



# BELLINGHAM PLANNING BOARD

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

February 25, 2021

## 0 SOUTH MAPLE STREET INDUSTRIAL BUILDING FLEXIBLE PARKING SPECIAL PERMIT DECISION

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BELLINGHAM TOWN CLERK

### A. BACKGROUND

Applicant:	Eastland Partners, Inc. 997 Millbury Street Worcester, MA 01607
Owner:	Cx3 Properties, LLC 4 Charlesview Road, Suite 1 Hopedale, MA 01747
Public Hearing:	The Public Hearing opened December 10, 2020 at 7:00 PM. Notice for the public meeting was published in <i>The Milford Daily News</i> on November 26, 2020 and December 3, 2020. The Public Hearing was continued to January 14, 2021, February 11, 2021 and February 25, 2021, when the Public Hearing was closed.
Date of Vote:	February 25, 2021
The Premises:	The project location, also referred to herein as the "Site" or the "Premises", is located at 0 South Maple Street, Assessors Map 57-8, approximately 25,500+/- square feet of land, zoned Industrial.
The By-law	§240-60B Flexible Parking Options
The Proposal:	To construct a 9,600 square foot industrial building with associated improvements accessed by an existing shared driveway.

The Proposal was documented with the following materials:

1. Application for Development Plan Review, received November 19, 2020, including a narrative and project description.
2. Application for Special Permit, received November 19, 2020, including a narrative and project description.
3. Certificate of Ownership Authorization, received November 19, 2020.
4. Quitclaim Deed, book 37400 page 532, dated December 3, 2019.
5. Subdivision Plan of Land, by Celtic Engineering, dated March 9, 1988.
6. Certificate of Municipal Liens, received November 19, 2020.
7. Certified Abutter's List, Town of Bellingham, dated October 19, 2020.
8. Site Development Plans, 0 South Maple Street, by Turning Point Engineering, last revised February 16, 2021 (also known as the Approved Plan).
9. Stormwater Report, by Turning Point Engineering, last revised January 29, 2021.
10. Floor Plans and Elevations, by Mohagen Hansen, received November 19, 2020.
11. Staff Checklist, James Kupfer, Town Planner, dated December 4, 2020.
12. Peer Review of Stormwater, by BSC Group, dated January 5, 2021.
13. Response to Peer Review, by Turning Point Engineering, dated January 27, 2021.
14. Peer Review of Stormwater via email, by BSC Group, dated February 8, 2021.
15. Response to Abutter Comments, by Turning Point Engineering, dated January 29, 2021.
16. Response to Abutter Comments, by Turning Point Engineering, dated February 5, 2021.
17. 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 has provided the Building Commissioner with sufficient evidence to confirm that Assessors Map 57-8 complies with §240-34 Isolated Lots.
2. The Applicant has filed a development plan proposing a shared access/egress and parking with 47 South Maple Street. The Applicant has also provided a draft Access Easement allowing for the owner of Assessors Map 57-8 to share both the egress on South Maple Street, its shared driveway and shared parking area.
3. That the number of required parking spaces is 26 spaces.
4. That the number of proposed parking spaces is 19 spaces.
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 the tenants existing facility as well as facilities in Bellingham 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. The reduction in the required number of parking spaces will prevent additional, unwarranted impervious area that would be required to provide excessive number of spaces for this use.

**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. This Approval is limited to the improvements as noted on the Approved Plan, warehouse and distribution use, 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

minor or major. 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.

2. The Board has granted a reduction in parking from 26 spaces to 19 spaces.
3. Prior to any disturbance of land, the Applicant shall provide the Board with a recorded Grant of Easement which shall provide the Applicant with the "proposed access, construction, and utility easement" shown on the Approved Plan.
4. This Decision is binding on the Applicant's successors, assigns, agents, and employees. This approval shall insure to the benefit of and binding upon Cx3 Properties, LLC provided there is no change in use for the Premises. The Planning Board shall be notified in writing of any changes in affiliates and successors in title and additional users of the Premises.
5. Any change of use shall require a public hearing to either modify the existing permit or to issue a new permit.
6. All determination, Decisions, and conditions set forth within the Flexible Parking Permit, dated February 25, 2021, are hereby incorporated herein. Any violation of such conditions shall constitute a violation of this Permit.
7. The Applicant shall comply with §240-16B(5) and (6) regarding As-Built Plans and follow the policies of the As-Built handbook.
8. 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**

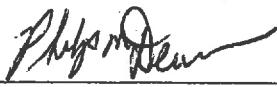
I vote to APPROVE the 0 SOUTH MAPLE STREET INDUSTRIAL BUILDING FLEXIBLE PARKING SPECIAL PERMIT.

Bellingham Planning Board

**February 25, 2021**

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

Brian T. Salisbury, Vice Chairman

  
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Phillip Devine

  
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Dennis J. Frebino

  
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Elizabeth Berthelette

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 26, 2021.

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Lawrence J. Sposato, Jr.  
Bellingham Town Clerk