



BELLINGHAM ZONING BOARD

10 MECHANIC STREET

BELLINGHAM, MASSACHUSETTS 02019

(508) 657-2852 ZoningBoard@bellinghamma.org

MEMBERS PRESENT VIA ZOOM

Brian Wright – Chairman
Peter Gabrielle – Vice Chairman
Brian T. Salisbury – Member
Rayan Shamas – Member
Arturo Paturzo – Member
Jason Berthelette – Alternate Member

ALSO, PRESENT VIA ZOOM

James S. Kupfer, Town Planner and Zoning Compliance Officer
Amy Sutherland, Assistant Town Planner
Timothy Aicardi, Building Commissioner & Zoning Enforcement Officer
Denis Fraine, Town Administrator

The Chairman Brian Wright opened the meeting at 7:00 PM.

UPDATE

Denis Fraine updated the Board that the town has contracted with James S. Kupfer to continue as Town Planner, working virtually. Amy Sutherland has been appointed as Assistant Town Planner and Laura Renaud will be doing the minutes.

PUBLIC HEARING:

191 Blackstone Street:

On a motion made by Brian Wright, and seconded by Peter Gabrielle, the Zoning Board voted by roll call to open the hearing for 191 Blackstone Street.

**Brian Wright – aye
Peter Gabrielle – aye
Brian T. Salisbury – aye
Rayan Shamas – aye
Arturo Paturzo – aye**

On a motion made by Peter Gabrielle, and seconded by Brian T. Salisbury, the Zoning Board voted by roll call to waive the reading of the public hearing notice for 191 Blackstone Street.

Brian Wright – aye

Peter Gabrielle – aye

Brian T. Salisbury – aye

Rayan Shamas – aye

Arturo Paturzo – aye

The Board is in receipt of a Special Permit application submitted by the applicant and owner, Zanely Placid, 191 Blackstone Street, Bellingham, MA 02019.

The request is for a Special Permit for a Family Apartment (Section 240-74) on the premises of 191 Blackstone Street, Bellingham, MA, Assessor's Map 54 Lot 29. This property is zoned residential.

The applicant Zanely Placid was present by Zoom. The applicant explained there was a pre-existing family apartment used by the former owners. Once they sold the property the Special Permit was no longer valid. She explained that her mother, Gloria Bough recently retired, and they would like to prepare the existing space for her to move in when she is ready.

She explained there is no construction being done as it will stay the same square footage. They are just adding appliances to the top floor. The applicant will be staying in the main house. Her mother will have one vehicle. There is no set date for her mother to move in as they are just preparing it for her when she is ready. She does have some health issues and will eventually need assistance.

The Board went through the requirements for a Special Permit for a Family Apartment. A discussion ensued regarding the Family Apartment Bylaw, and that it states "*must be occupied* "by a family member. Her mother has no set date to move in which makes this difficult. They discussed if it would be best to wait until she is ready. The unit is already existing. When the time comes for the mother to move in the Board could grant it rather quickly, 30 or 60 days.

James S. Kupfer explained that there is the specific hardship need for health or financial reasons. It also must be identified for a specific individual for that location. It is up to the Board but if the only concern is that it is not occupied immediately it sounds like it will be within the next 5 years.

Peter Gabrielle explained it would be an effortless process for when they are ready. Having a second sink or refrigerator does not really constitute a family apartment. They could move the appliances in anytime.

The Building Commissioner was in attendance and explained that there can be 2 kitchens at a residence. It cannot be rented for a supplemental income. It cannot be a two family.

There were no public comments.

The Board asked the applicant if she could estimate a time frame for her mother to move in. Ms. Placid said her mother does want to move in and will need help within the next 6 months.

On a motion made by Art Paturzo, and seconded by Peter Gabrielle, the Zoning Board voted by roll call to close the hearing.

**Brian Wright – aye
Peter Gabrielle – nay
Brian T. Salisbury – aye
Rayan Shamas – aye
Arturo Paturzo – aye**

On a motion made by Art Paturzo and seconded by Brian T. Salisbury the Board voted by roll call to grant the family apartment with the condition that within one year there will be evidence of Gloria Bough living in the apartment. Without that evidence the applicants will have to return to the board to request an extension.

**Brian Wright – aye
Peter Gabrielle – nay
Brian T. Salisbury – aye
Rayan Shamas – aye
Arturo Paturzo – aye**

The family apartment is granted and there is a 20-day appeal period.

PUBLIC HEARING

350 Wrentham Street – Variance Application:

On a motion made by Brian Wright, and seconded by Peter Gabrielle, the Zoning Board voted by roll call to open the hearing for 350 Wrentham Road.

**Brian Wright – aye
Peter Gabrielle – aye
Brian T. Salisbury – aye
Rayan Shamas – aye
Arturo Paturzo – aye**

On a motion made by Peter Gabrielle and seconded by Brian T. Salisbury, the Zoning Board voted by roll call to waive the reading of the public hearing notice.

**Brian Wright – aye
Peter Gabrielle – aye
Brian T. Salisbury – aye
Rayan Shamas – aye
Arturo Paturzo – aye**

The Board is in receipt of a variance application submitted by the applicant,

Anthony DiMartino, 44 Coutu Street, Franklin, MA and Owner is Leo Dalpe, 230 Wrentham Road, Bellingham, MA 02019.

The variance is for Lot Shape Factor on two residential lots (Section 240-39) on the premises of 350 Wrentham Road, Bellingham, MA, Assessor's Map 96 Lot 01. This property is zoned Residential.

On a motion made by Art Paturzo and seconded by Brian T. Salisbury, the Zoning Board voted by roll call continue the hearing to April 7, 2022, at 7:00 PM.

**Brian Wright – aye
Peter Gabrielle – aye
Brian T. Salisbury – aye
Rayan Shamas – aye
Arturo Paturzo – aye**

**Minutes:
February 3, 2022**

On a motion made by Art Paturzo and seconded by Brian T. Salisbury, the Zoning Board voted by roll call to approve the minutes of February 3, 2022, as written.

**Brian Wright – aye
Peter Gabrielle – aye
Brian T. Salisbury – aye
Rayan Shamas – aye
Arturo Paturzo – aye**

Adjourn:

On a motion made by Brian Wright and seconded by Art Paturzo, the Zoning Board voted by roll call to adjourn the meeting.

**Brian Wright – aye
Peter Gabrielle – aye
Brian T. Salisbury – aye
Rayan Shamas – aye
Arturo Paturzo – aye**

The meeting adjourned at 7:40 PM.

Respectfully Submitted,

Laura Renaud

Minutes Clerk

Approved 4.7.22