to August 5, 2021.

Roll Call Vote:

Brian Wright	aye
Peter Gabrielle	aye
Brian T. Salisbury	aye

Continued Public Hearing:161 & 169 Maple Street:

The Board was informed that the hearing for 161 & 169 Maple Street was opened on June 17, 2021 and continued to this evening. The applicant is concerned with the lack of voting members since in order to overturn a decision you need 4/5 and the Board does not have some members present this evening. The applicant has requested to continue September 2, 2021.

On a motion made by Brian Salisbury, seconded by Peter Gabrielle, the Board voted by roll call vote to continue the hearing for 161 & 169 Maple Street to September 2, 2021.

Roll Call Vote:

Peter Gabrielle	aye
Brian T. Salisbury	aye
Brian Wright	aye

Lake View Estates – Extension of Comprehensive Permit/Cease and Desist:

Representative Sean Malone and Angela Conforti were present via zoom.

Brian Wright recused self from discussion.

Member Gabrielle was sitting in as Chairman.

The Board was informed that there has been some good progress made on site. There have been reports back from Peer Review that there has been a significant amount of stabilization and the basin is functioning. There are a few minor items which need to be addressed such as finishing the paving, allowing the grass to continue to grow, clean-up of erosion controls.

There are now 6 permits being held back through cease-and-desist order. There is also the extension of the permit to discuss.

Sean Malone communicated that all is functioning as good or better than expected. No issues on site.

Abutter, Brian Wright responded that it appears to be functioning great. He has no complaints. There have been no complaints for the community.

Vice Chairman Gabrielle designated Associate Member Jason Berthelette to vote on this hearing.

On a motion made by Brian Salisbury, seconded by Peter Gabrielle, the Board voted by roll call to recommend to the building inspector to release the final 6 permits for the project.

Roll Call Vote:

Peter Gabrielle	aye
Brian T. Salisbury	aye
Jason Berthelette	aye

Extension of Permit:

It was recommended to extend the permit for Lakeview Estates to October 7, 2021.

On a motion made by Brian Salisbury, seconded by Peter Gabrielle, the Board voted by roll call to extend the permit for Lakeview Estates to October 7, 2021.

Roll Call Vote:

Peter Gabrielle	aye
Arturo Paturzo	aye
Brian T. Salisbury	aye

The Chairman Brian Wright rejoined the meeting.

Minutes:

The Board will be holding the minutes until the next meeting.

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 7:15 pm.

Roll Call Vote:

Peter Gabrielle	aye
Brian T. Salisbury	aye
Brian Wright	aye

The meeting adjourned at 7:15 pm.

Respectfully Submitted,

Amy Sutherland
Recording Secretary

Minutes accepted on 9.2.21
(Date)

[Signature]
(Prepared By)

Brian Wright
Brian Wright

Brian Salisbury
Brian Salisbury

[Signature]
Arturo Paturzo

[Signature]
Ryan Shamas

Peter Gabrielle