



## BELLINGHAM ZONING BOARD

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10 MECHANIC STREET  
BELLINGHAM, MASSACHUSETTS 02019

### **Minutes of Meeting**

Thursday, May 5, 2022

At 7:00 PM

This meeting is Zoom and in person.

### **MEMBERS PRESENT**

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

### **ALSO, PRESENT**

Amy Sutherland, Assistant Town Planner

### **ALSO, PRESENT VIA ZOOM**

James S. Kupfer, Town Planner and Zoning Compliance Officer

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

### **CONTINUED PUBLIC HEARING 350 Wrentham Road-Variance Application:**

The Chairman asked for motion to open the continued public hearing for 350 Wrentham Road.

**On a motion made by Art Paturzo and seconded by Peter Gabrielle, the Zoning Board voted unanimously to open the hearing for 350 Wrentham Road.**

The Board was in receipt of a letter from the applicant seeking a continuance to June 2, 2022. Mr. Goodreau of United Consultants was in attendance via Zoom. He explained his clients were seeking the continuance to give their new counsel time to review the case.

**On a motion made by Art Paturzo and seconded by Brian T. Salisbury, the Zoning Board voted unanimously to continue the hearing to June 2, 2022, at 7:00 PM.**

### **CONTINUED PUBLIC HEARING 10 PEARL STREET -Variance Application:**

The Chairman asked for motion to open the continued public hearing for 10 Pearl Street.

**On a motion made by Brian T. Salisbury and seconded by Art Paturzo, the Zoning Board of Appeals voted unanimously to open the hearing for 10 Pearl Street.**

The applicant sent notice they are seeking to withdraw their application without prejudice.

**On a motion made by Brian T. Salisbury and seconded by Art Paturzo, the Zoning Board of Appeals voted unanimously to accept the withdrawal without prejudice for 10 Pearl Street.**

**On a motion made by Brian T. Salisbury and seconded by Art Paturzo, the Zoning Board of Appeals voted unanimously to close the hearing for 10 Pearl Street.**

### **Lakeview Estates- Update:**

Brian Wright recused himself from discussion.

The applicant asked for a continuation to June 2, 2022, at 7:00 PM.

**On a motion made by Peter Gabrielle and seconded by Rayan Shamas, the Zoning Board voted unanimously to continue the hearing to June 2, 2022, at 7:00 PM.**

### **109 Patricia Drive- Extension of Special Permit:**

The Assistant Town Planner Amy Sutherland updated the Board on 109 Patricia Drive. The applicant was issued a Special Permit one year ago to allow six dogs on the property. Over the past year there have been no complaints from Animal Control, Board of Health, or Building Department.

The applicant was in attendance via Zoom. His situation has not changed. He did repair the fence as requested. The dogs are well taken care of, and he is considerate of the neighbors as not to have any negative impacts. He is asking for another extension until next year. They do still have the six huskies and no other animals.

James Kupfer updated the Board that this is an annual review until they reach the limit of four dogs.

**On a motion made by Art Paturzo and seconded by Peter Gabrielle, the Zoning Board voted unanimously to grant a one-year extension of the Special Permit. No new animals are to be added to the household.**

### **Public Hearing 30 Locust Street:**

The Chairman asked for motion to open the continued public hearing for 10 Pearl Street.

**On a motion made by Art Paturzo and seconded by Brian T. Salisbury the Zoning Board of Appeals voted unanimously to open the hearing for 30 Locust Street.**

Jim Almonte of Land Design Collaborative and Steve from Elite Home Builders were in attendance. They provided the Board with a timeline and a chart of events as requested.

The timeline of events was reviewed and discussed. Mr. Almonte said their goal to start is July as school will not be in session. They begin set up at 7:00 am onsite. The trucks will haul 8:00 to 4:30 to Westborough. There will be no work on Saturdays, Sundays, or holidays.

The Board had concerns with the trucking schedule in the fall when school returns, dust control onsite and on the public way and how general complaints will be managed throughout the summer.

They agreed that the day-to-day concerns can be taken care of by the Building Department. Any other issues can be discussed at the meeting in September. The Building Commissioner with other department heads can all attend that pre-construction meeting.

James Kupfer explained that at this time the established route agreed upon is to be Wrentham Road. The erosion control plan has been established by the Planning Board. This includes track pads, dust control using an onsite watering tank and daily sweeping of the public way near the site. The Board needs to decide on the time and day controls.

He further explained that with the number of vehicles going through as the schedule indicates there is normally a surety bond put in place. The DPW Director stated that Locust Street would be approximately \$125,000 for bonding. These items are to be included in the decision.

The summer hours will be 8:00 to 4:30. The applicant agreed to meet with the School Department, earth removal team, and establish hours for the Fall.

James Kupfer will draft a decision with the items agreed upon. They will return in 60 days where they can address any concerns or complaints that may arise during that time.

### **Public Comments**

#### **Abutter Diane Nardone of Hillside Drive, Wrentham**

Ms. Nardone was present via Zoom. She had concerns as to the disruption to her neighborhood all summer long with noise, traffic, and dust. She questioned the involvement of the town of Wrentham with this project. She asked the Board and applicant to be sensitive to the needs of her community.

The Board explained that Bellingham controls the boundaries. The town of Wrentham does not play a role in this. Their role as a Board is to mitigate any issues that arise. They directed her to call Amy Sutherland in the Planning Department with any issues that come up. All materials and approved plans are posted on the Bellingham website for public review.

#### **Abutter 20 Locust Street**

This abutter was in attendance to discuss the water draining on to his property. He was reminded that Mr. Desimone of Colonial Engineering addressed that from the last meeting. Amy Sutherland will put him in touch with Mr. Desimone again. They can only discuss items pertaining to the Earth Removal Permit at this time.

**On a motion made by Rayan Shamas and seconded by Peter Gabrielle, the Zoning Board of Appeals voted unanimously to approve the Special Permit with the conditions discussed for 30 Locust Street. The chair will sign this decision on behalf of the Board.**

**On a motion made by Art Paturzo and seconded by Peter Gabrielle, the Zoning Board voted unanimously to close the hearing for 30 Locust Street.**

**Minutes:**  
**April 7, 2022**

**On a motion made by Art Paturzo and seconded by Rayan Shamas, the Zoning Board voted unanimously to approve the minutes of April 7, 2022, as amended.**

**April 14, 2022**

**On a motion made by Art Paturzo and seconded by Rayan Shamas, the Zoning Board voted unanimously to approve the minutes of April 14, 2022, as amended.**

**Adjourn:**  
**On a motion made by Art Paturzo and seconded by Brian T. Salisbury, the Zoning Board voted unanimously to adjourn the meeting.**

The meeting adjourned at 8:30 PM

**Respectfully Submitted,**

**Laura Renaud**  
**Minutes Clerk**

**Approved 6.2.22**

