

# Town of Bellingham MA

10 Mechanic Street, Bellingham MA 02019

## Zoning Board Meeting Minutes 03/02/2017

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Minutes of Meeting  
March 2, 2017

**Present at Meeting**

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

**Absent**

Joseph Flanagan, Alternate Member

**Other Attendees:**

James S. Kupfer (JK) – Town Planner & Zoning Compliance Officer  
Laura Renaud (LR) – Zoning Clerk

BS opened the meeting.

**New – 45 Deer Run Road – Ronald and Denise Maillet**

Renewal for Family Apartment  
Sitting In: BS, BW, AP, JD and PG

The owner's were in attendance to renew the Special Permit for a Family Apartment. Ronald and Denise explained they are still using the apartment for Denise's mother, Joan Will. There have not been any changes. This was originally issued in 2006. Timothy Aicardi (Building Commissioner) did view the property and found it to be in good condition. There have not been any complaints. The Board reminded the applicant to record the decision at the Registry of Deeds after the 20 day appeal period. The applicant agreed and they would return in five years.

BS motion to close the hearing.

AP second.

All in favor to close.

BS motion to approve the renewal request.

AP second.

All in favor to renew the Family Apartment request for 5 more years.

The applicants agreed to record the decision at the registry of deeds.

**New – 25 Susan Lane – Richard and Cynthia Allain**

Renewal for Family Apartment  
Sitting In: BS, BW, AP, JD and PG

The owner, Richard Allain was in attendance to renew the Special Permit for a Family Apartment. Richard Allain explained they are still using the apartment for their daughter, Tiffany, her husband and 2 children. There have not been any changes. This was originally issued in 2004. TA (Building Commissioner) did view the property and found it to be in good condition and there have not been any complaints. The Board reminded the applicant to record the decision at the Registry of Deeds after the 20 day appeal period. The applicant agreed and they would return in five years.

AP motion to close the hearing.

BW second.

All in favor to close.

BS motion to approve the renewal request.

BW second.

All in favor to renew the Family Apartment request for 5 more years.

**New - 67 little Tree Lane – James Hastie Jr.**

Variance to alter a pre-existing non-conforming parcel

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

JK explained the application was before the board to alter a pre-existing non -conforming parcel. There are 2 parcels in question; 64 Little Tree Lane which has a single family home and a pool, which actually goes onto the property of 67 Little Tree Lane. They are looking to move the parcel line, rotate it, which will reduce the lot area of 67 Little Tree Lane, making it further non-conforming. The applicant, Mr. Hastie sold a small portion of land to the past owner; Mr. O'Malley so he could put an in ground pool in as there was no other location for it due to the topography of the land. At that time apparently Mr. O'Malley never filed the plans and P & S in land court. In 2001, Jeff Senechal purchased the home. Mr. Senechal was in attendance as the applicant, Mr. Hastie was ill. The error was discovered in 2008. A new plan was made up showing the boundary, which they thought corrected the problem. Then in 2016 when the Senechal's were going to sell it was discovered that the paperwork was once again never recorded in Land Court. So in order to correct this issue a variance was recommended since the bylaws have changed since the original sale of the land. The hardship is to 67 Little Tree Lane not 64 Little Tree Lane. JK stated that relief must be granted first and then corrected in land court; the reduction is 32,000 to 30,000. JK stated relief must be granted for a variance first and then corrected in land court. If granted the lot line adjustment would increase 2,000 square feet for 64 Little Tree Lane and decrease 2,000 square feet for 67 Little Tree Lane. The required lot area is 40,000 square feet to be a conforming lot. The board felt there was a hardship due to the topography of the land and that it could be granted without detriment to the public good and was keeping within the character of the neighborhood. The property owner did sign off on the application but he is not in attendance as he is sick. The board questioned if they should make any decisions without him in attendance. JK said he would speak with him directly before any documentation is put forward. The board agreed to that.

BS motion to close.

BW second.

All in favor to close.

AP motion to approve the variance as requested subject to the discussion between JK and the owner.

BS second.

All in favor to approve the request for the variance as requested to further non-conform a non- conforming parcel of land by 2000 square feet of lot area.

JK will draft the decision and speak with the owner before putting it forth to the Town Clerk.

**Minutes – January 5, 2017**

AP motion to accept the minutes as presented.

PG second.

All in favor to accept the minutes as presented.

Meeting adjourned 7:40 PM

Approved 4/6/2017