

# Town of Bellingham MA

10 Mechanic Street, Bellingham MA 02019

## Zoning Board Meeting Minutes 10/06/2016

Minutes of Meeting  
October 6, 2016

### Present at Meeting

Brian Salisbury, Chairman  
Arturo Paturzo, Member  
James Dunlea, Member  
Peter Gabrielle, Member  
James Jeskche, Alternate Member

### Absent

Joseph Flanagan, Alternate Member  
Brian Wright, Vice Chairman

### Other Attendees:

James S. Kupfer (JK) – Town Planner & Zoning Compliance Officer  
Laura Renaud (LR) – Zoning Clerk  
Timothy Aicardi (TA) – Building Commissioner/Zoning Official

### 7:00

JK announced all meetings are available to watch by streaming on-line.

BS opened the meeting.

New – 131 Pine Grove – Sandra Remillard  
Special Permit for Family Apartment  
Sitting IN: BS, AP, JD, PG and JJ

The applicant, Sandra Remillard explained that her home was for sale and her sister and husband own the home next door where the apartment would be going. The apartment will be going in the upstairs of their home. The only outside change would be the construction of stairs. They are proposing a one bedroom, one bathroom apartment. Their current septic system is for a 3 bedroom home, they have 2 bedrooms now, so the capacity is there. There is a 2 car garage and driveway with 4 parking spaces. Sandra explained she is having a struggle financially living in her home alone. TA asked about the connection from house to apartment and Sandra explained there is an interior connection. TA also stated he would like to have plans on file showing the current 2 bedroom. There were no questions from the board. There were no questions from the audience.

BS motion to close the hearing.

PG second.

The hearing was closed.

AP motion to grant the Special Permit for a Family Apartment.

JJ second.

All in favor to grant the Family Apartment.

BS explained that she would have to take the decision to the Registry of Deeds and return in 5 years for a renewal. The applicant understood this.

**New – 1350 Pulaski Blvd. – Christopher Mitrano**

**Special Permit for accessory structure/garage**

Sitting In: BS, AP, JD, PG and JJ

JK explained that this applicant was in attendance to construct a 44 x 36 garage to the rear of the existing structure. He has viewed the existing and proposed plans. Chris Mitrano explained he recently moved here. He would like to retire and buy an RV Motor home and keep it inside the proposed garage. He plans on having it vinyl sided to match the current home. It would house his 2 antique vehicles and his schwinn bicycle collection. He provided photos. He would not be touching any of the wooded area. Denault's Garage is on the right side but far from him, left side is a water retention area. The closed residential area is quite far back away from him. The driveway would be on the right of the existing garage. JD questioned why the applicant before them is. JK explained that a detached structure, must be functionally dependent on and occupying less land area than the principal structure and occupy less than one quarter as much habitable floor area as the principle use to be considered a by right accessory structure. The size of the structure warrants review. BS questioned the visual aspects. The applicant explained it would be sided to match the current house and there would be one entrance. It would be centered behind his home. PG questioned the safety aspects. TA explained it was not reviewed for a dwelling. He felt it all blended in well with the area. Scott Young, direct abutter questioned if this could turn into a commercial business. He felt there would be no issues unless it turned into a business. The board stated it is zoned suburban so no business activity could happen. PG stated he could apply for a Home Occupation but that has its own set of regulations. BS confirmed he applicant would not cut down any mature trees. The applicant agreed. There was no further questions from the board or audience.

AP motion to close the hearing.

JJ second.

All in favor to close the hearing.

BS motion to grant as requested on the application with the stipulations that no mature trees will be removed and there will be no commercial use allowed on the property.

AP second.

All in favor.

The Special Permit is granted. The applicant will take the decision to the Registry of Deeds after the appeal period.

**New – 121 Plymouth Road – Stacey & Jeff Mancuso**

Variance for porch

Sitting In: BS, AP, JD, PG and JJ

JK explained the Mancuso's were in attendance as they would like to enlarge and enclose their existing porch.

They need a 15' foot setback; they only have 10 feet now. The enclosed plan illustrates this.

Jeff Mancuso stated they were adding a bathroom; they need a side porch for an exit area. There is a gas line in the back yard now. They are enclosing a section of the porch. BS explained that the criteria must be met for a variance. Mrs. Mancuso stated they needed to enlarge due to kids and traffic going in and out of the home. It is currently too small for them. JD explained this hardship must be unique to their property. TA explained the way this development was structured, does not give residents much room for any expansion. The board advised the applicants to review the criteria that need to be met for a variance. The applicants requested a continuation to the next meeting.

AP motion to allow a continuance.

PG second.

All in favor to allow a continuance to November 3<sup>rd</sup> at 7:00 PM.

**Minutes – September 1, 2106**

AP motion to accept the minutes as presented.

PG second.

All in favor to accept the minutes.

**General Business**

JK explained that the Zoning Bylaw Amendments did not make the time frame for the October town meeting. He will be informing the board when they are ready for review. The Board of Health will be discussing Livestock Regulations at their October 20<sup>th</sup> meeting. We will be adjusting the fees; both Special Permit and Variance will be \$150.00 as we will start notifying abutter of decisions after the meetings in the future. All of this will be rolled into the application fee.

Meeting Adjourned 8:45 PM

Approved 11/3/2016