



# 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 FLEXIBLE PARKING SPECIAL 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.

Date of Vote: 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 §240-60B Flexible Parking Options

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 Proposal was documented with the following materials:

1. Application for Special 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. The Applicant filed applications for new construction of a light industrial building on 7.2 +/- acres of land known as 0 Maple Street, Assessors Map 37, Parcels 3 and 3A.
2. That the number of required parking spaces is 30 spaces.
3. That the number of proposed parking spaces is 28 spaces.
4. That the Site is not located within the Water Resource District.
5. That the Applicant has requested a reduction in the number of parking spaces required for the project under §240-60B Flexible Parking Options based on existing facilities the Applicant owns and/or built of similar use.
6. That the proposed number of spaces would be adequate for all parking needs due to special circumstances related to the building size, the use of these facilities, and the number of spaces provided at existing facilities.

**C. DECISION**

Based on the above determinations, the Planning Board finds that the proposal meets the requirements of the Zoning By-Law, and by a vote of 5 to 0 in favor, accordingly, grants the Applicant and its successors and assigns as owner of the premises, a Flexible Parking Special 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. The Board has granted a reduction in parking from 30 spaces to 28 spaces.

3. This Decision is binding on the Applicant's successors, assigns, agents, and employees. This approval shall insure to the benefit of and binding upon Maple Street Development, LLC. provided there is no change in use of the Premises. The Planning Board shall be notified in writing within 21 days of any changes in affiliates and successors in title and additional users of the Premises.
4. Any change of use shall require a public hearing to either modify the existing permit or to issue a new permit.
5. All determination, Decisions, and conditions set forth within the Development Plan and Stormwater Management Permit, dated February 13, 2025, and Scenic Road Permit, dated February 13, 2025, are hereby incorporated herein. Any violation of such conditions shall constitute a violation of this Permit.
6. The Applicant shall comply with §240-16B(5) and (6) regarding As-Built Plans and follow the policies of the As-Built handbook.
7. 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 0 MAPLE STREET (MAP 37, PARCELS 3 & 3A) FLEXIBLE PARKING SPECIAL PERMIT.

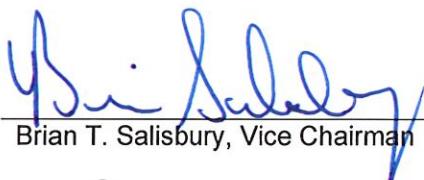
Bellingham Planning Board

February 13, 2025

  
\_\_\_\_\_  
William F. O'Connell, Jr., Chairman

  
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Phillip Devine, Member

  
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Stephen Goyette, Member

  
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Brian T. Salisbury, Vice Chairman

  
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Nick Mobilia, Member

Appeals of this Decision may be made within twenty days, in accordance with the provisions of 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