



BELLINGHAM PLANNING BOARD

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

August 8, 2024

306 MAPLE STREET SCENIC ROAD PERMIT DECISION

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BELLINGHAM TOWN CLERK

A. BACKGROUND

Applicant: 306 Maple, LLC
1881 Worcester Road, Suite 200
Framingham, MA 01701

Owner: 306 Maple, LLC
1881 Worcester Road, Suite 200
Framingham, MA 01701

Public Hearing: The Public Hearing opened January 25, 2024 at 7:00 PM. Notice for the public meeting was published in *The Milford Daily News* on January 4, 2024 and January 11, 2024. The Public Hearing was continued to February 8, 2024, February 22, 2024, March 28, 2024, April 11, 2024, April 25, 2024, May 9, 2024, June 6, 2024, June 13, 2024, and June 27, 2024, when the Public Hearing was closed.

Decision Date: August 8, 2024

The Premises: The property, also referred to herein as the "Site", is proposed to be accessed from Maple Street, a public way. The project is located at Assessors Map 37, Parcel 6B approximately 11.50 Acres, in an Industrial Zoning District.

The By-law Code of By-laws, Chapter 15, Section 15.03.040 Scenic Road Review Procedures; Massachusetts General Laws, Chapter 40, Section 15C.§240-16 Development Plan Review, and §240-54 Stormwater Management

The Proposal: The majority of site frontage, and existing landscape buffer of approximately 30 ft in which will be maintained. The northern most frontage will be further screened with a six-foot-tall solid barrier fence. No trees will be removed within

Maple Street right of way. There will be an impact of 100 linear feet of stone wall for the driveway entrance. This wall will be stockpiled and reused to create contiguous, radial accent walls along both sides of the proposed access driveway. There will also be a 180 linear feet of sound barrier fencing, ranging in height from 7 feet to 9 feet. This will be located along the southern site boundary. The remainder of the southern boundary will be screened by a 6-foot-tall stockade style fence.

The Proposal was documented with the following materials:

1. Application for Development Plan & Stormwater Permit Application dated September 6, 2023
2. Plan Set entitled, "Site Plans for Proposed Warehouse Building - 306 Maple Street", prepared by Allen Engineering & Associates, dated September 6, 2023
3. Certificate of Ownership dated September 6, 2023
4. Abutters List - Certified dated August 24, 2023
5. Project Narrative, prepared by Allen Engineering & Associates, dated September 6, 2023
6. Traffic Impact & Access Study, prepared by Chappell Engineering Associates, dated August 31, 2023
7. Drainage Analysis Report, prepared by Allen Engineering & Associates, dated September 6, 2023
8. Public Hearing Notice dated October 12, 2023
9. Certification of Municipal Taxes & Charges Paid, dated August 30, 2023
10. Scenic Road Permit Application dated December 20, 2023
11. Scenic Road Permit Application Project Narrative, prepared by Allen Engineering & Associates, dated December 20, 2023.
12. Scenic Road Permit Public Hearing Notice, dated January 25, 2024
13. Sound Study, prepared by Tech Environmental, dated December 20, 2023
14. Layout and Materials Plan, prepared by Allen Engineering & Associates, dated September 6, 2023
15. Zoning/Civil Engineering Peer Review, prepared by Environmental Partners, dated January 12, 2024
16. Comment Response Letter, prepared by Allen Engineering & Associates, dated April 4, 2024
17. Zoning/Civil Engineering Peer Review #2, prepared by Environmental Partners, dated May 2, 2024

18. Comment Response Letter, prepared by Allen Engineering & Associates, dated May 17, 2024.
19. Traffic Peer Review, prepared by Environmental Partners, dated January 17, 2024
20. Traffic Comment Response Letter, prepared by Chappell Engineering, dated April 4, 2024
21. Traffic Peer Review #2, prepared by Environmental Partners, dated May 2, 2024
22. Traffic Comment Response Letter, prepared by Chappell Engineering, dated June 6, 2024
23. Traffic Peer Review #3, prepared by Environmental Partners, dated June 10, 2024
24. Sound Study Peer Review, prepared by Cavanaugh Tocci, dated March 8, 2024
25. Sound Study Peer Review #2, prepared by Cavanaugh Tocci, dated April 4, 2024
26. Revised Sound Study Letter, prepared by Tech Environmental, dated April 4, 2024
27. Correspondence email from Fire Chief Miller dated January 8, 2024
28. Plan Set entitled, "Proposed Warehouse Building – 306 Maple Street", prepared by Allen Engineering & Associates, revised May 17, 2024. (Approved Plan)
29. Drainage Analysis, prepared by Allen Engineering & Associates, revised April 4, 2024
30. Truck Maneuver Exhibit, prepared by Allen Engineering & Associates, dated May 7, 2024
31. Photometric Exhibit, prepared by Reflex Lighting, dated March 22, 2024
32. Other miscellaneous documents on file at the Planning Board offices.

B. DETERMINATIONS

Following its public hearing on the Applicant's proposal and requested relief, the Planning Board has made the following determinations:

1. That the Planning Board reviewed and considered the Proposal with regard to the criteria set forth in Section 154-5 of the Bellingham General Bylaws.
2. That the Project Site is located on Maple Street which is identified as a Scenic Road.

3. No Trees are proposed to be removed within the Maple Street right-of-way. Approximately 100 linear feet of stone wall will be impacted due to the proposed access driveway.
4. That the applicant has demonstrated compliance with the noise provisions of the Zoning Bylaw, Section 240-48, and the Scenic Road General Bylaw, Section 154-7 through detailed sound analysis documented above and further reviewed by the Town's peer review consultant.

C. DECISION

Based on the above determinations, the Planning Board finds that the proposal meets the requirements of the Zoning Bylaw, and by a vote of ____ to ____ in favor, accordingly, grants the applicant and its successors and assigns as owner of the premises, a Scenic Road Permit subject to the following conditions:

1. Approval is limited to the improvements as noted on the Approved Plan and as may be conditioned herein. Any changes to such Plan must be reviewed and approved in accordance with the Bellingham Zoning By-laws. All such changes shall be reviewed by the Board for determination as to whether or not the changes are considered a minor alteration to the Approved Plan or a major alteration to the Approved Plan. If the Planning Board determines that any change to the plan is a major alteration to the Approved Plan, a public hearing shall be required for a modification to this permit. A minor change shall be reviewed and approved at a regularly scheduled meeting of the Board. Any change in use shall be reviewed by the Building Commissioner for conformance with the Bellingham Zoning Bylaws.
2. Any future removal of trees or stone walls within the public right of way that differ from the Plan shall be reviewed and approved by the Town Planner
3. The Limit of Work is the limit of grading and general excavation. The Limit of Work line shall be staked along the site frontage to properly delineate vegetation to remain. The Limit of Work shall be inspected by the Town Planner prior to commencement of construction. No construction, staging, or stockpiling of equipment or materials shall be placed outside the Limit of Work.
4. All determination, Decisions, and conditions set forth within the Development Plan & Stormwater Management Plan, dated August 8, 2024, are hereby incorporated herein. Any violation of such conditions shall constitute a violation of this Permit.

5. This Decision shall not be effective until it is recorded by the Applicant at the Registry of Deeds, with proof of such recording to be supplied to the Board and the Building Inspector

D. RECORD OF VOTE

I vote to **APPROVE** the **306 MAPLE STREET SCENIC ROAD PERMIT**.

Bellingham Planning Board

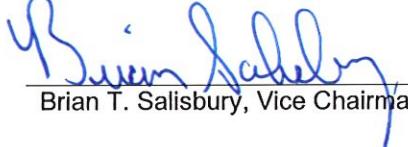
August 8, 2024



William F. O'Connell, Jr., Chairman



Philip Devine, Member



Brian T. Salisbury, Vice Chairman



Nick Mobilia, Member

Appeals of this Decision may be made within thirty days, in accordance with the provisions of §240-16B.(3) and G.L. c 40A, §17

This Decision, together with all plans referred to in it, was filed with the Town Clerk on August 9, 2024.

Lawrence J. Sposato, Jr.
Bellingham Town Clerk