



# BELLINGHAM ZONING BOARD

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10 MECHANIC STREET  
BELLINGHAM, MASSACHUSETTS 02019  
(508) 657-2852 [ZoningBoard@bellinghamma.org](mailto:ZoningBoard@bellinghamma.org)

## **Minutes of Meeting March 7, 2019**

### **Present at the meeting**

Brian Wright (BW) – Chairman  
James Dunlea (JD) – Vice Chairman  
Arturo Paturzo (AP) - Member  
Brian Salisbury (BTS) – Member  
Peter Gabrielle (PG) – Member  
Joseph Flanagan (JF) – Alternate Member  
James Jeschke (JJ) - Alternate Member  
Peter Gabrielle (PG) – Member

### **Other Attendees**

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

BW opened the meeting at 7:00 pm.

JK read the public hearing notice.

BTS motion to open the hearing.  
AP second.  
All in favor to open the hearing.

### **New – 47 Park Street – Joseph Orlando**

Special Permit –Family Apartment  
Sitting In: BW, JD, AP, BTS, PG

Joe Orlando, owner of the property, was in attendance. He explained his request to construct a family apartment in an addition at 47 Park Street. The family apartment would be for his mother, Maria Orlando, who is 82 years old, blind and needs assistance. He has owned the property for 8 years. He will live in the existing unit and a mud room will connect the apartment to the existing home. There is no impact to the parking as his mother doesn't drive but Mr. Orlando did confirm he has sufficient parking to meet the bylaw requirement. The current home does not have sufficient septic capacity to add a bedroom but the Applicant wishes to tie in to town sewer which he requests the decision be conditioned upon. The new addition will be the same vinyl siding as the existing home so the style will be the same. They will be keeping within the

character of the neighborhood. The board felt the applicant had a good design. The applicant stated he understood it could not be used as a 2- family home if the proposed apartment was no longer needed. He would put it back to a single family home when the time came. There were no questions or comments from the public.

AP motion to close the hearing.

BTS second.

All in favor to close the public hearing.

AP motion to grant the special permit for a family apartment as requested.

PG second.

All in favor to grant the special permit as requested.

JK explained they would need to return in 5 years to renew the permit. LR would be in touch when the decision was ready and the process to follow.

### **Extension Request – Lakeview Estates**

Extension for the completion of essential infrastructure as required in the Comp. Permit

Sitting In: BTS, JD, AP, PG (BW recused himself)

JK explained that at the last meeting the board discussed the delay with the DEP permit authorization. The town and the developer did receive a list of tasks that needed to be completed prior to DEP issuing a permit. The applicant explained the existing drainage Basin C has to be reconfigured and that would take time; a representative for the applicant stated that it may take approximately two months. The board asked about the water issues at 100 Silver Lake Avenue and how that problem could be solved. Brian Marsland was in attendance. The applicant felt it was not their fault as when that home was built they may have not known where the water table was. Brian Marsland stated last year was the worst of all his years there and right now his pumps were running which minimized water in basement. The board suggested the applicant should attempt to help out this homeowner. The applicant did agree to offer some assistance to this homeowner. Brian Laren, 85 Silver Lake Road inquired as to why the street sweeping was only being done 1 time per week. The applicant explained it is 1 time per week to minimize the dust. No further public questions/comments. JK stated that once DEP approval comes through the board wants confirmation the fore bay is purchased. The board will require step by step progress from the applicant and at the April 4<sup>th</sup> ZBA meeting the applicant should provide an update. April 30<sup>th</sup> is the tentative extension date. BW of 99 Silver Lake Road asked about the outlet location. The applicant explained it is along the property line of lot 10 which was originally approved by DEP. An abutter from 93 Silver Lake Road asked who would maintain the outflow. The applicant stated there will be a Home Owners Association. JK stated the town would very likely eventually maintain the structure once the road is accepted. The board would like to see an outline of tasks and dates they will be completed. They will also continue with the tasks agreed upon from February 15<sup>th</sup>.

PG motion to allow the extension to May 31<sup>st</sup> with all tasks to be completed by April 30, 2019. The applicant is to return on April 4, 2019 with updates.

AP second  
All in favor to grant the extension.

**Discussion**

JK presented the Comprehensive Permit Rules and Regulations and the fee schedule. The board reviewed and agreed to update the regulations.

AP motion to accept the policy and fees as amended.  
JD second.  
All in favor.

**Minutes – February 7, 2019**

AP motion to accept the minutes.  
BTS second.  
All in favor to accept the minutes.

Meeting adjourned 8:30 PM

Approved 4/4/2019