



## ALLEN ENGINEERING & ASSOCIATES, INC.

Civil Engineers, Surveyors  
& Land Development Consultants

December 20, 2023

Town of Bellingham Planning Board  
Bellingham Planning Office  
10 Mechanic Street  
Bellingham, MA 02019

Re: **Scenic Road Permit Application**  
**Proposed Warehouse Building**  
306 Maple Street

RCV DEC 21 '23 PM1:12:57  
BELLINGHAM TOWN CLERK

Dear Planning Board Members:

On behalf of the Applicant, 306 Maple, LLC, Allen Engineering & Associates, Inc. is providing the Planning Board with the following materials in support of the Scenic Road Permit Application for the above reference project. The Application is submitted under Chapter 154, Scenic Roads.

1. One original and fifteen (15) copies of the following:
  - a) Narrative
  - b) Scenic Road Permit Application,
  - c) Photographs at the proposed site access driveway,
  - d) Certified List of Abutters within 300-feet of the subject property (Bellingham and Franklin).
  - e) Certification of Municipal Taxes and Charges Paid,
2. Check in the amount of \$350.00 payable to the Town of Bellingham (Application fee),
3. Sixteen (16) 11"x17" copies and three (3) 24"x36" copies of the Site Plan, Sheet C-5, revision no.1 dated 12-20-23,
4. Three (3) copies of the Sound Study prepared by TECH Environmental, dated 12-20-23, and
5. A thumb drive with all of the above documents in pdf format

AEA has also delivered one original and one copy of the Site Plans to the Town Clerk's office.

Please feel free to contact me at 508 381-3212x109 or [michaeld@allen-ea.com](mailto:michaeld@allen-ea.com) questions regarding this correspondence.

Sincerely,  
**ALLEN ENGINEERING  
& ASSOCIATES, INC.**

Michael J. Dryden, RLA  
Senior Project Manager

Cc: Bellingham Town Clerk  
306 Maple, LLC



## ALLEN ENGINEERING & ASSOCIATES, INC.

Civil Engineers, Surveyors  
& Land Development Consultants

---

### **Narrative Scenic Road Permit Application**

#### **Project Site:**

The project site (the "Site") is comprised of 11.5 acres of land located at 306 Maple Street. The Site is situated entirely within the Industrial (I) Zoning District, being shown on Assessor's Map 37 as Parcel 6A. The majority of the site is wooded and undeveloped with the exception of a small single family dwelling, detached garage, and shed structure.

The Site is bounded to the north by commercial property, to the south by single family dwellings, to the east by vacant land in the Town of Franklin, and to the west by Maple Street and commercial properties.

Per Section 154-3C. of the Bellingham Zoning Bylaw, Maple Street is designated as a scenic road from Hartford Avenue to Mechanic Street.

There are several trees located along the site frontage within the Maple Street Right-of-way, however none are located within the proposed work area. A stone wall is located at the edge of the right-of-way along the entire frontage, with the exception of the existing residential driveway. The wall varies in height but is generally 18 inches or less. Some sections of the wall are in disrepair and are not visible due to the low height and overgrown vegetation (see photos provided).

#### **Proposed Project:**

The proposed project (the "Project"), consists of a single story warehouse building containing 59,400 square feet, which includes approximately 4,950 square feet of accessory office space. The applicant anticipates 3 separate users as depicted on the Proposed Site Plans and on the architectural floor plan provided.

The end users for the facility have not been identified and therefore the exact hours of operation and shifts are unknown at this time. However, the Applicant wishes to offer tenants the ability to operate on a 24 hour, seven days per week basis if desired. The overall number of employees is estimated to be approximately 50-60 people including the warehouse and accessory office components. The maximum number of employees is ultimately to be determined by the maximum size of the subsurface sewage disposal system to be constructed on the Site.

Access will be gained via a single curb cut on Maple Street, which will be located directly across from the existing curb cut for Campanelli Business Park. The access geometry is designed to accommodate right-in truck traffic from the south, but discourages right-out truck traffic to points north. Signage is also proposed to prohibit right-out truck movements.

119 parking spaces are proposed based on the Warehouse requirement of 2 spaces per 1,000 square feet of gross floor area, per the Town of Bellingham Zoning Bylaw. Five (5) accessible parking spaces are provided in accordance with the Americans with Disabilities Act (ADA) requirements,

12 loading berths are proposed at the rear of the building (four dedicated to each tenant/user). The loading areas will be accessed to the north of the proposed building, away from the residential dwellings to the south. An emergency access drive is provided to the south of the proposed building, but trucks will be restricted from using it. Way finding signage is proposed to strictly enforce the truck route on the Site.



## ALLEN ENGINEERING & ASSOCIATES, INC.

Civil Engineers, Surveyors  
& Land Development Consultants

An outdoor tenant storage area is proposed to the north of the proposed building. The storage area will contain approximately 16,750 square feet of paved surface, which is independent of the vehicular circulation and parking areas.

The Project will result in approximately 5.75 acres of overall disturbance and approximately 4.2 acres of impervious coverage (36% of the lot). The one-story building, having a footprint area of 59,400 square feet, represents approximately 12% lot coverage.

### **Scenic Road Considerations:**

It is the applicant's goal and intent to maintain as much natural vegetation as possible. Along the majority of the Site frontage, an existing landscape buffer of approximately 30-feet in width will be maintained, inclusive of mature deciduous trees, evergreen trees, and understory vegetation. The northern most frontage will be further screened with a six (6) foot tall, solid barrier fence.

No trees will be removed or impacted within the Maple Street right-of-way, and therefore no compensatory tree plantings are warranted under Section 154-6A. and B. (See photos provided).

Approximately 100 linear feet of low quality stone wall will be impacted at the driveway entrance. In accordance with Section 154-6C., The stone material will be stockpiled and re-used to create contiguous, radial accent walls along both side of proposed access driveway. See the plan and photos provided for additional details.

In accordance with Section 154-7, noise impacts to residential properties to the south will be mitigated via 180 linear feet of sound barrier fencing, ranging in height from 7 feet to 9 feet. The sound barrier will be located along the southern Site boundary adjacent to the loading and service area. The remainder of the southern boundary will be screened via a 6-foot tall stockade style fence. Refer to the Site Plan provided, as well as the Sound Study prepared by TECH Environmental, dated December 20, 2023.

### **Permitting Summary:**

Applications for Development Plan Approval and Stormwater Permit are currently before the Planning Board for review.

The project will require Board of Health approval for the on-site sewage disposal system, and prior to construction, coverage under the Construction General Permit will be sought from the EPA under the National Pollutant Discharge Elimination System (NPDES) for Stormwater Discharges from Construction Activities. This coverage is required for Projects that alter one or more acres of land.

Wetland resource areas were previously confirmed through the Bellingham Conservation Commission via the issuance of an (ORAD). The Project is designed to avoid impacts to all resource areas and the associated buffer zone. Therefore, no further permitting is required with the Conservation Commission.

The project does not meet any of the required thresholds under the Massachusetts Environmental Policy Act (MEPA), nor are any State permits required.

All construction activity will comply with applicable laws including disposal of demolition materials.

All activities conducted within the Town's right-of-way, including utility connections and curb cut will be conducted in accordance with the Town's DPW requirements.



## BELLINGHAM PLANNING BOARD

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

### APPLICATION FOR SCENIC ROADS PERMIT UNDER THE ZONING BYLAW

1. Name of Applicant(s) 306 Maple LLC  
Address 1881 Worcester Road, Suite 200, Framingham, MA 01701  
Phone 508 820-2700 Email: asacher@aiscre.com
2. Owner (if different) Same as Applicant  
Address \_\_\_\_\_  
Phone \_\_\_\_\_ Email: \_\_\_\_\_
3. The premises affected are at 306 Maple Street  
between High Street and Route 495 in an Industrial (I) Zoning District.  
Street Number (if available) 306.
4. Dimensions of lot 560' +/- wide x 980' +/- deep Area 501,288 +/- 11.50 +/- ac.
5. Assessors map and lot number Map 37, Lot 6B
6. Registry of Deeds Book 40994 Page 106  
Land Court Certificate Number N/A Book \_\_\_\_\_ Page \_\_\_\_\_
7. Legal description of property The Property has multiple course. Please refer to the plans for metes and Bounds.
8. Application for Permit as authorized by Section(s) 154-3 of the Zoning Bylaw.
9. State present use of premises Vacant single family residential dwelling
10. Describe specifically the nature of your request: The Applicant seeks a Scenic Road Permit to allow removal of approximately 100 linear feet of 18" tall, low quality stone wall. The wall stone will be reused to create wall radii at the entry way drive. No trees will be removed within the right-of-way. A sound Compliance study has also been provided per Section 154-7 of the zoning bylaw.

11. Generally state or append information necessary so that the determinations called for under **Article IV** of the Zoning Bylaw can be made by the Planning Board.

Article IV is related to special permits. A Scenic Road Permit is not subject to a special permit

---

12. Accompaniments:

  X   Fully executed Form K

  X   Recorded (or surveyor endorsed) plan of the land (*number of copies per Planning Board's Form K*)

  X   lot plan showing location of existing and proposed buildings, signs, other structures (*number of copies per Planning Board's Form K*)

  X   "Parties in Interest" list (1 copy, 1 copy on labels)

  X   Other materials required by the Planning Board/Town Planner (*refer to Procedural Rules*)

  N/A   Stormwater Management and O&M Plans

  X   Filing Fee \$350.00

13. Signature of Applicant  Date 12/20/2023

Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

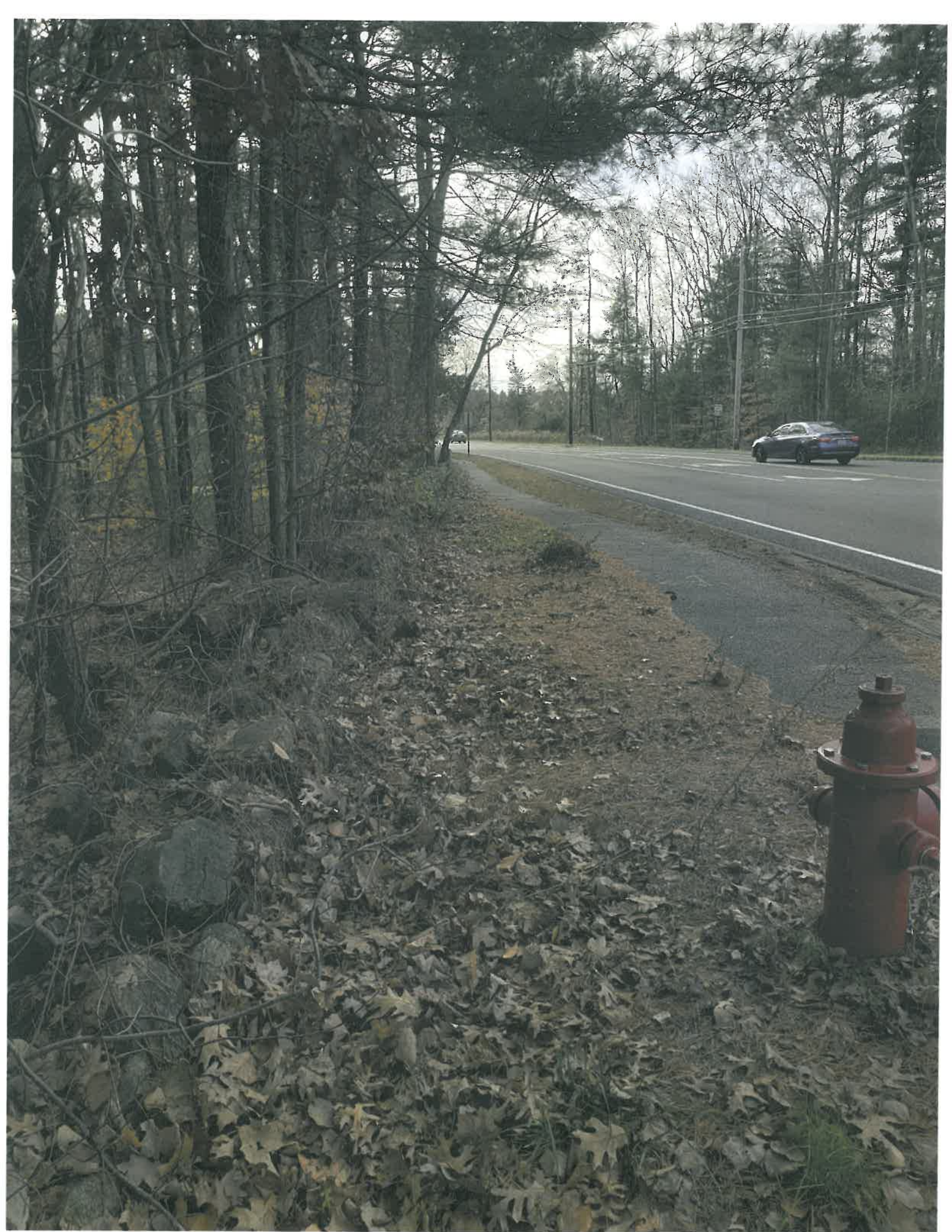
14. Application received by \_\_\_\_\_ Date \_\_\_\_\_

15. Hearing date set for \_\_\_\_\_ Time \_\_\_\_\_

















## TOWN OF BELLINGHAM

*Assessment Administration Office*  
Municipal Center - 10 Mechanic Street  
Bellingham, Massachusetts 02019  
508-657-2862 \* FAX 508-657-2894  
Email: [Assessors@bellinghamma.org](mailto:Assessors@bellinghamma.org)  
[www.bellinghamma.org](http://www.bellinghamma.org)

December 1, 2023

THE PROPERTY OWNERS LISTED HEREIN ARE THE KNOWN ABUTTERS TO  
THE PROPERTY OWNERS:

300 Feet -- Planning Board -- Map 37 Parcel 6A

Property Address(es): 306 Maple Street  
Bellingham MA 02019

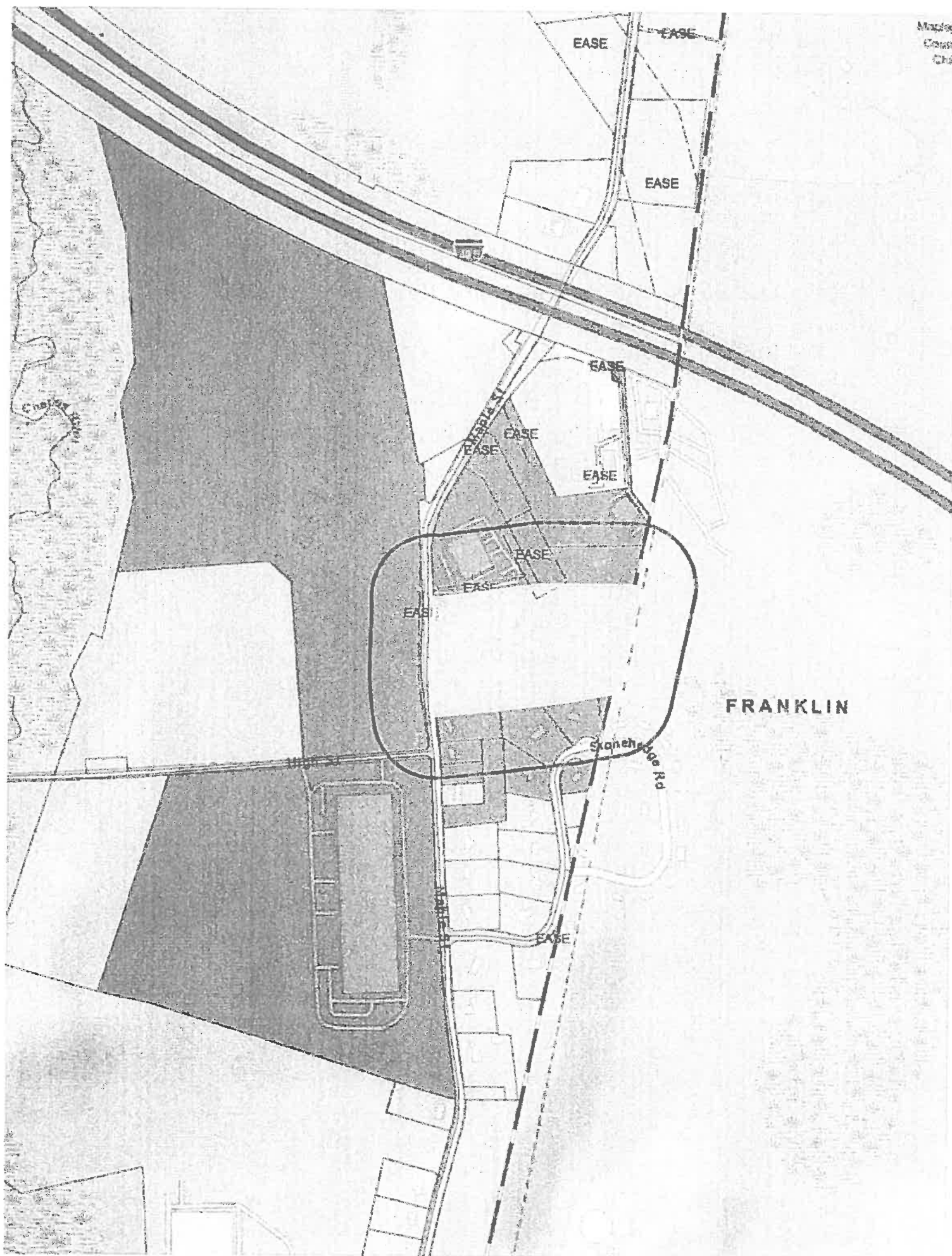
Owner(s) of Record: 306 Maple LLC  
1881 Worcester Road #200  
Framingham, MA 01701

Requested by: Michael J. Dryden  
140 Hartford Ave East  
Hopedale, MA 01747

ABUTTERS ATTACHED

Certified: Elizabeth Cournoyer  
Elizabeth Cournoyer, Assessment Director









## 300 foot Abutters List Report

Bellingham, MA  
November 30, 2023

### Subject Property:

Parcel Number: 0037-006A-0000  
CAMA Number: 0037-006A-0000  
Property Address: 306 MAPLE ST

Mailing Address: 306 MAPLE LLC  
1881 WORCESTER RD #200  
FRAMINGHAM, MA 01701

### Abutters:

Parcel Number: 0037-0001-0002  
CAMA Number: 0037-0001-0002  
Property Address: 351 MAPLE ST

Mailing Address: GWL DIRECT 351-353 MAPLE LLC C/O  
EVERWEST RE INVST RYAN LLC  
PO BOX 460189 DEPT 126  
HOUSTON, TX 77056

Parcel Number: 0037-0004-0001  
CAMA Number: 0037-0004-0001  
Property Address: 260 MAPLE ST

Mailing Address: MAPLE TREE PROPERTIES LLC  
103 MARVIN AVE  
FRANKLIN, MA 02038

Parcel Number: 0037-0004-0003  
CAMA Number: 0037-0004-0003  
Property Address: 244 MAPLE ST

Mailing Address: GRAY WALL REALTY TRUST LEONARD  
S & SHIRLEY FRENCH-TRS  
244 MAPLE ST  
BELLINGHAM, MA 02019

Parcel Number: 0037-0004-0004  
CAMA Number: 0037-0004-0004  
Property Address: MAPLE ST

Mailing Address: GRAY WALL REALTY TRUST PETER  
BEAN - TR  
160 MAPLE ST  
BELLINGHAM, MA 02019

Parcel Number: 0037-0006-0000  
CAMA Number: 0037-0006-0000  
Property Address: 310 MAPLE ST

Mailing Address: KEYMONT, MICHAEL MULDOON,  
JENNIFER  
310 MAPLE ST  
BELLINGHAM, MA 02019

Parcel Number: 0042-0002-0000  
CAMA Number: 0042-0002-0000  
Property Address: 355 MAPLE ST

Mailing Address: LIT INDUSTRIAL LIMITED PSHIP ATTN  
EQUITY INDUSTRIAL PRTS  
20 PICKERING ST-2D FL  
NEEDHAM, MA 02492

Parcel Number: 0042-0003-0000  
CAMA Number: 0042-0003-0000  
Property Address: 314 MAPLE ST

Mailing Address: PRESCOTT, JEFFREY D PRESCOTT,  
CYNTHIA J  
314 MAPLE ST  
BELLINGHAM, MA 02019

Parcel Number: 0042-004A-0000  
CAMA Number: 0042-004A-0000  
Property Address: MAPLE ST

Mailing Address: ADVOCATES, INC  
1881 WORCESTER RD  
FRAMINGHAM, MA 01701

Parcel Number: 0042-004B-0000  
CAMA Number: 0042-004B-0000  
Property Address: MAPLE ST

Mailing Address: ADVOCATES, INC  
1881 WORCESTER RD  
FRAMINGHAM, MA 01701

Parcel Number: 0042-005J-0000  
CAMA Number: 0042-005J-0000  
Property Address: 18 STONEHEDGE RD

Mailing Address: STALLWORTH, ANDRE R  
18 STONEHEDGE RD  
BELLINGHAM, MA 02019



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

11/30/2023

Page 1 of 2





## 300 foot Abutters List Report

Bellingham, MA  
November 30, 2023

Parcel Number: 0042-005K-0000  
CAMA Number: 0042-005K-0000  
Property Address: 22 STONEHEDGE RD

Mailing Address: STEARNS, ROBERT W + SUZANNE L  
22 STONEHEDGE RD  
BELLINGHAM, MA 02019

Parcel Number: 0042-005L-0000  
CAMA Number: 0042-005L-0000  
Property Address: 26 STONEHEDGE RD

Mailing Address: BOSSO JAMIE F KOHLER STEVEN W  
26 STONEHEDGE RD  
BELLINGHAM, MA 02019

Parcel Number: 0042-005M-0000  
CAMA Number: 0042-005M-0000  
Property Address: 19 STONEHEDGE RD

Mailing Address: NOYES, NINA PEREIRA, JULIANO  
19 STONEHEDGE RD  
BELLINGHAM, MA 02019

Parcel Number: 0042-005P-0000  
CAMA Number: 0042-005P-0000  
Property Address: STONEHEDGE RD

Mailing Address: WOODLANDS DEVELOPMENT LLC  
10 OWL DR  
SHARON, MA 02067

Parcel Number: 0042-005Q-0000  
CAMA Number: 0042-005Q-0000  
Property Address: STONEHEDGE RD

Mailing Address: WEINTRAUB, PATRICK & RYAN,  
KATHERINE  
30 STONEHEDGE RD  
FRANKLIN, MA 02038



[www.cai-tech.com](http://www.cai-tech.com)

11/30/2023

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Page 2 of 2

# FRANKLIN Abutters List

Subject Parcel ID:

Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
254-004-000-000	MINE BROOK	FRENCH SHIRLEY TR	C/O SALLY WINTERS GRAY	486 SUMMER ST	FRANKLIN	MA	02038
254-008-000-000	MINE BROOK	DOHERTY PAUL D TR	D & D REALTY TRUST	236 MAPLE ST	BELLINGHAM	MA	02019
256-002-000-000	19 STONEHEDGE RD	FISH JON E	MARIA JOYCE R	19 STONEHEDGE RD	BELLINGHAM	MA	02019
256-004-000-000	STONEHEDGE RD	WOODLANDS DEVELOPMENT L		10 OWL DRIVE	SHARON	MA	02067
256-004-004-000	37 STONEHEDGE RD	JACKSON EDWARD A	JACKSON SHANNON	37 STONEHEDGE RD	FRANKLIN	MA	02038
256-004-005-000	30 STONEHEDGE RD	WEINTRAUB PATRICK	KATHERINE RYAN	30 STONEHEDGE RD	FRANKLIN	MA	02038
256-004-006-000	34 STONEHEDGE RD	PARKER GARY	PARKER ANGELA	12 ALDEN AV	BELCHERTOWN	MA	01007
256-004-007-000	38 STONEHEDGE RD	KELLY STEPHEN P	KELLY CYNTHIA M	38 STONEHEDGE RD	FRANKLIN	MA	02038
257-002-000-000	MINE BROOK	UNITED STATES OF AMERICA	US ARMY	696 VIRGINIA ROAD	CONCORD	MA	01742

Parcel Count: 9

End of Report

*Roni M. Doyle* 12-15-2023





## BELLINGHAM PLANNING BOARD

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

### CERTIFICATION OF MUNICIPAL TAXES AND CHARGES PAID TOWN OF BELLINGHAM

Property Information	
Parcel ID	0037-006A-0000
Map	37
Lot	6A
Street Number	306
Street Name	Maple Street
First Name	306 Maple, LLC
Last Name	

Taxes / Charges	Paid
Tax Title	<input checked="" type="checkbox"/>
Motor Excise Tax	<input checked="" type="checkbox"/>
Real Estate Tax	<input checked="" type="checkbox"/>
Personal Property Tax	<input checked="" type="checkbox"/>
Water	<input checked="" type="checkbox"/>
Sewer	<input checked="" type="checkbox"/>
Trash	<input checked="" type="checkbox"/>

As the Collector / Treasurer for the Town of Bellingham, MA I certify that the municipal taxes are paid in full for the above property.

Mary Stase  
(Print name)

Mary Stase  
(Signature)

8/30/23  
(Date)