



BELLINGHAM PLANNING BOARD

10 MECHANIC STREET
 BELLINGHAM, MASSACHUSETTS 02019
 (508) 657-2892
PlanningBoard@bellinghamma.org

May 25, 2017

**190 FARM STREET
 DEVELOPMENT PLAN AND STORMWATER MANAGEMENT
 PERMIT DECISION**

2017 MAY 26 AM 9:00

REGISTER OF THE
 TOWN OF BELLINGHAM
 CLERK

TOWN OF BELLINGHAM
 CLERK

A. BACKGROUND

Applicant: Farm Street Property Management, LLC
 190 Farm Street
 Bellingham, MA 02019

Owner: Farm Street Property Management, LLC
 190 Farm Street
 Bellingham, MA 02019

Public Hearing: The Public Hearing opened Thursday, February 23, 2017 at 7:00 PM. Notice for the public meeting was published in the Milford Daily News on Thursday, February 9, 2017 and February 16, 2017.
 The Public Hearing was continued to February 23, 2017, March 9, 2017, April 13, 2017, April 27, 2017, May 11, 2017 and May 25, 2017, when the Public Hearing was closed.

Date of Vote: May 25, 2017.

The Premises: The 15 $\frac{1}{2}$ acre site is located at 190 Farm Street, Assessors Map/Lot Number 07-014 in an Industrial zone, also referred to herein as the "Site."

The By-Law: Section 240-16 Development Review Approval and Section 240-54 Stormwater Management

The Proposal: The proposal requests the ability to maintain bulk storage of asphalt and gravel at the northern end of the Site accessed by a paved drive from Farm Street (the "Project"), as shown on the plan entitled Bulk Storage Site Plan for Asphalt Engineering, last revised May 25, 2017, also referred to herein as the "Plan". The proposal requires a variance from the Town of Medway.

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Development Plan and Stormwater
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Additional permits/approvals issued herewith for the project include: Scenic Road Permit and Bulk Storage Special Permit.

The Proposal was documented with the following materials:

1. Application for Development Plan, received January 24, 2017
2. Application for Bulk Storage Special Permit, received January 24, 2017
3. Application for Stormwater Management Permit, received January 24, 2017
4. Bulk Storage Site Plan set, last revised May 25, 2017, by Allen Engineering, LLC
5. Certified Abutters List, Town of Medway, dated January 20, 2017
6. Certified Abutters List, Town of Bellingham, dated January 19, 2017
7. Submittal Letter, Allen Engineering, dated January 19, 2017
8. Project Narrative and Project Description, Allen Engineering, dated January 19, 2017
9. Waiver Request for decision standard 240-19.B.(4), Allen Engineering, dated January 19, 2017
10. Asphalt Engineering Bulk Storage Special Permit, dated August 11, 2016.
11. Planning Board Staff Memo, by James Kupfer, Town Planner, dated February 16, 2017
12. Peer Review of Stormwater Provisions Professional Services Corporation, PC, dated February 22, 2017
13. Peer Review of Stormwater Provisions Professional Services Corporation, PC, dated April 12, 2017
14. Peer Review of Stormwater Provisions Professional Services Corporation, PC, dated May 10, 2017
15. Email Peer Review of Stormwater Provisions Professional Services Corporation, PC, dated May 23, 2017
16. Allen Engineering, Response to Peer Review Comments, dated April 5, 2017
17. Allen Engineering, Response to Peer Review Comments, dated May 2, 2017
18. Allen Engineering, Response to Peer Review Comments, dated May 19, 2017
19. Long-term Operation and Maintenance Plan, Allen Engineering, last revised May 19, 2017
20. Police Safety Officer Comments, Sergeant Lee Rolls, March 6, 2017
21. Letter to the Planning Board, by Erin Landry, dated February 24, 2017
22. Reclaimed Asphalt Storage Impact Letter, by Sage Environmental, dated February 20, 2017
23. Business Plan, Asphalt Engineering, dated March 7, 2017
24. FEMA, Flood Insurance Rate Map, 190 Farm Street, dated February 22, 2017
25. Sound Study, by Tech Environmental, dated March 10, 2017
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29. Report on Medway Application and Comment for Bellingham Planning Board, Mackenzie Leahy, Medway Community and Economic Development, dated April 13, 2017
30. Waiver Request for Stormwater Management Requirements, Allen Engineering, dated April 27, 2017
31. Spill Containment Pad Information, submitted by Asphalt Engineering, received 4.27.17
32. Sage Environmental – Reclaimed Asphalt Pavement Environmental Summary 4.27.17
33. Drainage Analysis for Bulk Storage Permit, by Allen Engineering, last revised May 2, 2017
34. Medway Zoning Board of Appeals Grant of Variance, dated April 12, 2017
35. 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 made the following determinations:

1. In the summer of 2016, the Applicant came before the Planning Board for a short-term Bulk Storage Special Permit for the southernmost portion of the Site. The Planning Board granted a temporary six-month approval on August 11, 2016 with the understanding that a follow-up long-term plan was to be applied for at the Site. The Planning Board later extended the permit by three months on March 16, 2017 and again on April 18, 2017.
2. The Project Site is located on Farm Street, a Scenic Road.
3. The Project requires an Order of Conditions to be issued by the Bellingham Conservation Commission.
4. The premises is in both Bellingham and Medway. In order to stockpile bulk materials at this site in Medway, a variance is required from the Medway Zoning Board of Appeals. The Applicant sought and received a variance on April 12, 2017.
5. The Applicant currently has an office at 19B South Maple Street and will continue to operate the office and truck parking associated with the bulk storage at this location until a subsequent development plan is submitted for an office building and associated improvements at the Project Site, and approved by the Planning Board.
6. As conditioned, a Development Plan application submission and approval for office and trucking is required within three months of this approval. The Applicant has proposed this bulk storage of materials without a structure as temporary and agrees that the scope of this permit is subject to that condition. The Board has reviewed and approved the proposal with that understanding and accordingly, this permit shall

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Development Plan and Stormwater
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lapse and terminate if the Applicant does not submit a complying request for an amendment to this permit for development plan of an office and associated improvements for the business being conducted on site and continue to make good faith effort to seek approvals. If all approvals for the office and trucking are not obtained within three months after submission of a development plan application, this approval shall be deemed null and void.

7. That the Planning Board reviewed the Proposal with regard to the criteria set forth in Section 154-5 of the General Bylaw. The proposal states that no trees or stone walls within a public way shall be removed. However, minimal trimming in order to accommodate safe sight lines for exiting the property is allowed. Any tree removal in a public right-of-way shall require review and approval by the Tree Warden prior to disturbance.

8. That the Planning Board reviewed traffic impacts to the neighborhood. It was determined that approximately twelve trucks will depart from the site no earlier than 6:00 a.m. and return by dusk.

9. That the Site is located within the Water Resource District, but does not meet the criteria for a Special Permit.

10. The Plan meets the performance requirements of this By-Law (e.g. Article IX Environmental Controls, Article X Parking and Loading Requirements, Article XI Landscaping Requirements) either by-right or by relief granted under this Permit. The relief granted herein is based upon evidence provided to the Board during the hearing. Any future changes to the Plan are subject to and must comply with the requirements of this Decision or must receive approval of the Board under a request for amendment to this Decision.

- a. Section 240.49 Light and Glare: No lighting is to be proposed at this time. Any lighting added shall be submitted to the Town Planner for his review to confirm compliance with the Zoning Bylaws.
- b. Section 240.50 Air Quality: There will be no manufacturing within the Site. The proposal does not involve emission of odorous gases in such quantities to be offensive. The only point source of emissions identified to the air will be from vehicles entering and exiting the Site and those operating on the Site.
- c. Section 240.51 Hazardous Materials: No hazardous materials, as defined in this section, are proposed to be used or stored on Site, except as customarily used or stored as part of the proposed use in compliance with law. However, the act of crushing asphalt is regulated by the Massachusetts Department of Environmental Protection. Any crushing on site must be first permitted through the State and shall be conditioned by this permit to provide the Town with evidence of such permit. It shall be a condition of the permit that any uses involving hazardous

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materials and specified in Section 240-51 must first seek relief from the Special Permit Granting Authority.

- d. Section 240.52 Vibration: The Applicant does not propose any use that produces vibration which is discernible to the human sense of feeling (except as 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. It shall be a condition of the permit that any use on Site must conform to this section or seek further relief from the Special Permit Granting Authority
- e. Section 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. Section 240.54 Stormwater Management: The stormwater management shown on the final revised plan and drainage analysis has been designed to meet the Stormwater Management Standards set by Massachusetts Department of Environmental Protection, Bellingham Zoning Bylaws, and the Massachusetts Wetlands Protection Act and the Bellingham Wetlands Protection Bylaw. The standards include removing solids from the stormwater, reducing the rates of runoff from the site, and recharging the groundwater.

Furthermore, the Conservation Commission through an Order of Conditions will further address the adequacy of drainage on the Site.

- i. Waiver request for 245-13.D(2)(g) – 6-foot chain link fence around each detention basin with an 8 -foot wide gate has been granted with the exception of the southerly basin most closely situated to Farm Street.
- ii. Waiver Request for 245-13.D(2)(b) – Detention basin to be constructed below the existing grade has been granted at basins #1 and #2 with approximately half of the berm designed above grade.
- iii. Waiver Request for 245-13.D(2)(g) – Detention basin to have 10-foot wide access around the top of the berm has been granted to allow for no less than 8-foot wide access around the top of the berms.

g. Section 240.58 Noise and Bellingham General Bylaw 154-7 Scenic Roads: The Applicant has demonstrated, through detailed sound analysis documented above and reviewed by the Town's peer review consultant, compliance with the noise provisions of the Zoning By-Law (Section 240-48) and the Scenic Road By-Law (Section 154-7).

11. 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:

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- 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 and the proposed access driveway has been kept to the minimum practicable width;
- c. 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. Existing vegetation along the frontage of the Site is to be preserved as shown on the final plan;
- e. The project has been designed to comply with the DEP Stormwater Handbook and the Bellingham Wetlands Bylaw Regulations. A Stormwater Pollution Prevention Plan has been prepared including an Operation and Maintenance Plan consistent with the Town of Bellingham requirements.
- f. The stormwater system has been designed to manage any increase in stormwater runoff and is contained entirely on site and is subject to further review, as conditioned herein.

12. Adequate access is provided to the bulk material for fire and service equipment and has been reviewed and approved by emergency services.

13. Adequate utility service and drainage is provided.

14. Projected peak hour traffic will not increase in the study area by 25% or more above levels otherwise anticipated at the time of occupancy.

15. No other zoning violations are observed.

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 4 in favor and 0 opposed, accordingly, grants the Applicant and its successors and assigns as owner of the premises, Development Plan and Stormwater Permit Approval in accordance with the approved plan subject to the following conditions:

1. A Development Plan application submission and approvals for office and trucking are required within three months of this approval. The Applicant has proposed this bulk storage of materials without a structure as temporary and agrees that the scope of this permit is subject to that condition. The Board has reviewed and approved the proposal with that understanding and accordingly, this permit shall lapse and terminate if the Applicant does not submit a complying request for an amendment to this permit for development plan of an office and associated improvements for the business being conducted on site and continue to make a good faith effort to satisfy

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Development Plan and Stormwater
May 25, 2017
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the approval process. Furthermore, if all approvals for the office and trucking are not obtained within three months after a timely submission of a development plan application, this approval shall be deemed null and void.

2. All bulk storage material on the Site shall not exceed 30 feet in height above grade and permanent markers shall be provided at grade level at no more than 75 foot intervals to delineate the boundaries of the piles.
3. All activities on the Site shall comply with Section 240-52 of the Zoning Bylaw regarding vibration.
4. Sediment and Erosion controls shall be installed and be subject to the inspection and approval by the Town Planner and the Town's Conservation Agent prior to commencement of construction. The Applicant shall install a 6-foot chain link fence around the stormwater detention basin on closest to Farm Street with an 8-foot wide gate. The Planning Board has waived the required fencing for all other detention basins.
5. Ongoing stormwater maintenance reports shall be submitted to the Planning Board and Conservation Commission in accordance with the Operation and Maintenance Plan that has been submitted by the Applicant, as may be further required in accordance with the Bellingham Conservation Commission Order of Conditions. Failure to provide regular scheduled reports shall be deemed a violation of this permit and the Applicant or its successors shall be brought before the Planning Board to evaluate if further action is necessary. The Planning Board or its designee, with written notice to the Applicant, shall be permitted to conduct an inspection of the outdoor areas of the Property to evaluate compliance with stormwater requirements if the Board has reason to believe that stormwater-related conditions pose a significant threat to human health, safety or the environment or the Board has not received the stormwater reports as required, following notice and ten-day opportunity to provide them.
6. Phosphorous-based fertilizer shall not be used on site.
7. All refueling shall be conducted in the designated area depicted on the approved plan. On site refueling shall require the use of a Just-Rite 2372 Rigid-Lock Quick Berm Lite device as provided to the Board for review and agreed to by the Applicant. Any change in device shall be reviewed and approved by the Town Planner.
8. Upon receiving applicable State permits for the act of crushing asphalt on Site, the applicant is to provide the Board with proof of permit prior to the commencement of crushing. Additionally, the Board has requested and the Applicant agreed to limit crushing activities once permitted to no more than 20 days during a calendar year. During crushing, a water truck is to be on Site and continuous misting shall be required as needed to control dust impacts to the resource area and abutting

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properties. Advanced notice of all crushing activities of seven days shall be provided to the immediate abutters and Town Planner.

9. No exterior lighting is considered at this time. If future exterior lighting is contemplated it 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. Any such lighting shall be subject to the prior review and approval of the Planning Board.
10. A comprehensive signage plan shall be presented to the Board for approval prior to installment of signage.
11. The Board has granted a waiver regarding certain basin construction standards. Given the Board's waiver and the sensitive nature of the site, a construction monitor is required by the Board during drainage basin construction to confirm material, compaction and other practices are done in accordance with best management practices. Fees and expenses of the Planning Board's inspectors and/or engineers in performing any tasks described in this Permit shall be paid by the Applicant in accordance with M.G.L. Ch. 44, Section 53G. The Applicant shall fund such services prior to the commencement thereof.
12. As used herein, "commencement of construction" is hereby defined as any clearing or preparation of the Site for development of the project approved herein.
13. This Decision shall take effect to the benefit of and be binding upon Farm Street Property Management and its successors, transferees and assigns, as well as any other tenant, purchaser or user of the Site or any portion thereof. This permit may not be assigned or conveyed to any other entity without the prior approval of the Planning Board, such approval not to be unreasonably withheld.
14. All determinations, Decisions, and conditions set forth within the Bulk Storage Special Permit and Scenic Road Permit, dated May 25, 2017, as well as, the Medway Zoning Board of Appeals Variance decision dated April 12, 2017 are hereby incorporated herein. Any violation of such conditions shall constitute a violation of this Permit.
15. This Decision shall not be effective until it is recorded by the Applicant in the Registry of Deeds, with proof of such recording to be supplied to the Board and the Building Commissioner.

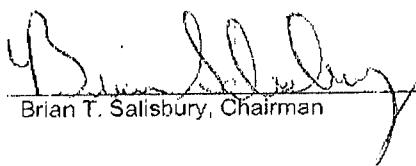
190 Farm Street
Development Plan and Stormwater
May 25, 2017
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D. RECORD OF VOTE

I vote to **APPROVE** the 190 FARM STREET DEVELOPMENT PLAN APPROVAL AND STORMWATER MANAGEMENT PERMIT.

Bellingham Planning Board

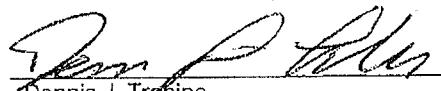
May 25, 2017



Brian T. Salisbury, Chairman

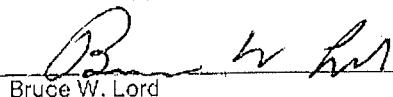


William F. O'Connell Jr., Vice Chairman



Dennis J. Trabino

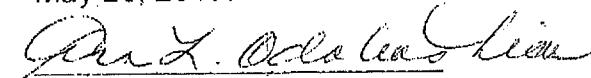
Peter C. Pappas, Secretary



Bruce W. Lord

Appeals of this Decision may be made within thirty days, in accordance with the provisions of G.L. c 40A, §15

This Decision, together with all plans referred to in it, was filed with the Town Clerk on May 26, 2017.



Ann Odabashian

Bellingham Town Clerk



TOWN OF BELLINGHAM
OFFICE OF
TOWN CLERK

Bellingham Municipal Center
10 Mechanic Street
Bellingham, MA 02019

Town Clerk
Ann L. Odabashian

Tel: 508-657-2830
Fax: 508-657-2832

DATE June 26, 2017

TO: Planning Board

RE: Farm Street Property Management, LLC

190 Farm Street

This is to inform you that 30 days have elapsed since May 26, 2017, the date the above was filed with the Town Clerk, and that no notice of appeal has been filed with this office during that period.

A certified copy attesting this is available and on file in this office.

Sincerely,

Ann L. Odabashian
Bellingham Town Clerk

A TRUE COPY
ATTEST:

AUG 16 2017

Bellingham Town Clerk



BELLINGHAM PLANNING BOARD

10 MECHANIC STREET
 BELLINGHAM, MASSACHUSETTS 02019
 (508) 657-2892
PlanningBoard@bellinghamma.org

May 25, 2017

190 FARM STREET SCENIC ROAD PERMIT DECISION

RECEIVED
 BELLINGHAM PLANNING BOARD
 MAY 26 2017
 5:00 PM
 2017 MAY 26 AM 5:00

A. BACKGROUND

Applicant: Farm Street Property Management, LLC
 190 Farm Street
 Bellingham, MA 02019

Owner: Farm Street Property Management, LLC
 190 Farm Street
 Bellingham, MA 02019

Public Hearing: The Public Hearing opened Thursday, February 23, 2017 at 7:00 PM. Notice for the public meeting was published in the Milford Daily News on Thursday, February 9, 2017 and February 16, 2017.

The Public Hearing was continued to February 23, 2017, March 9, 2017, April 13, 2017, April 27, 2017, May 11, 2017 and May 25, 2017, when the Public Hearing was closed.

Date of Vote: May 25, 2017.

The Premises: The 15 $\frac{1}{2}$ acre site is located at 190 Farm Street, Assessors Map/Lot Number 07-014 in an Industrial zone, also referred to herein as the "Site."

The By-Law: Scenic Roads Chapter 154 General Code

The Proposal: The proposal requests the ability to maintain bulk storage of asphalt and gravel at the northern end of the Site accessed by a paved drive from Farm Street (the "Project"), as shown on the plan entitled Bulk Storage Site Plan for Asphalt Engineering, last revised May 25, 2017, also referred to herein as the "Plan". The proposal requires a variance from the Town of Medway.

190 Farm Street
Scenic Road Permit
May 25, 2017
Page 2 of 5

Additional permits/approvals issued herewith for the project include: Development Plan and Stormwater Permit and Bulk Storage Special Permit.

The Proposal was documented with the following materials:

1. Application for Development Plan, received January 24, 2017
2. Application for Bulk Storage Special Permit, received January 24, 2017
3. Application for Stormwater Management Permit, received January 24, 2017
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190 Farm Street
Scenic Road Permit
May 25, 2017
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34. Medway Zoning Board of Appeals Grant of Variance, dated April 12, 2017
35. 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 Planning Board reviewed and considered the Proposal with regard to the criteria set forth in Section 154-5 of the Bellingham General Bylaws.
2. The Project Site is located on Farm Street, a Scenic Road.
3. No trees are proposed to be removed within the Farm Street right of way. Trimming of branches may occur to ensure safe and adequate sight lines.
4. That the Tree Warden has reviewed the Proposal and agreed with the findings.
5. The Applicant has demonstrated, through detailed sound analysis documented above and reviewed by the Town's peer review consultant, compliance with the noise provisions of the Zoning By-Law (Section 240-48) and the Scenic Road By-Law (Section 154-7). The analysis contemplated an office structure and vehicles parked on site to accommodate a future filing as required by the Planning Board. Any modification of the structure or layout that may impact sound shall be further reviewed through an amendment of this permit.
6. That the Planning Board reviewed traffic impacts to the neighborhood. It was determined that approximately twelve trucks will depart from the site no earlier than 6:00 a.m. and return by dusk.

190 Farm Street
Scenic Road Permit
May 25, 2017
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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 4 in favor and 0 opposed, accordingly, grants the Applicant and its successors and assigns as owner of the premises, Permit Approval subject to the following conditions:

1. Any future removal of trees within the public right of way that differ from the Plan shall be reviewed and approved by the Town Planner and Tree Warden prior to removal.
2. A sound analysis was conducted and contemplated both bulk storage to the north and an office structure and vehicles parked on site to accommodate a future filing as required by the Planning Board. Any modification of the structure or layout as contemplated in the sound analysis that may impact sound shall be further reviewed through an amendment of this permit.
3. This Decision shall take effect to the benefit of and be binding upon Farm Street Property Management and its successors, transferees and assigns, as well as any other tenant, purchaser or user of the Site or any portion thereof. This permit may not be assigned or conveyed to any other entity without the prior approval of the Planning Board, such approval not to be unreasonably withheld.
4. All determinations, Decisions, and conditions set forth within the Bulk Storage Special Permit and Development and Stormwater Management Permit, dated May 25, 2017, as well as, the Medway Zoning Board of Appeals Variance decision dated April 12, 2017 are hereby incorporated herein. Any violation of such conditions shall constitute a violation of this Permit.
5. This Decision shall not be effective until it is recorded by the Applicant in the Registry of Deeds, with proof of such recording to be supplied to the Board and the Building Commissioner.

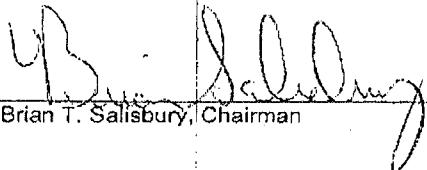
190 Farm Street
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May 25, 2017
Page 5 of 5

D. RECORD OF VOTE

I vote to APPROVE the 190 FARM STREET SCENIC ROAD PERMIT.

Bellingham Planning Board

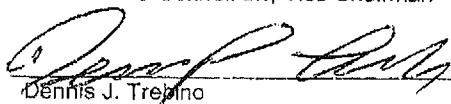
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Brian T. Salisbury, Chairman



William F. O'Connell Jr., Vice Chairman



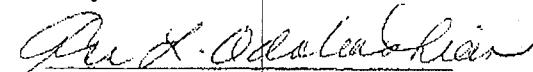
Dennis J. Trepino

Peter C. Pappas, Secretary



Bruce W. Lord

This Decision, together with all plans referred to in it, was filed with the Town Clerk on May 26, 2017.



Ann Odabashian

Bellingham Town Clerk



TOWN OF BELLINGHAM
OFFICE OF
TOWN CLERK

Bellingham Municipal Center
10 Mechanic Street
Bellingham, MA 02019

Town Clerk
Ann L. Odabashian

Tel: 508-657-2830
Fax: 508-657-2832

DATE June 26, 2017

TO: Planning Board

RE: Farm Street Property Management, LLC

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A certified copy attesting this is available and on file in this office.

Sincerely,

Ann L. Odabashian
Bellingham Town Clerk

A TRUE COPY
ATTEST:

AUG 16 2017

Ann L. Odabashian
Bellingham Town Clerk



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The Premises: The 15 $\frac{1}{2}$ acre site is located at 190 Farm Street, Assessors Map/Lot Number 07-014 in an Industrial zone, also referred to herein as the "Site."

The By-Law: Scenic Roads Chapter 154 General Code

The Proposal: The proposal requests the ability to maintain bulk storage of asphalt and gravel at the northern end of the Site accessed by a paved drive from Farm Street (the "Project"), as shown on the plan entitled Bulk Storage Site Plan for Asphalt Engineering, last revised May 25, 2017, also referred to herein as the "Plan". The proposal requires a variance from the Town of Medway.

190 Farm Street
Scenic Road Permit
May 25, 2017
Page 2 of 5

Additional permits/approvals issued herewith for the project include: Development Plan and Stormwater Permit and Bulk Storage Special Permit.

The Proposal was documented with the following materials:

1. Application for Development Plan, received January 24, 2017
2. Application for Bulk Storage Special Permit, received January 24, 2017
3. Application for Stormwater Management Permit, received January 24, 2017
4. Bulk Storage Site Plan set, last revised May 25, 2017, by Allen Engineering, LLC
5. Certified Abutters List, Town of Medway, dated January 20, 2017
6. Certified Abutters List, Town of Bellingham, dated January 19, 2017
7. Submittal Letter, Allen Engineering, dated January 19, 2017
8. Project Narrative and Project Description, Allen Engineering, dated January 19, 2017
9. Waiver Request for decision standard 240-19.B.(4), Allen Engineering, dated January 19, 2017
10. Asphalt Engineering Bulk Storage Special Permit, dated August 11, 2016.
11. Planning Board Staff Memo, by James Kupfer, Town Planner, dated February 16, 2017
12. Peer Review of Stormwater Provisions Professional Services Corporation, PC, dated February 22, 2017
13. Peer Review of Stormwater Provisions Professional Services Corporation, PC, dated April 12, 2017
14. Peer Review of Stormwater Provisions Professional Services Corporation, PC, dated May 10, 2017
15. Email Peer Review of Stormwater Provisions Professional Services Corporation, PC, dated May 23, 2017
16. Allen Engineering, Response to Peer Review Comments, dated April 5, 2017
17. Allen Engineering, Response to Peer Review Comments, dated May 2, 2017
18. Allen Engineering, Response to Peer Review Comments, dated May 19, 2017
19. Long-term Operation and Maintenance Plan, Allen Engineering, last revised May 19, 2017
20. Police Safety Officer Comments, Sergeant Lee Rolls, March 6, 2017
21. Letter to the Planning Board, by Erin Landry, dated February 24, 2017
22. Reclaimed Asphalt Storage Impact Letter, by Sage Environmental, dated February 20, 2017
23. Business Plan, Asphalt Engineering, dated March 7, 2017
24. FEMA, Flood Insurance Rate Map, 190 Farm Street, dated February 22, 2017
25. Sound Study, by Tech Environmental, dated March 10, 2017
26. Sound Study Peer Review, by Cavanaugh Tocci, dated April 11, 2017
27. Sound Study Response to Peer Review, by Tech Environmental, dated April 12, 2017
28. Sound Study Response Email, by Cavanaugh Tocci, dated April 13, 2017

190 Farm Street
Scenic Road Permit
May 25, 2017
Page 3 of 5

29. Report on Medway Application and Comment for Bellingham Planning Board, Mackenzie Leahy, Medway Community and Economic Development, dated April 13, 2017
30. Waiver Request for Stormwater Management Requirements, Allen Engineering, dated April 27, 2017
31. Spill Containment Pad Information, submitted by Asphalt Engineering, received 4.27.17
32. Sage Environmental – Reclaimed Asphalt Pavement Environmental Summary 4.27.17
33. Drainage Analysis for Bulk Storage Permit, by Allen Engineering, last revised May 2, 2017
34. Medway Zoning Board of Appeals Grant of Variance, dated April 12, 2017
35. 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 Planning Board reviewed and considered the Proposal with regard to the criteria set forth in Section 154-5 of the Bellingham General Bylaws.
2. The Project Site is located on Farm Street, a Scenic Road.
3. No trees are proposed to be removed within the Farm Street right of way. Trimming of branches may occur to ensure safe and adequate sight lines.
4. That the Tree Warden has reviewed the Proposal and agreed with the findings.
5. The Applicant has demonstrated, through detailed sound analysis documented above and reviewed by the Town's peer review consultant, compliance with the noise provisions of the Zoning By-Law (Section 240-48) and the Scenic Road By-Law (Section 154-7). The analysis contemplated an office structure and vehicles parked on site to accommodate a future filing as required by the Planning Board. Any modification of the structure or layout that may impact sound shall be further reviewed through an amendment of this permit.
6. That the Planning Board reviewed traffic impacts to the neighborhood. It was determined that approximately twelve trucks will depart from the site no earlier than 6:00 a.m. and return by dusk.

190 Farm Street
Scenic Road Permit
May 25, 2017
Page 4 of 5

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 4 in favor and 0 opposed, accordingly, grants the Applicant and its successors and assigns as owner of the premises, Permit Approval subject to the following conditions:

1. Any future removal of trees within the public right of way that differ from the Plan shall be reviewed and approved by the Town Planner and Tree Warden prior to removal.
2. A sound analysis was conducted and contemplated both bulk storage to the north and an office structure and vehicles parked on site to accommodate a future filing as required by the Planning Board. Any modification of the structure or layout as contemplated in the sound analysis that may impact sound shall be further reviewed through an amendment of this permit.
3. This Decision shall take effect to the benefit of and be binding upon Farm Street Property Management and its successors, transferees and assigns, as well as any other tenant, purchaser or user of the Site or any portion thereof. This permit may not be assigned or conveyed to any other entity without the prior approval of the Planning Board, such approval not to be unreasonably withheld.
4. All determinations, Decisions, and conditions set forth within the Bulk Storage Special Permit and Development and Stormwater Management Permit, dated May 25, 2017, as well as, the Medway Zoning Board of Appeals Variance decision dated April 12, 2017 are hereby incorporated herein. Any violation of such conditions shall constitute a violation of this Permit.
5. This Decision shall not be effective until it is recorded by the Applicant in the Registry of Deeds, with proof of such recording to be supplied to the Board and the Building Commissioner.

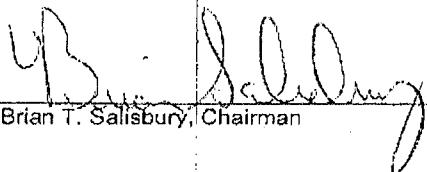
190 Farm Street
Scenic Road Permit
May 25, 2017
Page 5 of 5

D. RECORD OF VOTE

I vote to APPROVE the 190 FARM STREET SCENIC ROAD PERMIT.

Bellingham Planning Board

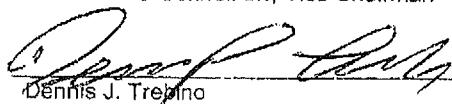
May 25, 2017



Brian T. Salisbury, Chairman

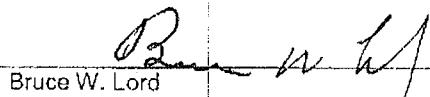


William F. O'Connell Jr., Vice Chairman



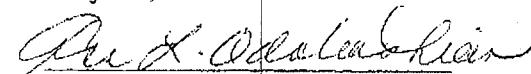
Dennis J. Trepino

Peter C. Pappas, Secretary



Bruce W. Lord

This Decision, together with all plans referred to in it, was filed with the Town Clerk on May 26, 2017.



Ann Odabashian

Bellingham Town Clerk



TOWN OF BELLINGHAM
OFFICE OF
TOWN CLERK

Bellingham Municipal Center
10 Mechanic Street
Bellingham, MA 02019

Town Clerk
Ann L. Odabashian

Tel: 508-657-2830
Fax: 508-657-2832

DATE June 26, 2017

TO: Planning Board

RE: Farm Street Property Management, LLC

190 Farm Street

This is to inform you that 30 days have elapsed since May 26, 2017, the date the above was filed with the Town Clerk, and that no notice of appeal has been filed with this office during that period.

A certified copy attesting this is available and on file in this office.

Sincerely,

Ann L. Odabashian
Bellingham Town Clerk

A TRUE COPY
ATTEST:

AUG 16 2017

Ann L. Odabashian
Bellingham Town Clerk



BELLINGHAM PLANNING BOARD

10 MECHANIC STREET
 BELLINGHAM, MASSACHUSETTS 02019
 (508) 657-2892;
PlanningBoard@bellinghamma.org

May 25, 2017

190 FARM STREET BULK STORAGE SPECIAL PERMIT DECISION

OFFICE OF THE
 TOWN CLERK

2017 MAY 25 AM 9:00

TOWN OF BELLINGHAM
 RECORDING CLERK

A. BACKGROUND

Applicant: Farm Street Property Management, LLC
 190 Farm Street
 Bellingham, MA 02019

Owner: Farm Street Property Management, LLC
 190 Farm Street
 Bellingham, MA 02019

Public Hearing: The Public Hearing opened Thursday, February 23, 2017 at 7:00 PM. Notice for the public meeting was published in the Milford Daily News on Thursday, February 9, 2017 and February 16, 2017.
 The Public Hearing was continued to February 23, 2017, March 9, 2017, April 13, 2017, April 27, 2017, May 11, 2017 and May 25, 2017, when the Public Hearing was closed.

Date of Vote: May 25, 2017.

The Premises: The 15 ± acre site is located at 190 Farm Street, Assessors Map/Lot Number 07-014 in an Industrial zone, also referred to herein as the "Site."

The By-Law: Section 240-31, Use Regulation Schedule of the Bellingham Zoning Bylaws.

The Proposal: The proposal requests the ability to maintain bulk storage of asphalt and gravel at the northern end of the Site accessed by a paved drive from Farm Street (the "Project"), as shown on the plan entitled Bulk Storage Site Plan for Asphalt Engineering, last revised May 25, 2017, also referred to herein as the "Plan". The proposal requires a variance from the Town of Medway.

190 Farm Street
Bulk Storage Special Permit
May 25, 2017
Page 2 of 6

Additional permits/approvals issued herewith for the project include: Development Plan and Stormwater Permit and Scenic Road Permit.

The Proposal was documented with the following materials:

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190 Farm Street
Bulk Storage Special Permit
May 25, 2017
Page 3 of 6

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33. Drainage Analysis for Bulk Storage Permit, by Allen Engineering, last revised May 2, 2017
34. Medway Zoning Board of Appeals Grant of Variance, dated April 12, 2017
35. 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 made the following determinations:

1. The Project Site is located on Farm Street, a Scenic Road.
2. In the summer of 2016, the Applicant came before the Planning Board for a short-term bulk storage approval for the southernmost portion of the Site. The Planning Board granted a temporary six month approval on August 11, 2016 with the understanding that a follow up long-term plan was to be applied for at the Site. The Planning Board later extended the permit by three months on March 16, 2017 and again on April 18, 2017.
3. The Project requires an Order of Conditions to be issued by the Bellingham Conservation Commission.
4. That the Site is located within the Water Resource District, but does not meet the criteria for a Special Permit.
5. The premises is in both Bellingham and Medway. In order to stockpile bulk materials at this site in Medway, a variance is required from the Medway Zoning Board of Appeals. The Applicant sought and received a variance on April 12, 2017.
6. The Planning Board reviewed the Proposal with regard to criteria set forth in Section 240-25 of the Zoning Bylaw and determined that the use is in an allowed use by special permit in an industrial district. The parcel is in an industrial district and the former use of the property was for gravel operations. There are currently adequate utilities on site but any future structure put on site will need further review. The qualities of the natural environment were considered during

190 Farm Street
Bulk Storage Special Permit
May 25, 2017
Page 4 of 6

stormwater and drainage analysis as well as during the Notice of Intent process with the Conservation Commission.

7. No hazardous materials, as defined by section 240.51 of Zoning Bylaw, are proposed to be used or stored on Site, except as customarily used or stored as part of the proposed use in compliance with law. However, the act of crushing asphalt is regulated by the Massachusetts Department of Environmental Protection. Any crushing on site must be first permitted through the State and shall be conditioned by this permit to provide the Town with evidence of such permit. It shall be a condition of the permit that any uses involving hazardous materials and specified in Section 240-51 must first seek relief from the Special Permit Granting Authority.
8. The Applicant currently has an office at 19B South Maple Street and will continue to operate the office and truck parking associated with the bulk storage at this location until a subsequent development plan is submitted for an office building and associated improvements at the Project Site, and approved by the Planning Board.
9. The Applicant has demonstrated, through detailed sound analysis documented above and reviewed by the Town's peer review consultant, compliance with the noise provisions of the Zoning By-Law (Section 240-48) and the Scenic Road By-Law (Section 154-7).
10. That the Planning Board reviewed traffic impacts to the neighborhood. It was determined that approximately twelve trucks will depart from the site no earlier than 6:00 a.m. and return by dusk.

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 4 in favor and 0 opposed, accordingly, grants the Applicant and its successors and assigns as owner of the premises, Permit Approval subject to the following conditions:

1. This Decision shall take effect to the benefit of and be binding upon Farm Street Property Management and its successors, transferees and assigns, as well as any other tenant, purchaser or user of the Site or any portion thereof. This permit may not be assigned or conveyed to any other entity without the prior approval of the Planning Board, such approval not to be unreasonably withheld.
2. Upon receiving applicable State permits for the act of crushing asphalt on Site, the applicant is to provide the Board with proof of permit prior to the commencement of crushing. Additionally, the Board has requested and the Applicant agreed to limit

190 Farm Street
Bulk Storage Special Permit
May 25, 2017
Page 5 of 6

crushing activities once permitted to no more than 20 days during a calendar year. During crushing a water truck is to be on Site and continuous misting shall be required as needed to control dust impacts to the resource area and abutting properties. Advanced notice of all crushing activities of seven days shall be provided to the immediate abutters and Town Planner.

3. All refueling shall be conducted in the designated area depicted on the approved plan. On site refueling shall require the use of a Just-Rite 2372 Rigid-Lock Quick Berm Lite device as provided to the Board for review and agreed to by the Applicant. Any change in device shall be reviewed and approved by the Town Planner.
4. All determinations, Decisions, and conditions set forth within the Development Plan and Stormwater Management Permit and Scenic Road Permit, dated May 25, 2017, as well as, the Medway Zoning Board of Appeals Variance decision dated April 12, 2017 are hereby incorporated herein. Any violation of such conditions shall constitute a violation of this Permit.
5. This Decision shall not be effective until it is recorded by the Applicant in the Registry of Deeds, with proof of such recording to be supplied to the Board and the Building Commissioner.

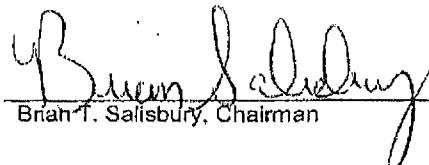
190 Farm Street
Bulk Storage Special Permit
May 25, 2017
Page 6 of 6

D. RECORD OF VOTE

I vote to **APPROVE** the **190 FARM STREET BULK STORAGE SPECIAL PERMIT**.

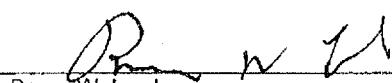
Bellingham Planning Board

May 25, 2017

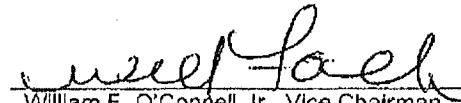


Brian T. Salisbury

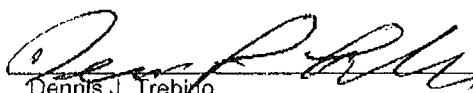
Peter C. Pappas, Secretary



Bruce W. Lord



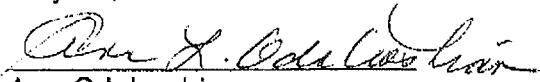
William F. O'Connell Jr., Vice Chairman



Dennis J. Trebitz

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 May 26, 2017.



Ann Odabashian
Bellingham Town Clerk



TOWN OF BELLINGHAM

OFFICE OF
TOWN CLERK

Bellingham Municipal Center
10 Mechanic Street
Bellingham, MA 02019

Town Clerk
Ann L. Odabashian

Tel: 508-657-2830
Fax: 508-657-2832

DATE June 19, 2017

TO: Planning Board

RE: Farm Street Property Management

190 Farm Street

This is to inform you that 20 days have elapsed since May 26, 2017, the date the above was filed with the Town Clerk, and that no notice of appeal has been filed with this office during that period.

A certified copy attesting this is available and on file in this office.

Sincerely,

Ann L. Odabashian
Bellingham Town Clerk