

Town of Bellingham MA

10 Mechanic Street, Bellingham MA 02019

Zoning Board Meeting Minutes 03/03/2016

Minutes of Meeting
March 3, 2016

Present at Meeting

Brian Salisbury, Chairman
Brian Wright, Vice Chairman
Arturo Paturzo, Member
James Dunlea, Member
Brian Wright, Member
James Jeschke, Alternate Member
Joseph Flanagan, Alternate Member

Other Attendees:

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

7:00 PM

BS opened the meeting.

JK explained the following residents were asked to return to renew their family apartment permits as they had expired and must be renewed every five years.

228 Blackstone Street – Patrick Pisansi

Renewal – Special Permit for Family Apartment
Sitting In: BS, BW, AP, JD and JJ

Mr. Pisani stated all is the same with the Family Apartment except that now his son, Salvatore and his wife live there. His daughter moved out. There have been no structural changes. He stated he understood the decision would have to be registered at the Registry of Deeds and he would have to return in five years for another renewal. AP motion to grant the renewal for 5 years as requested.
BW second.

AP motion to close.

BW second.

All in favor to grant the renewal for 5 years for a Special Permit for a Family Apartment.

BS asked if there would be any inspections done on the renewals. JK stated we are just starting the process of bringing residents in to renew. When it becomes a regular process, we will begin an inspection system.

• **Rakeville Circle – Beth Ladouceur**

Renewal – Special Permit for Family Apartment
Sitting In: BS, BW, AP, JD and JJ

Mrs. Ladouceur stated that her parents, Gary and Nancy Maynard still live with her and her husband, Eric. They are in the principal home and the parents are in the apartment. There have been no structural changes. She stated she understood that the decision must be registered at the Registry of Deeds.

AP motion to close.

BW second.

AP motion to grant the renewal for 5 years as requested.

BW second.

All in favor to grant the renewal for 5 years for a Special Permit for a Family Apartment.

90 Winter Street – Laurie Giardano-Rondeau

Renewal – Special Permit for Family Apartment

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

Ms. Giardano-Rondeau stated she was before the board in 2009. There have been no structural changes. Her mother did live in the apartment but has since passed away. Her son, James Forestal lives in the apartment now. She is helping him out financially.

AP motion to close.

BW second.

AP motion to grant the renewal for 5 years as requested.

BW second.

All in favor to grant the renewal for 5 years for a Special Permit for a Family Apartment.

289 Blackstone Street – Mary Chaves

New – Special Permit Request for Family Apartment

Sitting In: BS, BW, AP, JD, JJ

Mary Chaves explained in 2003 she bought this home. It has 2 kitchens which have always been used as one space. Her sister-in-law, Umbilina McDonald, moved in with them and at that time the whole house was open. She changed her work schedule and they would now like it to be a separate area. They are helping her out financially.

There is currently the 2nd kitchen, one bedroom and a bathroom over their 2 car garage. (Photos were supplied)

The current septic system meets the requirements as there is no increase in the amount of bedrooms. The applicant stated she would register her decision at the Registry of Deeds.

AP motion to close.

BW second.

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

BW second.

All in favor to grant the permit as requested. The decision must be registered and the applicant shall return in 5 years to renew.

295 Pulaski Boulevard – Kevin Bradley

Continuation for Special Permit to allow additional retail space

Sitting In: BS, AP, JD and BW

The applicant was in attendance with his Attorney, Joe Antonellis. JK explained that he has been in contact with them. They submitted a new plan. There is a multi-family on the property and a retail space that they want to divide. Attorney Antonellis explained the parking and the applicant will be going to the Planning Board for a Flexible Parking Permit. This plan shows the entrances, the curb cut is now at the multi-family and “no parking” signs have been put up as there had been parking on the street. The applicant is willing to beautify the area as they understand the town is seeking to upgrade the whole area. They would submit a landscape plan and would also be willing to return to the board when they know who their tenant would be. There are certain allowed retail uses so they must follow the intensity of use schedule for that. The board felt the applicant was making good progress. They would try to get to the Planning Board on March 24th and then return to the ZBA with their landscape plan. The applicant requested a continuance to April 7, 2016 at 7:00 PM.

AP motion to allow the continuance as requested.

BW second.

All in favor to allow a continuance as requested.

Minutes – February 4, 2016

AP motion to approve the minutes as amended.

JS second.

All in favor to accept the minutes.

Meeting adjourned 7:45 P.M.

Approved 4/7/2016