



# BELLINGHAM PLANNING BOARD

10 MECHANIC STREET  
BELLINGHAM, MASSACHUSETTS 02019  
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## Certificate of Approval of a Preliminary Subdivision Plan 180 Paine Street, Bellingham, MA

August 29, 2025

RE: Paine Street Preliminary Subdivision Plan  
Bellingham, MA

Amy Bartelloni, Town Clerk  
Municipal Center  
10 Mechanic Street  
Bellingham, MA 02019

RE: Preliminary Subdivision – 180 Paine Street

Dear Ms. Bartelloni:

The Bellingham Planning Board hereby certifies that at a meeting of said Board on August 28, 2025, at which a quorum was present, following a public discussion by the Board, opened, and closed on that evening, it was VOTED: that the Preliminary Subdivision for 180 Paine Street most recently dated June 23, 2025, and designed by Bohler, submitted for the Board's approval by NECC Holdings, LLC., Applicant, be and hereby is approved by a 5 – 0 vote, with the following comments:

1. Paine Street is a busy road with multiple existing safety issues, including alignment, speed, and sight distances. The applicant has begun discussions with Public Safety staff regarding access design and off-site improvements to provide safe access and egress to the site. It is recommended that the applicant continues coordinating safety aspects of the site with Town staff.
2. An existing drainage issue, located at 91 Paine Street, is caused by stormwater runoff from Paine Street and wetland tributaries located on the NECC property. When looking at Paine Street access improvements, analysis and improvements shall be considered for this area. Coordination with Town Staff is recommended.
3. An ANRAD application was recently approved by the Bellingham Conservation Commission to determine limits of wetland resource areas on site. The definitive subdivision plans shall show all applicable jurisdictional resource buffers. Once the applicant has determined limits of disturbance, it is recommended that the applicant coordinate permitting with the Bellingham Conservation Agent prior to filing an application.
4. Soil testing for stormwater management structures shall be conducted prior to filing a definitive subdivision application or development plan review application.
5. Utility capacity and access shall be coordinated with the Department of Public Works and implemented in any future site design.

Respectfully submitted,



Robert Lussier  
Director of Planning & Engineer

cc: NECC Holdings, LLC, Applicant