



BELLINGHAM PLANNING BOARD

10 MECHANIC STREET
BELLINGHAM, MASSACHUSETTS 02019
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OFFICE OF THE
TOWN CLERK

June 27, 2019

MECHANIC STREET WAREHOUSE FLEXIBLE PARKING SPECIAL PERMIT DECISION

A. BACKGROUND

Applicant: LPC Northeast, LLC
53 State Street, 8th floor
Boston, MA 02109

Owner: Varney Brothers Sand & Gravel
79 Hartford Avenue
Bellingham, MA 02019

Public Hearing: The Public Hearing opened December 13, 2018 at 7:00 PM. Notice for the public meeting was published in *The Milford Daily News* on November 29, 2018 and December 6, 2018. The Public Hearing was continued to January 10, 2019, February 14, 2019, March 28, 2019, April 25, 2019, May 9, 2019, June 13, 2019 and June 27, 2019, when the Public Hearing was closed.

Date of Vote: June 27, 2019

The Premises: The project, also referred to herein as the "Site", is proposed to be accessed by a newly constructed public way to the west of 164 Mechanic Street. The project is located at Assessors Map 51-13, approximately 68 acres, in an Industrial Zoning District.

The By-law §240-60B Flexible Parking Options

The Proposal: To construct a 345,000 square foot warehouse with associated improvements accessed by a newly created public way intersection with Mechanic Street, west of 164 Mechanic Street.

The Proposal was documented with the following materials:

1. Application for Development Plan Review, received November 26, 2018, including a narrative and project description.
2. Stormwater Management Permit Application, received November 26, 2018.
3. Major Business Complex Special Permit Application, received November 26, 2018.
4. Flexible Parking Options Special Permit Application, received November 26, 2018.
5. Water Resource District Special Permit Application, received November 26, 2018.
6. Certificate of Ownership, received November 26, 2018.
7. Certified Abutter's List, Town of Bellingham, dated November 26, 2018.
8. MEPA Certificate, dated September 21, 2018.
9. Site Plans for Proposed Warehouse, by VHB, last revised June 20, 2019. (also known as the Approved Plan)
10. Stormwater Report, by VHB, last revised March 21, 2019.
11. Approval Not Required Plan of Land, by Allen Engineering and Associates, dated December 7, 2018.
12. Photometric Plan, by Omni-Lite, Inc, dated November 20, 2018.
13. Parking Reduction Request Memo, by Eli Leino, dated December 3, 2018.
14. Staff Checklist, James Kupfer, Town Planner, dated December 3, 2018.
15. Email Comments, Mike Catalano, Board of Health Agent, dated January 13, 2019.
16. Email Comments, Don DiMartino, DPW Director, dated December 7, 2018
17. Email Comments, Don DiMartino, DPW Director, dated February 13, 2019
18. Email Comments, Don DiMartino, DPW Director, dated February 19, 2019
19. Email Comments, Don DiMartino, DPW Director, dated April 11, 2019
20. MEPA Review Notice of Project Change, by VHB, dated April 16, 2019.
21. Traffic Impact and Access Study, by VHB, last revised March 2019.
22. Police Department Accident Reports, by Bellingham Police Department, received April 11, 2019.
23. Traffic Mitigation Proposal, by VHB, last revised March 27, 2019

24. Traffic Mitigation Plan, by VHB, last revised March 26, 2019
25. Conservation Commission Mitigation Narrative, by VHB, dated May 21, 2019.
26. Peer Review of Stormwater, by BSC Group, dated February 1, 2019.
27. Response to Peer Review, by VHB, dated March 21, 2019.
28. Peer Review of Stormwater, by BSC Group, dated April 15, 2019.
29. Response to Peer Review, by VHB, dated April 17, 2019.
30. Peer Review of Stormwater, by BSC Group, dated June 7, 2019.
31. Response to Peer Review, by VHB, dated June 12, 2019.
32. Draft Stormwater Pollution Prevention Plan Manual, by VHB, received May 23, 2019.
33. Deed Restriction Plan, by VHB, dated June 18, 2019.
34. 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 originally filed applications for a proposed development on 146 +/- acres of land known as Assessors Map 51-13. Subsequent to the application, the land owner filed an Approval Not Required plan entitled Plan of Land, by Allen Engineering and Associates, dated December 7, 2018, subdividing the lot and reducing the application acreage to 68 acres.
2. That the number of required parking spaces is 690 spaces.
3. That the Site is partially located within the Water Resource District and due to the increase in impervious surface a Special Permit is required.
4. 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 existing facilities the Applicant owns and/or built of similar use as well as facilities in Bellingham of similar use cited in document 13 above.
5. 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 690 spaces to 215 spaces.
3. This Decision is binding on the Applicant's successors, assigns, agents, and employees. This approval shall insure to the benefit of and binding upon LPC Northeast, 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.
4. Any change of use shall require a public hearing to either modify the existing permit or to issue a new permit.
5. All determination, Decisions, and conditions set forth within the Development Plan and Stormwater Management Permit, Major Business Complex Special Permit, and Water Resource District Special Permit, dated June 27, 2019, are hereby incorporated herein. Any violation of such conditions shall constitute a violation of this Permit.
6. The Applicant shall comply with §240-16B(5) and (6) regarding As-Built Plans and follow the policies of the As-Built handbook.

7. 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

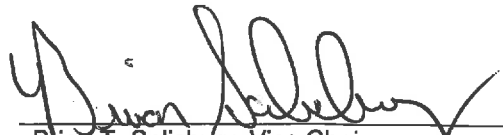
I vote to **APPROVE** the **MECHANIC STREET WAREHOUSE FLEXIBLE PARKING SPECIAL PERMIT**.

Bellingham Planning Board

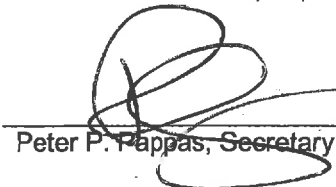
June 27, 2019



William F. O'Connell, Jr., Chairman




Brian T. Salisbury, Vice Chairman



Peter P. Pappas, Secretary



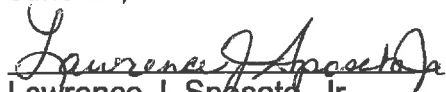
Dennis J. Trebino



Russell E. Lafond

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 June 28, 2019.



Lawrence J. Spasato, Jr.
Bellingham Town Clerk