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730 Main Street

Suite 2C

Millis, MA 02054

January 29, 2026

Planning Board  
Town Offices  
10 Mechanic Street  
Bellingham, MA 02019

Ref: 455 Hartford Avenue  
Peer Comments

Dear Members of the Board:

I am writing to respond to comments from the Board's peer review consultant dated December 31, 2025. Please find enclosed the following;

- Eight 11x17 and three full-size copies of a revised site plan;
- Ten copies of this letter along with:
  - A fire truck turning plan,
  - An SU-30 truck turning, and
  - Two new waiver requests.

We offer the following responses to CMG's comments for the Board's consideration:

***SITE PLAN COMMENTS:***

1. *Comment: CMG recommends Applicant provide an Autoturn analysis truck turning figure to verify the Site is accessible via the largest anticipated emergency design vehicle and SU-30 design vehicle to demonstrate there is adequate maneuvering room for both Site driveway and dumpster access.*

**Response:** A Turning analysis has been conducted and is included in this submission. Some driveway corner radii have been adjusted to improve maneuverability. The Fire Department has reviewed and approved the fire truck circulation for the site.

2. *Comment: Only a single dumpster enclosure is shown. CMG recommends the Applicant consider providing a double dumpster enclosure to accommodate both trash and cardboard given the building will accommodate four (4) separate tenants.*

**Response:** The dumpster enclosure has been widened to 24 feet so that multiple dumpsters can be enclosed. The enclosure detail has been updated accordingly.



3. *Comment: CMG recommends the Applicant provide the Planning Board with proof of Local Board of Health approval for the proposed Title septic system design prior to construction as a condition of approval.*

**Response:** We request that this be included as a condition of approval.

4. *Comment: CMG recommends the Hartford Avenue sidewalk, curbcut, and individual sidewalk ramps be designed at a suitable scale with adequate spot grades to document compliance with applicable ADA / AAB regulatory requirements.*

**Response:** Additional spot grades have been added to sheet C-3 and the design of the cuts at Hartford Ave has been revised. Details of each type of curb cut are provided on sheet C-6. Accessibility compliance requirement notes can also be found on sheet C-2.

5. *Comment: Proposed building floor drains should connect to a tight tank as municipal sanitary sewer is not available. CMG recommends the tight tank location and design detail be added to the Site Plan set.*

**Response:** A tight tank (wastewater holding tank) has been added behind the building and a detail added to sheet C-7.

#### **ZONING BYLAW COMMENTS:**

6. *Comment: 240-17 (B)(1)(b): Site plan must show names of all abutters within 300 FT of the site boundaries as determined from the latest tax records. A locus plan is provided showing the parcels, recommend listing the abutters on the Cover Sheet C-0.*

**Response:** A table listing abutters has been added to sheet C-0.

7. *Comment: 240-17 (B)(1)(b): Applicant to verify there are no wells within 300 FT of the proposed leaching field and add a note to the plan based on these findings.*

**Response:** The Board of Health has verified that there are no well within 300 feet of the proposed system, and a note stating this has been added to sheet C-3.

8. *Comment: 240-46: Applicant does not provide any proposed signage details and/or locations.*

**Response:** There are no proposed standing or wall signs for this development. A street number will be provided on the building façade.



9. *Comment: 240-49 (D): Applicant provides a Lighting Plan with specifications for the lighting fixtures and poles. However, it does not include photometrics illustrating the potential off-site overspill (footcandles) at the property line. CMG recommends the lighting plan be revised to include the required lighting photometrics to determine compliance at the abutting property lines to the North and West.*

**Response:** Photometrics data has been added to sheet C-4.

10. *Comment: 240-59 (G)(1): Applicant notes Zoning for a commercial building requires four (4) spaces per 1,000 s.f. of building area (30 parking spaces) and only 15 parking spaces are proposed. Applicant is requesting the Planning Board consider a Special Permit to reduce this parking requirement (See Comment 11).*

**Response:** No response required.

11. *Comment: 240-60 B(5): Applicant is requesting the Planning Board consider a Special Permit to reduce the parking requirement to "2 spaces per 1,000 s.f. of building area". CMG believes this is a reasonable request and Section 240-59H(2) allows for a similar parking requirement for general light industrial/wholesale/warehouse consistent with this type of building. CMG recommends the Planning Board consider whether or not additional on-site areas should be set aside to allow for future parking expansion, if necessary.*

**Response:** There is room to add parking on the west side of the front parking area in the future should it be needed.

12. *Comment: 240-62: Loading space area should be designated on the site plan.*

**Response:** Loading areas behind each overhead door at the rear of the building have been added to sheet C-2.

**PLANNING BOARD COMMENTS:**

13. *Comment: The Stormwater Report satisfactorily documents compliance with the Bellingham Planning Board Procedural Rules Section 7: Post-Construction Stormwater Management Plan for New Development.*

**Response:** No response required.



**GENERAL STORMWATER COMMENTS:**

14. *Comment: Chapter 245-13 B (1) and C (5) of the Planning Board Subdivision Regulations require all drain pipes be 12 inches in diameter. Applicant is proposing a double 6 IN diameter pipes for the one (1) catch basin located near the Site entrance. CMG finds this is acceptable based upon Site conditions and the appropriate Rational method calculations are provided within the Stormwater Report.*

**Response:** A waiver request has been added to the cover sheet, and the waiver request form is included with this submission.

15. *Comment: Chapter 245-13 D (2)(b) of the Subdivision Regulations: Applicant is providing a Waiver Request to allow basins to be constructed in fill material. Given the shallow depth to estimated seasonal groundwater at this Site CMG believes this is a reasonable request. CMG recommends Applicants' Engineer specify the fill material to be used within the stormwater basin bottom be consistent with the underlying sand / loamy sand soils found in the C-layer to ensure the exfiltration capacity is the same or better. Additionally, all soils within the A and B-layers must be fully removed prior to fill placement within each basin. Prior to construction, CMG further recommends the Contractor provide sieve analysis results and material specification sheets for these soils to the Planning Board review and approval. A note to this effect should be added to the Site Plans.*

**Response:** The infiltration Basin Detail notes on sheet C-7 have been updated to include the requested changes. All fill under the basin will be clean gravel or septic sand. A sieve analysis will be provided to the Planning Board as requested.

16. *Comment: Chapter 245-13 D (2)(g) of the Subdivision Regulations: Applicant is proposing a six-foot chain-link fence surrounding each stormwater basin which seems excessive. CMG recommends the Planning Board consider allowing either a 4 FT height fence or alternative barrier as each basin is designed as a dry detention basin with a total depth less than 2.5 FT.*

**Response:** The fence detail on sheet C-6 has been changed to a 4' height, and a waiver request has been added to the cover sheet. A waiver request form is included with this submission.

**MASSDEP STORMWATER COMMENTS:**

17. *Comment: The Stormwater Report satisfactorily documents compliance with MassDEP Stormwater Management Standards 1 through Standard 10.*

**Response:** No response required.



*18. Comment: CMG recommends, a copy of the FINAL - NPDES SWPPP and EPA ENOI authorization email must be provided to the Planning Board prior to the commencement of construction as a condition of approval.*

**Response:** We request that this be included as a condition of approval.

In addition, based on discussions with the Town, the following changes were made:

- ✓ Based on discussion with the Fire Department, the Applicant has agreed to install a sprinkler system in the building and a hydrant on the property. The associated notes and details were added to the site plan.
- ✓ Based on discussion with the Fire Department, Layout Note 2 was added to sheet C-2 prohibiting the use of mulch within three feet of the building foundation in landscape beds.

Do not hesitate to contact me should you have any questions or comments.

Yours Truly,

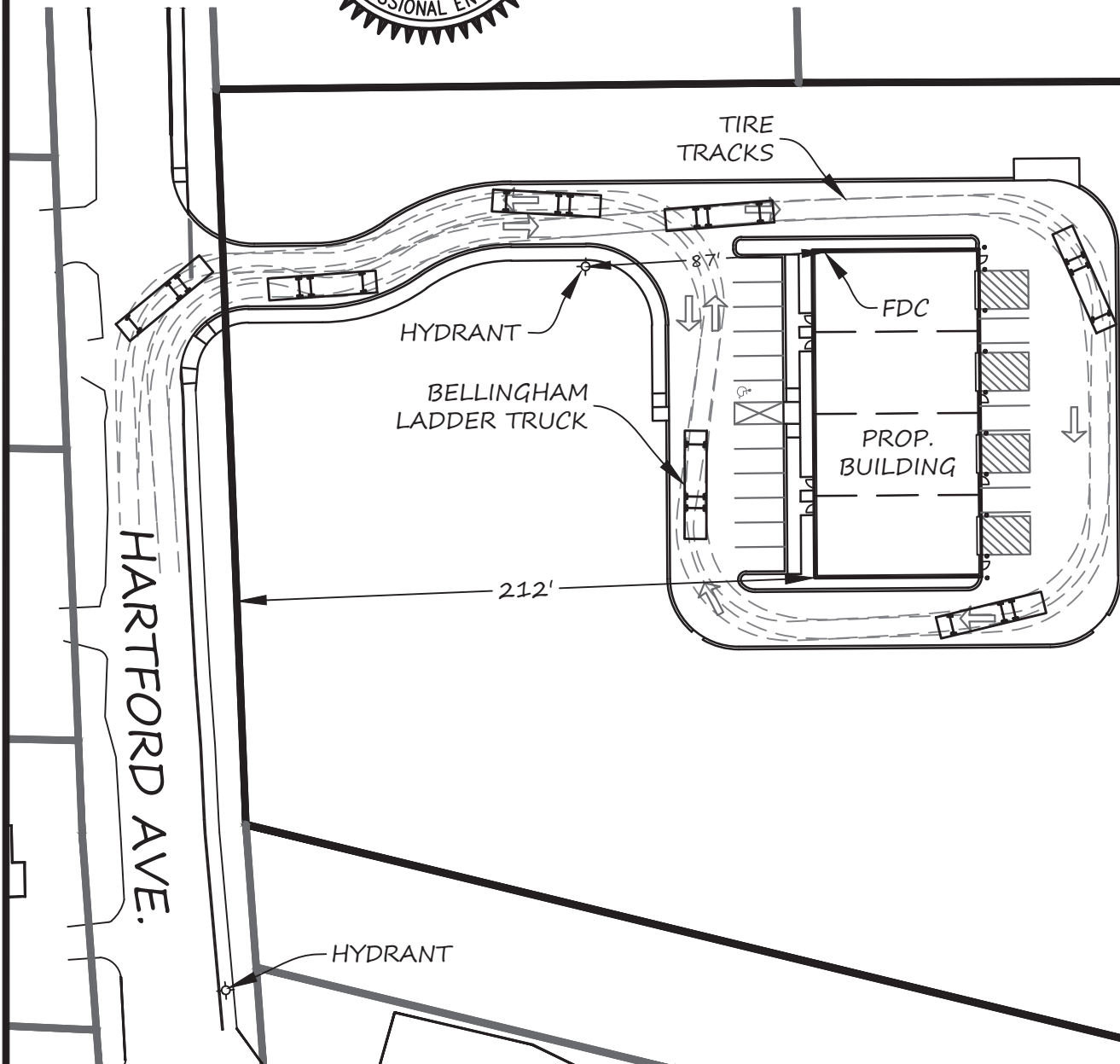
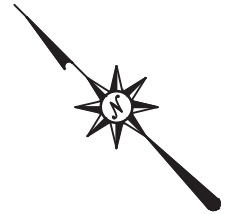
LEGACY ENGINEERING LLC

Daniel J. Merrikin, P.E.  
President

cc: File



Digitally signed by  
Daniel J. Merrikin, P.E.  
Date: 2026.01.29  
09:48:01 -05'00'



730 MAIN STREET  
SUITE 2C  
MILLIS, MA 02054  
508-376-8883(o)

SHEET 1 OF 1



**LEGACY**  
ENGINEERING

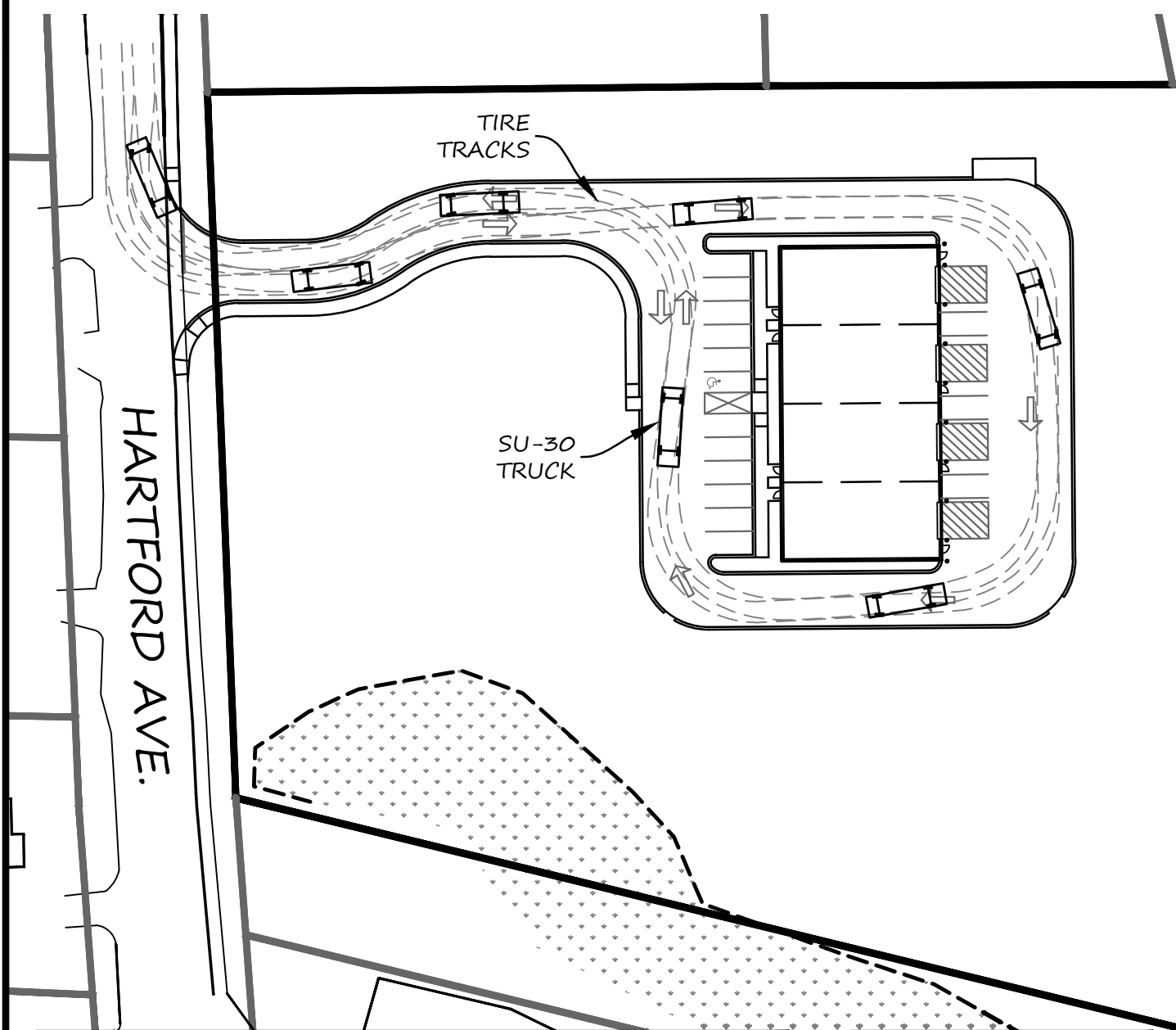
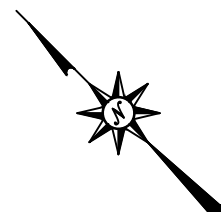
455 HARTFORD AVE.  
FIRE TURNING  
PLAN OF LAND  
IN  
BELLINGHAM, MA

PLAN DATE: 2026-01-05

PLAN SCALE: 1"=60'



| REVISION      | DATE      |
|---------------|-----------|
| REV. PER COM. | 2026-1-26 |
| REV. PER COM. | 2026-1-29 |



730 MAIN STREET  
SUITE 2C  
MILLIS, MA 02054  
508-376-8883(o)

SHEET 1 OF 1

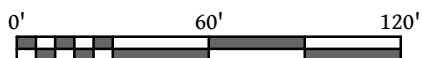


**LEGACY**  
ENGINEERING

455 HARTFORD AVE.  
TRUCK TURNING  
PLAN OF LAND  
IN  
BELLINGHAM, MA

PLAN DATE: 2026-01-29

PLAN SCALE: 1"=60'



REVISION

DATE

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# BELLINGHAM PLANNING BOARD

10 MECHANIC STREET  
BELLINGHAM, MASSACHUSETTS 02019  
(508) 657-2892; FAX (508) 966-2317  
[PlanningBoard@bellinghamma.org](mailto:PlanningBoard@bellinghamma.org)

## WAIVER REQUEST

Plan Title: 455 Hartford Avenue Site Plan of Land in Bellingham, MA

Date of Plan: December 5, 2025

Type of Plan: ☐ Preliminary Subdivision ☐ Definitive Subdivision ☒ Development Plan  
☐ Special Permit

Location of Premises  
(address, street name, or  
general property  
description): 455 Hartford Avenue

Rules & Regulations  
Reference(s): Chapter 245 - Subdivision Regulations 13.D.2.g: To reduce the fence  
height to 4 feet.

Reason the waiver is  
requested: 6' fences are excessive for a shallow stormwater basin.

Alternatives to granting  
the waiver: Require the full fence height.

Impact of waiver denial  
on the project: The effects would be negligible.

Reasons the waiver is in the best interests of the Town and is consistent with the intent and purpose of the regulation or by-law:

A 4' chain link fence is more aesthetically pleasing.

Applicant(s):  
(Print Name/s) Moshe Attais - Darn Properties LLC

Signature of all  
Applicants:





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☐ Special Permit

Location of Premises  
(address, street name, or  
general property  
description): 455 Hartford Avenue

Rules & Regulations  
Reference(s): Chapter 245 - Subdivision Regulations 13.B.1 & C.5: To allow  
6" drain pipes.

Reason the waiver is  
requested: Using 12" pipes would require raising the driveway entrance area  
which would create steeper slopes in the driveway and sidewalk.

Alternatives to granting  
the waiver: Alternative stormwater conveyance method and pretreatment device.

Impact of waiver denial  
on the project: A worse drainage design and steeper driveway and sidewalk slopes.

Reasons the waiver is in the best interests of the Town and is consistent with the intent and purpose of the regulation or by-law:

The stormwater from the site will be effectively captured and treated.

Applicant(s):  
(Print Name/s) Moshe Attais - Darn Properties LLC

Signature of all  
Applicants: