



# BELLINGHAM PLANNING BOARD

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

January 17, 2022

Tim Aicardi  
10 Mechanic Street  
Bellingham, MA 02019

Re: 164 Mechanic Street Site Plan Review

Mr. Aicardi,

In accordance with Section 240-22 of the Town of Bellingham Zoning Bylaws, on January 13, 2022, the Planning Board, at a regularly scheduled meeting of the Board, finds that the proposal entitled 164 Mechanic Street, Bellingham Nursery Overall Site Plan, by Allen and Major Associates, Inc. dated November 15, 2021, 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 and/or operator of the premises, a Site Plan Approval subject to the following conditions:

1. This Approval is limited to the improvements as noted on the Approved Plan entitled 164 Mechanic Street, Bellingham Nursery Overall Site Plan, by Allen and Major Associates, Inc. dated November 15, 2021 and application submitted on December 6, 2021, 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 meeting shall be required for a modification to this permit. A minor change shall be reviewed and approved administratively.
2. Prior to certificate of occupancy, the Applicant shall seek further opportunities to gain an access easement through the rear of the lot. Evidence shall be provided to the Board of this effort. The Board requests the Applicant make a good faith effort to gain a recorded Grant of Easement which shall provide the Applicant with the "proposed access easement" shown on the Approved Plan.
3. Prior to the start of construction, sediment and erosion controls shall be installed and be subject to the inspection and approval by the Town Planner, or their designee.

4. Prior to Certificate of Occupancy, the Site shall be subject to the inspection and approval by the Town Planner, or their designee, for conformance with the approved plan.
5. Prior to Certification of Occupancy, a 4-foot, black vinyl, chain link fence shall be installed on the entirety of the eastern side of the Site at the top of the slope to maintain safety for pedestrians and to ensure materials stay on site.
6. Construction hours for all construction or staging activities on-site shall be Monday through Friday, from 7:00 am to 5:00 pm. Construction activity shall also be permitted on Saturdays from 7:00 am to 4:00 pm. No construction activity shall take place outside the specified permitted hours or on Sunday or New Years' Day, Memorial Day, July Fourth, Labor Day, Thanksgiving, Christmas, or other legal holiday. Work outside of these hours may be considered upon review and approval by the Building Commissioner prior to any work outside of these hours commencing. Upon review and approval by the Building Commissioner the Applicant shall notify the Police Department of the time and date of work commencing.
7. All construction related parking shall be conducted on-site. No parking of any vehicle associated with the Project shall park on nearby parcels including those vehicles arriving early. There shall be no staging of vehicles on nearby parcels.
8. No stormwater run-off shall be directed down the proposed driveway onto Mechanic Street or onto abutting properties. The Applicant shall maintain any drainage or sediment controls in good working order and maintain the Site free of dust that would create a hazard or nuisance to adjacent properties.
9. All exterior lighting at the Site shall be dark sky compliant and shall not allow spillover of light onto adjoining properties, in accordance with the Approved Plans and the Town's Zoning By-laws.
10. Prior to issuance of a Certificate of Occupancy a Sewage Disposal Construction Permit from the Board of Health shall be obtained to service the proposed use/structures, or evidence that from the Board of Health that a Sewage Disposal Construction Permit is not required.
11. Any change of use or increase of intensity of the permitted use may require a public hearing to either modify the existing permit or to issue a new permit.

For questions, please contact the Town Planner at 508-657-2893.

William F. O'Connell Jr., Chairman, Bellingham Planning Board