



# BELLINGHAM PLANNING BOARD

10 MECHANIC STREET  
BELLINGHAM, MASSACHUSETTS 02019  
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February 13, 2025

## MAPLE STREET MAP 37, PARCELS 3 & 3A DEVELOPMENT PLAN APPROVAL AND STORMWATER MANAGEMENT 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 April 25, 2024 at 7:00 PM. Notice for the public meeting was published in *The Milford Daily News* on April 11 and April 18, 2024. The Public Hearing was continued to May 23, 2024, June 27, 2024, July 18, 2024, August 8, 2024, September 12, 2024, September 26, 2024, October 24, 2024, 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 §240-16 Development Plan Review, §240-54 Stormwater Management, §154-1 Scenic Road

**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 Development Plan Approval, Site Plan Approval, & Stormwater Permit Application dated March 7, 2024
2. Plan Set entitled, "Proposed Light Industrial Development - Maple Street", prepared by Independence Engineering, LLC., dated February 9, 2024
3. Stormwater Management Report, prepared by Independence Engineering, LLC., dated February 9, 2024
4. Certificate of Ownership dated September 9, 2023
5. Abutters List - Certified date February 7, 2024
6. Project Narrative, prepared by Independence Engineering, LLC
7. Certificate of Taxes dated March 11, 2024
8. Waiver Request, prepared by Independence Engineering, LLC., dated February 9, 2024
9. Stormwater Report, prepared by Independence Engineering, LLC., revised date June 10, 2024
10. Zoning, General Engineering & Stormwater Design Peer Review #1, prepared by CMG, dated August 6, 2024
11. Peer Review Comment Response Letter #1, prepared by Independence Engineering, LLC., dated September 23, 2024
12. Plan Set entitled, "Proposed Light Industrial Development for Maple Street Development, LLC." prepared by Independence Engineering, LLC., revised date September 23, 2024.
13. Stormwater Management Report, prepared by Independence Engineering, LLC., revised date September 23, 2024
14. Zoning, General Engineering & Stormwater Design Peer Review #2, prepared by CMG, dated November 14, 2024
15. Peer Review Comment Response Letter #2, prepared by Independence Engineering, LLC., dated January 13, 2025
16. Fire Chief Comment Response Letter, prepared by Independence Engineering, LLC., dated January 13, 2025.

17. Plan Set entitled, "Proposed Light Industrial Development for Maple Street Development, LLC", prepared by Independence Engineering, LLC., revised date January 3, 2025 (Approved Plans)
18. Architectural Plans, prepared by 24 x 36 Studios, dated September 30, 2024.
19. Architectural Elevation Renderings
20. Revised Long-Term Operations & Maintenance Plan, prepared by Independence Engineering, LLC., revised date January 13, 2025.
21. 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 application proposes a light industrial building with associated paved parking spaces. Any change in use shall be reviewed by the Building Commissioner for conformance with the Bellingham Zoning Bylaws.
2. That the Site disturbance area is not located within the Water Resource District.
3. A Scenic Road Permit Application, dated September 26, 2024, was filed with the Planning Department in accordance with §154-3 of the Town of Bellingham General Bylaws.
4. Per §240-59 of the Town of Bellingham Zoning Bylaws, the proposed development requires 30 spaces. The Approved Plans show 26 paved parking spaces with an additional 2 accessible spaces for a total of 28 spaces. In accordance with §240-60 of the Town of Bellingham Zoning Bylaws, a Flexible Parking Special Permit application, dated September 26, 2024, was filed with the Planning Department.
5. The performance requirements of this By-Law (e.g. Article IX Environmental Controls, Article X Parking and Loading Requirements, Article XI Landscaping Requirements) have been met.
  - a) §240.49 Light and Glare: A photometric plan has been prepared as part of the Approved Plans (see Sheet C920). The plan demonstrates that the illumination of the proposed lighting for the development shall not trespass on to abutting properties. Any exterior building and parking lot

lighting shall be consistent with "dark sky" standards, shielded and directed downward to maintain lighting on to the Site and shall comply with the Zoning By-law.

- b) § 240.50 Air Quality: The proposed uses do not involve emission of odorous gases in such quantities to be offensive and shall continue to adhere to the Zoning By-law. The only point source emissions identified to the air will be from the proposed heating systems and vehicles entering and exiting the Site. However, future tenants have not been identified. It shall be a condition of the permit that any uses involving impacts to air quality pursuant to § 240.50.B shall first seek relief from the Special Permit Granting Authority.
- c) §240.51 Hazardous Materials: No hazardous materials, as defined in this section, are proposed to be used or stored on Site. Prior to the issuance of a Certificate of Occupancy, the Applicant or Tenant shall deliver to the Building Commissioner a complete list of hazardous materials proposed to be used or stored at the building to the extent required under §240.51 of the Bellingham Zoning Bylaws or other applicable law.
- d) §240.52 Vibration: The Applicant does not propose any use that produces vibration which is discernible to the human sense of feeling (except sound) at or beyond the boundaries of the premises for three minutes or more in any hour between 7:00 a.m. and 9:00 p.m. or for 30 seconds or more in any one hour between 9:00 p.m. and 7:00 a.m. However, future tenants have not been identified. It shall be a condition of the permit that any uses involving discernable vibrations shall first seek relief from the Special Permit Granting Authority.
- e) §240.53 Electrical Disturbance: No electrical disturbance is proposed or will be permitted which adversely affects the operation of any equipment other than that of the creator of such disturbance.
- f) §240.54 Stormwater Management: The stormwater management shown on the Plan and drainage analysis has been designed to meet the Stormwater Management Standards set by the Massachusetts Department of Environmental Protection and Bellingham Zoning By-laws. The standards include removing solids from the stormwater, reducing rates of runoff from the site, and recharging the groundwater.
- g) §240.58 Noise: The use proposed was determined to not add noise concerns as all activities are conducted indoors and are sited within an industrial district.

6. For the given location and type and extent of land use, the design of building form, building location, egress points, grading, and other elements of the development could not reasonably be altered to:
  - a) improve pedestrian or vehicular safety within the site and egressing from it, as circulation has been reviewed by the Planning Board and emergency services and was deemed adequate;
  - b) reduce the visual intrusion of parking areas viewed from public ways or abutting premises, by preserving vegetative buffers in the front and rear as well as landscaping and fencing added to priority areas;
  - c) reduce the volume of cut or fill and the Site has been graded to match the cuts and fills, as much as possible and it is not anticipated that an Earth Removal Special Permit will be required;
  - d) reduce the number of removed trees 8" trunk diameter and larger as mature vegetation shall be preserved to the front and rear of the Site;
  - e) reduce soil erosion; and reduce hazard or inconvenience to pedestrians from storm water flow and ponding by engineering the Site to be designed to comply with the DEP Stormwater Handbook and the Town of Bellingham Stormwater Regulations as well as the inclusion of a Stormwater Pollution Prevention Plan and Operation and Maintenance Plan consistent with the Town of Bellingham requirements.
  - f) provide alternate access as emergency services has reviewed and approved the plan as proposed and deemed access to be adequate.
  - g) provide alternate utility service and drainage as the DPW Director has reviewed and approved the plan as proposed and demonstrated in the Stormwater Management Report;
  - h) The applicant submitted a waiver request (document #8), dated February 9, 2025, to waive the Traffic Impact Analysis as the proposed development will produce traffic below the required threshold. A peer review of the site plans was conducted and concluded the Applicant's design sufficiently implements standard engineering practices which allow safe site access & egress and provide adequate sight distances along the site frontage.
7. The Board finds that compliance with the conditions below are necessary to mitigate impacts related to the construction and occupancy of the project.

**C. DECISION**

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 Applicant has provided proposed building elevations as part of the Approved Plan. The Applicant shall construct the structure substantially in conformance with the elevations with close attention to the quality and character proposed. The variation in façade finishes along the frontage shall be constructed to implement the “office type style” and the window locations along the facade shall be similar in location and quantity.
3. Applicant shall include in all leases to tenants that occupy the building that the tenant must abide by the conditions of this Approval.
4. Outdoor storage of fleet vehicles, equipment, and/or materials is prohibited. Tenants shall conduct all work within the proposed building and keep doors shut while conducting work within the proposed building in order to limit noise emitted from the development.
5. All landscaping that shall screen the Site shall be maintained and replaced in perpetuity.
6. The applicant shall notify the Building Commissioner of a change in tenant to determine if a modification is required.
7. No tenant shall be a retail sale establishment as listed in the Town of Bellingham Zoning Bylaws.
8. Bulk storage of materials is not allowed under this approval.
9. Prior to construction, the applicant shall provide retaining wall designs, and associated subdrain designs, to the building commissioner for approval. The plans shall be prepared and stamped by a Licensed Massachusetts Structural Professional Engineer.

10. Prior to construction, the applicant shall submit a cut and fill volume analysis to the town planner to determine if the project requires an Earth Removal Special Permit. If the analysis determines that a special permit is required, the applicant shall obtain said permit prior to construction.
11. Prior to backfilling the proposed underground stormwater infiltration systems, the applicant shall contact the Town Planner to inspect the bottom of the excavation for soil characteristics and groundwater mottling.
12. Prior to the start of construction, sediment and erosion controls shall be installed and be subject to inspection and approval by the Town Planner and Conservation Agent.
13. 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 in accordance with the Scenic Road Permit. No construction, staging, or stockpiling of equipment or materials shall be placed outside the Limit of Work. Trees along the I-495 frontage, located outside of the limits of disturbance, shall remain and be protected during construction.
14. The hours of operation for any construction or staging activities on-site shall be Monday through Friday, from 7:00 am to 6:00 pm. Construction activity shall also be permitted on Saturdays from 9:00 am to 6:00 pm. These activities shall include all equipment on site and shall not start up or remain on before or after the hours listed above. No construction activity shall take place outside the specified permitted hours or on Sunday or New Years' Day, Memorial Day, July Fourth, Labor Day, Thanksgiving, Christmas, or other legal holiday. No idling for longer than 5 minutes, if vehicles and equipment are not in operation.
15. All fencing to be installed on Site shall be constructed to allow for a six (6) inch gap from the ground surface to the bottom of the fence to allow for wildlife. This condition is limited to on-site fencing and does not apply to the proposed sound wall as shown on the approved plan.
16. If construction activity ceases for longer than 30 days, for any reason, then written notice shall be provided by the Applicant to the Building Commissioner at least 48 hours before resuming work. The Building Commissioner may require that any foundation, trench, structure, equipment or other hazard be secured as necessary, in his opinion, including but not limited to installation of fencing and/or filling of trenches.
17. If construction is temporarily suspended, for any reason, during the growing season, all exposed areas shall be stabilized by seeding and/or mulching

within 14 days of suspension of construction. If construction is temporarily suspended outside the growing season, all exposed areas shall be stabilized by mulching and tack within 14 days of suspension of construction. Slopes steeper than 3:1 shall be stabilized by netting and pinning during suspension of construction.

18. All exterior lighting at the Site shall be dark sky compliant and shall not allow spillover of light onto adjoining properties, in accordance with the Approved Plans and the Town's Zoning By-laws.
19. The proposed signage shall be approved by the Building Commissioner and in accordance with Article VIII of the Bellingham Zoning Bylaws. No billboards or business ID signs shall be erected on top of the building or along site frontage along I-495 frontage.
20. If applicable, prior to a pre-blast survey and the act of blasting on Site, the Applicant shall notify all direct abutters at minimum one week in advance by hand delivered mail by a representative of the Applicant.
21. The Applicant shall be permanently responsible for the following at the Site:  
1) all plowing, sanding, and snow removal; 2) all site maintenance and establishing a regular schedule for site maintenance; 3) repairing and maintaining all on-site ways, including drainage structures and utilities therein; 4) conducting annual inspection, maintenance and cleaning of all elements of the drainage system, including but not limited to catch basins, drain manholes, detention basins, swales and pipelines; and site lighting and landscaping.
22. The Stormwater Management Operation and Maintenance Plan (O&M), revised date January 15, 2025, is hereby referenced and made part of this decision. The Applicant shall permit the Board or its agent to inspect the premises on reasonable notice to determine compliance with said O&M plan.
23. Snow and ice removal shall be the responsibility of the Applicant or a successor and in accordance with the approved O&M including snow and ice removal off commercial vehicles prior to leaving the Site. All on-site snow removal operations shall utilize the snow storage areas shown in the Approved Plan.
24. Phosphorous-based fertilizer shall not be used on the Site. Applicant shall endeavor to use "eco-friendly" products for such purposes.
25. Prior to issuance of a Certificate of Occupancy, the Applicant or Tenant shall deliver to the Building Commissioner a complete list of hazardous materials

proposed to be used or stored at the building to the extent required under §240.51 of the Bellingham Zoning Bylaws or other applicable law.

26. Prior to the commencement of construction, the Applicant shall schedule a preconstruction meeting with the Town Planner and the Board's designated inspector. The Board's inspector shall be permitted to conduct routine inspections, as may be reasonably be determined by said inspector, while construction is ongoing relative to this permit and all corresponding Decisions for this Site. The Applicant shall deposit with the Town, sums necessary to fund the inspections contemplated hereunder. Such inspectional fund shall be governed under M.G.L. c. 44 §53G or such other applicable statutory method as may be appropriate. The Developer shall provide EPA and /or DEP approval confirmation of the proposed SWPPP for the Site.
27. In accordance with the Bellingham Department of Public Works, any and all access and utility easements that may be necessary shall be in a form approved by Town Counsel prior to the issuance of the Certificate of Completion, such approval shall not be unreasonably withheld.
28. 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.
29. Any change in use shall be reviewed by the Building Commissioner for conformance with the Bellingham Zoning Bylaws. Upon determination of the Building Commissioner, a change of use may require a public hearing to either modify the existing Development Plan or to issue a new Development Plan and associated permit.
30. All determinations, decisions, and conditions set forth within the Scenic Road Permit, dated February 13, 2025, are hereby incorporated herein. Any violation of such conditions shall constitute a violation of this Permit.
31. All determinations, decisions, and conditions set forth within the Flexible Parking Special Permit, dated February 13, 2025, are hereby incorporated herein. Any violation of such conditions shall constitute a violation of this Permit.
32. The Applicant shall comply with §240-16B(5) and (6) regarding As-Built Plans and follow the policies of the As-Built handbook.

33. 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**

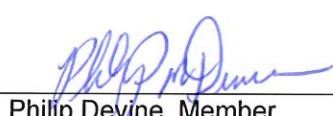
I vote to **APPROVE** the **MAPLE STREET (MAP 37, PARCELS 3 & 3A)  
DEVELOPMENT PLAN APPROVAL AND STORMWATER MANAGEMENT PERMIT.**

**Bellingham Planning Board**

**February 13, 2025**



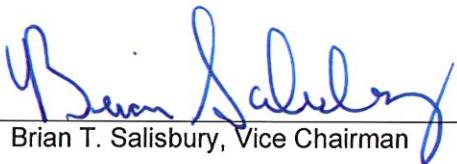
William F. O'Connell, Jr., Chairman



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