



# BELLINGHAM PLANNING BOARD

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

February 13, 2025

## MAPLE STREET MAP 37, PARCELS 3 & 3A SCENIC ROAD PERMIT DECISION

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BELLINGHAM TOWN CLERK

### A. BACKGROUND

Applicant: Maple Street Development, LLC  
330 Hopping Brook Road  
Holliston, MA 01746

Owner: Maple Street Development, LLC  
330 Hopping Brook Road  
Holliston, MA 01746

Public Hearing: The Public Hearing opened October 24, 2024 at 7:00 PM. Notice for the public meeting was published in *The Milford Daily News* on October 10, 2024 and October 17, 2024. The Public Hearing was continued to November 14, 2024, December 12, 2024, January 9, 2025, January 23, 2025, and February 13, 2025, when the Public Hearing was closed.

Decision Date: February 13, 2025

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, Parcels 3 and 3A, comprised of approximately 7.2 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: To construct a 15,000 s.f. single-story industrial building with

associated parking and utilities accessed by Maple Street. The building will be occupied by light industrial users. The majority of the site frontage within the Maple Street right-of-way shall remain undisturbed, with the exception of the proposed 30 foot wide driveway entrance.

The Proposal was documented with the following materials:

1. Application for Scenic Road Permit, dated September 26, 2024
2. Plan Set entitled, "Proposed Light Industrial Development for Maple Street Development, LLC", prepared by Independence Engineering, LLC., revised date September 23, 2024
3. Certification of Municipal Taxes and Charges Paid, dated September 25, 2024
4. Abutters List - Certified dated September 16, 2024
5. Email Regarding Trees to be Removed from Shane Oates, P.E. of Independence Engineering, LLC., dated January 15, 2025
6. Stormwater Management Report, prepared by Independence Engineering, LLC., revised date September 23, 2024
7. Zoning, General Engineering & Stormwater Design Peer Review #2, prepared by CMG, dated November 14, 2024
8. Peer Review Comment Response Letter #2, prepared by Independence Engineering, LLC., dated January 13, 2025
9. Fire Chief Comment Response Letter, prepared by Independence Engineering, LLC., dated January 13, 2025.
10. Plan Set entitled, "Proposed Light Industrial Development for Maple Street Development, LLC", prepared by Independence Engineering, LLC., revised date January 3, 2025 (Approved Plans)
11. Architectural Plans, prepared by 24 x 36 Studios, dated September 30, 2024.
12. Architectural Elevation Renderings
13. Revised Long-Term Operations & Maintenance Plan, prepared by Independence Engineering, LLC., revised date January 13, 2025.
14. 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. Four (4) trees located within the right-of-way will be removed. The trees' maximum diameter is nine inches. There are no existing stone walls located along the site's frontage that are expected to be affected by the proposed development.
4. The proposed development is not expected to create discernable levels of noise and has been further conditioned to demonstrate compliance with the noise provisions of the Zoning Bylaw, Section 240-48, and the Scenic Road General Bylaw, Section 154-7.

**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 4 to 0 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 February 13, 2025, and Flexible Parking Special Permit, dated February 13, 2025, 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

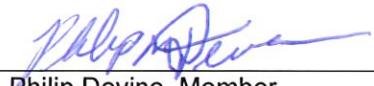
**D. RECORD OF VOTE**

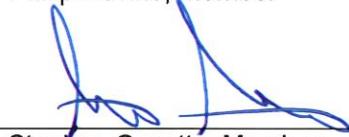
I vote to APPROVE the MAPLE STREET (MAP 37, PARCELS 3 &3A) SCENIC ROAD PERMIT.

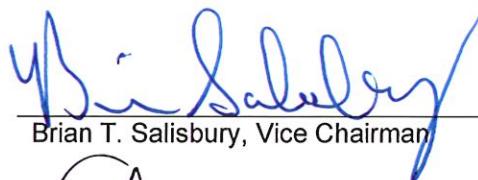
Bellingham Planning Board

February 13, 2025

  
William F. O'Connell, Jr., Chairman

  
Philip Devine, Member

  
Stephen Goyette, 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 February 14, 2025.

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Amy Bartelloni  
Bellingham Town Clerk