



## BELLINGHAM ZONING BOARD

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10 MECHANIC STREET

BELLINGHAM, MASSACHUSETTS 02019

Meeting Minutes, March 2, 2023

At 7:00 PM

This meeting is Zoom and in person.

### **MEMBERS PRESENT**

Brian Wright – Chairman

Peter Gabrielle – Vice Chairman

Arturo Paturzo – Member

Brian T. Salisbury – Member

Rayan Shamas – Member

Jason Berthelette – Alternate Member

### **ADDITIONAL OFFICIALS PRESENT**

Amy Sutherland, Assistant Town Planner

James S. Kupfer, Town Planner and Zoning Compliance Officer – via Zoom

Timothy Aicardi, Building Commissioner and Zoning Enforcement Officer – via Zoom

Denis Fraine, Town Administrator – via Zoom

### **CONTINUATION PUBLIC HEARING 236 MAPLE STREET**

The Chairman Brian Wright asked for a motion to open the continued public hearing for 236 Maple Street.

**On a motion made by Brian T. Salisbury and seconded by Art Paturzo the board voted unanimously to open the hearing. The Board agreed to change the order of hearings as all representatives for 236 Maple Street were not in attendance yet.**

### **NEW PUBLIC HEARING 9 FAIRWAY DRIVE**

The Chairman Brian Wright asked for a motion to open the Public Hearing for 9 Fairway Drive.

**On a motion made by Brian T. Salisbury and seconded by Art Paturzo the board voted unanimously to open the hearing.**

**On a motion made by Brian T. Salisbury and seconded by Art Paturzo the board voted unanimously to waive the reading of the Public Hearing notice.**

The Applicant and owner Nicholas Leighton was in attendance. He is seeking a Special Permit Family Apartment (Section 240-74). He is requesting this so that he remodel his basement area into living quarters for his mother, Kathy Leighton. The basement area is completely empty and does have a walkout. The only change outside will be the staircase which will have to be moved to line up with the front door. A bedroom with windows will be added in the back and there is a walkout for safe egress out. There will be a toilet and a sink added. He has enough parking for 6 vehicles and may add a driveway in the future. There will be a separate entrance for his mother but no driveway. There is currently a 4-bedroom septic system. The owner explained they only use 2 of the bedrooms and the renovation will increase this by one. Timothy Aicardi, Building Commissioner explained he has reviewed this in detail with the owner. They will revise the home as explained and if they need any further bedrooms in the future they will have to upgrade the septic system. The Board confirmed the owner understood this.

There were no public comments.

**On a motion made by Peter Gabrielle and seconded by Art Paturzo the board voted unanimously to close the hearing.**

**On a motion made by Art Paturzo and seconded by Peter Gabrielle the board voted unanimously to grant the request for a Family Apartment as submitted in the application.**

Amy Sutherland will draft the decision. There is a 20-day appeal period. The permit must be renewed in 5 years.

### **CONTINUATION PUBLIC HEARING 236 MAPLE STREET**

(All representatives were now in attendance)

The applicant, Brian Martinelli was in attendance via Zoom from Centerline Communications for the owner, American Tower. He explained the balloon test was done as requested by the Board. The balloon test, simulations and plots were provided to the Board. The Board Members went out and viewed the balloon from different angles. They agreed this was helpful. Martin Lavin explained the coverage map. The green being the new coverage area. Art Paturzo inquired as to why there was no coverage shown around the site. Martin Lavin explained this was due to the foliage and terrain of that area. When in full foliage there is a gap in coverage right around the site. The Board Members discussed this request for increase in height. They concluded that there is a need for coverage in this area. The highway is the only area that it can be fully seen. They discussed that it is not any more detrimental to the area.

### **Public Comments:**

Peter Gabrielle resident at 6 Stonehedge Drive commented he could not see it when heading north on Maple Street, a slight glimpse when heading south on Maple Street and a clear view only when on highway 495. He did not feel it would be a detriment to the area.

**On a motion made by Brian T. Salisbury and seconded by Art Paturzo the board voted unanimously to close the hearing.**

**On a motion made by Art Paturzo and seconded by Brian T. Salisbury the board voted unanimously to grant the permit as requested.**

Amy Sutherland will write the decision and there is a 20-day appeal period.

**Other Business:**

James S. Kupfer explained there is a new MBTA Community Law in place, 40A-3A. It is a Zoning Ordinance that will provide multifamily housing for MBTA commuters. The state requires an interim action plan be filed by the end of 2024. The Board of Selectmen will be looking to form a subcommittee by January 1, 2024, to develop outreach strategies. It can be presented at Town Meeting in October 2024. They do have plenty of time ahead for questions.

**Minutes:**

February 2, 2023

**On a motion made by Art Paturzo and seconded by Rayan Shamas the board voted unanimously to approve the minutes as presented.**

Amy Sutherland made a note that this was Member Art Paturzo's last meeting with the Zoning Board of Appeals as he was retiring. He was presented with a plaque for his 25 + years of service.

**Adjourn:**

**On a motion made by Art Paturzo and seconded by Peter Gabrielle the board voted unanimously to adjourn the meeting.**

The meeting adjourned at 8:00 PM.

Respectfully Submitted,

Laura Renaud  
Minutes Clerk

Approved