



BELLINGHAM PLANNING BOARD

10 MECHANIC STREET BELLINGHAM, MASSACHUSETTS 02019 (508)
657-2892 PlanningBoard@bellinghamma.org

Thursday, January 15, 2026

7:00 pm

**Board Meeting Location: 10 Mechanic Street
Arcand Meeting Room
Public: In Person**

RCV JAN 9 '26 AM 9:29:08
BELLINGHAM TOWN CLERK

CONTINUATION PUBLIC HEARING: 190,194, 198 Hartford Ave.

The applicant, Rte. 85 Realty Corp., 32 Hastings Street, P.O. Box 444, Mendon, MA 01756, is seeking a Special Permit for a two-story 10,000 +/- s.f. retail building, located at 190 Hartford Avenue, 194 Hartford Avenue, and 198 Hartford Avenue shown on Assessor's Map 24-7, 24-8, and 24-9, zoned residential. The three parcels consist of 1.21 acres and are located within the Hartford Avenue Adaptive Use Overlay District. The owner of the parcels is 217 River Road, LLC., 8 Uxbridge Road, Mendon, MA 01756. The plans were prepared by Bohler Engineering.

CONTINUATION PUBLIC HEARING: 182-186 Hartford Ave.

The applicant, Rte. 85 Realty Corp., 32 Hastings Street, P.O. Box 444, Mendon, MA 01756, is seeking a Special Permit for a 3,500 +/- s.f. bank with drive-through, located at 182 Hartford Avenue and 186 Hartford Avenue shown on Assessor's Map 24-5 and 24-6, zoned residential. The two parcels consist of 0.91 acres and are located within the Hartford Avenue Adaptive Use Overlay District. The owners of the parcels are Rte. 85 Realty Corp., 8 Uxbridge Road, Mendon, MA 01756 and 296 Main, LLC., P.O. Box 444, Mendon, MA 01756. The plans were prepared by Bohler Engineering.

CONTINUATION PUBLIC HEARING – 180 Paine Street:

The applicant, NECC Holdings, LLC. – Andrew Flynn, 66 Long Wharf, Suite 403, Boston, MA 02110, is seeking a Special Permit and Stormwater Management Permit for 1,600 age-restricted (55+) housing units and associated improvements, located at 180 Paine Street shown on Assessor's Map 95-37, 97-15C, 96-62A, 95-37-1, and 97-19, with portions zoned agricultural, residential, and suburban. The parcels consist of approximately 330 acres and are located within the 55+ Active Adult Overlay District. The owners of the parcels are January Holdings, LLC., 180 Paine Street, Bellingham, MA 02019 and New England Country Club, LLC., 60 Dedham Avenue, Suite 203, Needham, MA 02492.

GENERAL BUSINESS:

- SNETT Tail Estate Bond
- 250 Hartford Ave – Minor Modification Request

APPROVAL OF MINUTES:

- December 11, 2025

NEXT MEETING: Thursday, January 22, 2026

These agenda items are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.