



ALLEN ENGINEERING & ASSOCIATES, INC.

Civil Engineers, Surveyors
& Land Development Consultants

September 6, 2023

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

Re: **Proposed Warehouse Building
Development Plan Review & Stormwater Permit Applications**
306 Maple Street

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 for the above reference project:

1. One original and fifteen (15) copies of the following:
 - a) Application for Development Plan Approval
 - b) Application for Stormwater Management Permit
 - c) Project Narrative
 - d) Certificate of Ownership
 - e) Certified List of Abutters within 300-feet of the subject property (Bellingham and Franklin)
 - f) Certification of Municipal Taxes and Charges Paid
2. Check in the amount of \$707.00 payable to the Town of Bellingham (for Development Plan Application).
3. Three (3) copies of the Drainage Analysis, dated 9/6/2023.
4. Three (3) copies of the Traffic Report by Chappell Engineering and Associates, LLC, dated 8/31/23.
5. Sixteen (16) 11"x17" copies and three (3) 24"x36" copies of the Site Design Plan set, dated 9/6/23.
6. 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 questions regarding this correspondence.

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

A handwritten signature in blue ink, appearing to read 'Michael J. Dryden'.

Michael J. Dryden, RLA
Senior Project Manager

Cc: Bellingham Town Clerk
306 Maple, LLC



BELLINGHAM PLANNING BOARD

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

APPLICATION FOR DEVELOPMENT PLAN APPROVAL UNDER THE ZONING BYLAW

Date Submitted: September 7, 2023

1. Applicant 306 Maple, LLC

Address 1881 Worcester Road, Suite 200, Framingham, MA 01701

Phone 508 820-2700

Email asacher@aiscre.com

2. Owner(s) Same as Applicant

Address _____

Phone _____

Email _____

3. Engineer Allen Engineering & Associates, Inc.

Address 140 Hartford Avenue East, Hopedale, MA 01747

Phone 508 381-3212 ext 109

Email michaeld@allen-ea.com

4. Plan Title Warehouse Building 306 Maple Street

5. Date of Plan September 6, 2023

6. Location of Premises (Address, Street Name, or general property description) 306 Maple Street

7. Assessors Map/Lot Numbers Map 37, Parcel 6B

8. Norfolk Registry of Deeds Book/Page Book 40994, Page 106

9. Lot Area (sq. ft & acres) 501,288 sf (11.50 ac.)

10. Zoning District(s) Industrial (I)

11. Premises in Overlay District(s)?
☐ Water Resource District
☐ Flood Plain
☐ N/A

12. Proposed Use	Warehouse with accessory office
13. Square Footage of Proposed Building(s)	59,400
14. Impervious Surfaces (sf)	182,900+/-
15. Amount of Land Disturbance (sf)	20,500+/-
16. Number of Parking Spaces/Handicap spaces	119 total (5 accessible)

17. Accompaniments

- ☒ Fully Executed Form K – Distribution List
- ☒ Certified Abutters List (1 copy, 1 label copy)
- ☒ Filing Fee (See chart attached)
- ☒ Plot plan showing location of existing and proposed buildings, signs, other structures (number of copies per Form K)
- ☒ Recorded (or surveyor endorsed) plan of land (number of copies per Form K)
- ☒ Stormwater Management and O&M Plans
- ☒ Other applicable permits required:
Stormwater Permit
- ☒ Other materials required by Planning Board or Town Planner (see Procedural Rules and Zoning Bylaws)
Narrative and misc forms

Please attach a Narrative with the following information:

- (a) proposed use(s);
- (b) building or addition size proposed, broken down by use, if applicable;
- (c) projected number of employees, hours of operation and description of shifts;
- (d) projected parking spaces required (show calculation based on building usage/employees;
- (e) proposed methods of screening the premises and parking from abutting property and the street;
- (f) a calculation of existing and proposed lot coverage;
- (g) projected Town water and sewer demand, if any;
- (h) a discussion of the status of all other required local, state and federal permits (copies of all permits issued for the project shall be included in the application package);
- (i) a discussion of how the project conforms with the Bellingham Master Plan.

Please review the Bellingham Zoning Bylaws for additional supplemental materials that may be required.

Signature of all Applicants:
(print & sign)

Andrew Sacher 4/6/23

Signature of all Owners:
(print & sign)

Andrew Sacher 4/6/23

duly authorized manager



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APPLICATION FOR STORMWATER MANAGEMENT PERMIT UNDER THE ZONING BYLAW

Date Submitted: September 7, 2023

To the Town of Bellingham I, the undersigned, wish to submit a Stormwater Management Permit Application as defined in Article IX of the Town of Bellingham Zoning Bylaws Section 240-54 and in Section 7 of the Planning Board Procedural Rules and request a review and determination by the Planning Board of the Erosion and Sedimentation Control Plan, Stormwater Management Plan, and Operations and Maintenance Plan submitted herewith.

1. Applicant(s) 306 Maple, LLC

Address 1881 Worcester Road, Suite 200, Framingham, MA 01701

Phone 508 820-2700

Email asacher@aiscre.com

2. Owner(s) Same as Applicant

Address _____

Phone _____

Email _____

3. Engineer Allen Engineering & Associates, Inc.

Address 140 Hartford Avenue East, Hopedale, MA 01747

Phone 508 381-3212 ext 109

Email michaeld@allen-ea.com

4. Stormwater
System
Manager

Same as Applicant

Address

Phone

Email

5. Plan Title

Site Plans for Warehouse Building at 306 Maple Street

6. Date of Plan

September 6, 2023

7. Location of Premises (Address, Street, Name,
general property description)

306 Maple Street

8. Assessors Map and Lot Numbers

Map 37, Parcel 6B

9. Norfolk Registry of Deeds Book and Page Numbers

Book 40994, Page 106

10. Land Court Certificate of Title Number

N/A

11. Lot Area (sq. ft & acres)

501,288 sf (11.50 ac.)

12. Proposed Use

Warehouse with accessory office

13. Amount of Land Disturbance (sf)

~~20,500 +/-~~ 250,500 +/-

14. Accompaniments:

Site Plans and Drainage Analysis Report with Stormwater Checklist and Operations and Maintenance Plan.

Please review the Bellingham Zoning Bylaws for additional supplemental materials that may be required.

Signature of all Applicants:
(print & sign)

Andrew Sachet

9/6/23

Signature of all Owners:
(print & sign)

Andrew Sachet

duly authorized manager



ALLEN ENGINEERING & ASSOCIATES, INC.

Civil Engineers, Surveyors
& Land Development Consultants

PROJECT NARRATIVE

For:

Proposed Warehouse Building

306 Maple Street

Bellingham, Massachusetts

September 6, 2023

On behalf of our client, 306 Maple, LLC, Allen Engineering & Associates, Inc. hereby submits the following narrative in support of the Applications for Development Plan Approval and Stormwater Management Permit.

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.

Wetland resource areas on the Site include a Perennial Stream in the north east corner of the site, it's associated 200-foot Riverfront Area, and Bordering Vegetated Wetland. The extents of the resource area boundaries were confirmed by the Bellingham Conservation via an Order of Resource Area Delineation (ORAD) issued on April 18, 2023.

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.



ALLEN ENGINEERING & ASSOCIATES, INC.

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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. Refer to the Traffic Impact and Access Study provide for additions details relating to access, sight distance, and trip generation.

The Project proposes 119 parking stalls calculated using 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 use 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.

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.

It is the applicant's goal 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. A six-foot solid barrier fence will be provided along the northern site boundary and a portion of the Site frontage adjacent to the proposed septic system. A six-foot fence, supplemented with evergreen trees, will be provided along the southern lot line to supplement the existing wooded buffer between the Project and the existing residential dwellings. Refer to Sheet C-8 of the plan set for additional details.

A connection to the municipal water main in Maple Avenue is proposed. The connection will be made in accordance with applicable DPW standard specifications. The estimated domestic water usage is approximately 900 gallons per day calculated based on Title 5 design flow for Warehouse use. The building will also be equipped with a fire suppression system. The Project will not require municipal sewer service as an on-site septic system will be provided. Percolation testing has been conducted to confirm the feasibility for sewage disposal and the approximate size of the septic system is depicted on the Site Plans provided.



ALLEN ENGINEERING & ASSOCIATES, INC.

Civil Engineers, Surveyors
& Land Development Consultants

Permitting Summary:

Under this application, the project proponent seeks issuance of Development Plan Approval and Stormwater Permit from the Town of Bellingham Planning Board.

The project will also 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.

As previously mentioned, the on-Site 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 filing 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 with the Town's right-of-way, including utility connections and curb cut will be conducted in accordance with the Town's DPW requirements.

Master Plan/Zoning Conformance:

The Project is proposed within the Industrial Zoning District in which Warehouse use is allowed as a matter of right. The Project will replace the existing residential use which is considered pre-existing non-conforming.



BELLINGHAM PLANNING BOARD

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

CERTIFICATE OF OWNERSHIP

I, the undersigned Applicant, do hereby certify to the Town of Bellingham, through its Planning Board, that all parties of interest to the below-listed plan are identified in Section B below.

Section A:

Title of Plan: Site Plan for Proposed Warehouse at 306 Maple Street, Bellingham, MA

Date of Plan: September 6, 2023

Assessor's Information Map 37, Parcel 6A

Prepared by: Allen Engineering & Associates, Inc.

Type of Plan: ☐ Preliminary Subdivision ☐ Definitive Subdivision ☒ Development Plan

☐ Special Permit

Section B:

Name of Record Owner(s): 306 Maple, LLC

Address of Record Owner(s): 1881 Worcester Road, Suite 200, Framingham, MA

Name of Record Owner(s): _____

Address of Record Owner(s): _____

If in the name of a Trust, Corporation or Partnership, list the names and addresses of all Trustee(s), Corporate Officer(s) or Partner(s):

Name: Andrew Sacher, John Parsons, Victor Galvani

Address: 1881 Worcester Road, Suite 200, Framingham, MA 01701

Address: _____

Name: Patrick McCarty

Address: 816 Pleasant St, Leominster, MA 01453

If in the name of a Trust or Corporation list beneficiary(ies) of the Trust or the Shareholder(s) of the Corporation:

Beneficiary(ies) _____

Shareholder(s) _____

If in the name of a Trust or Corporation list the date, county, book, and page of recording of the Trust Instrument, or the date and State of incorporation:

County: Norfolk

Book and Page: Book Page

Date of Incorporation: 12/15/2022

State of Incorporation: Massachusetts

Executed as a sealed instrument this 6th day of September, 20 23

[Signature]
Signature of Applicant

Andrew Sacher (Manager)
Print name of Applicant

Signature of Applicant

[Signature]
Signature of Owner

Print name of Applicant

306 Maple, LLC
Print name of Owner

Signature of Owner

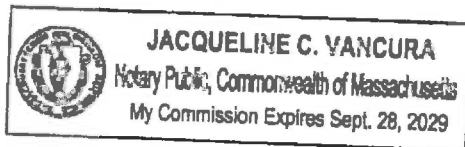
Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

Middlesex ss.

20 23

On this 6th day of September 20 23, before me, the undersigned notary public, personally appeared Andrew Sacher (name of Applicant(s)), proved to me through satisfactory evidence of identification, which were personal knowledge to be the person(s) whose name(s) is/are signed on the preceding document in my presence.



[Signature]
(Official signature and seal of Notary)

Notary Public: Jacqueline C Vancura

My Commission Expires: September 28, 2029



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
www.bellinghamma.org

August 24, 2023

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

Immediate Abutters to 300 feet for the Planning Board for Map 37 Parcel 6A

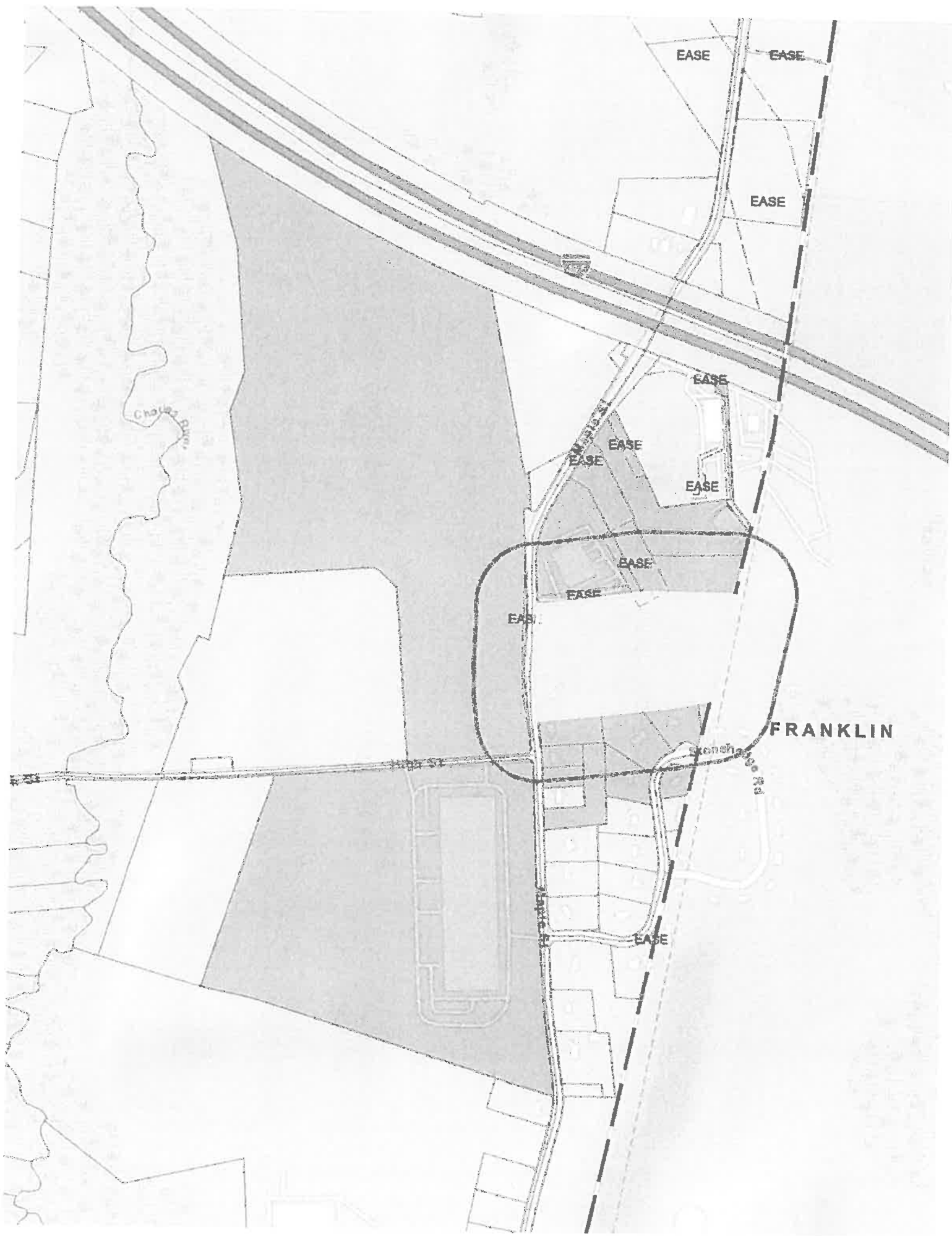
Property Address(es): 306 Maple St.
Bellingham MA 02019

Owner(s) of Record: 306 Maple LLC
1881 Worcester Rd. - #200
Framingham, MA 02019

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

ABUTTERS ATTACHED

Certified: *Elizabeth Cournoyer*
Elizabeth Cournoyer, Assessment Director





300 foot Abutters List Report

Bellingham, MA

August 24, 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 PRS
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

8/24/2023

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 1 of 2



300 foot Abutters List Report

Bellingham, MA

August 24, 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



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8/24/2023

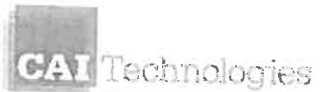
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Page 2 of 2



ABUTTERS WITHIN 300' OF 306 MAPLE ST BELLINGHAM MA

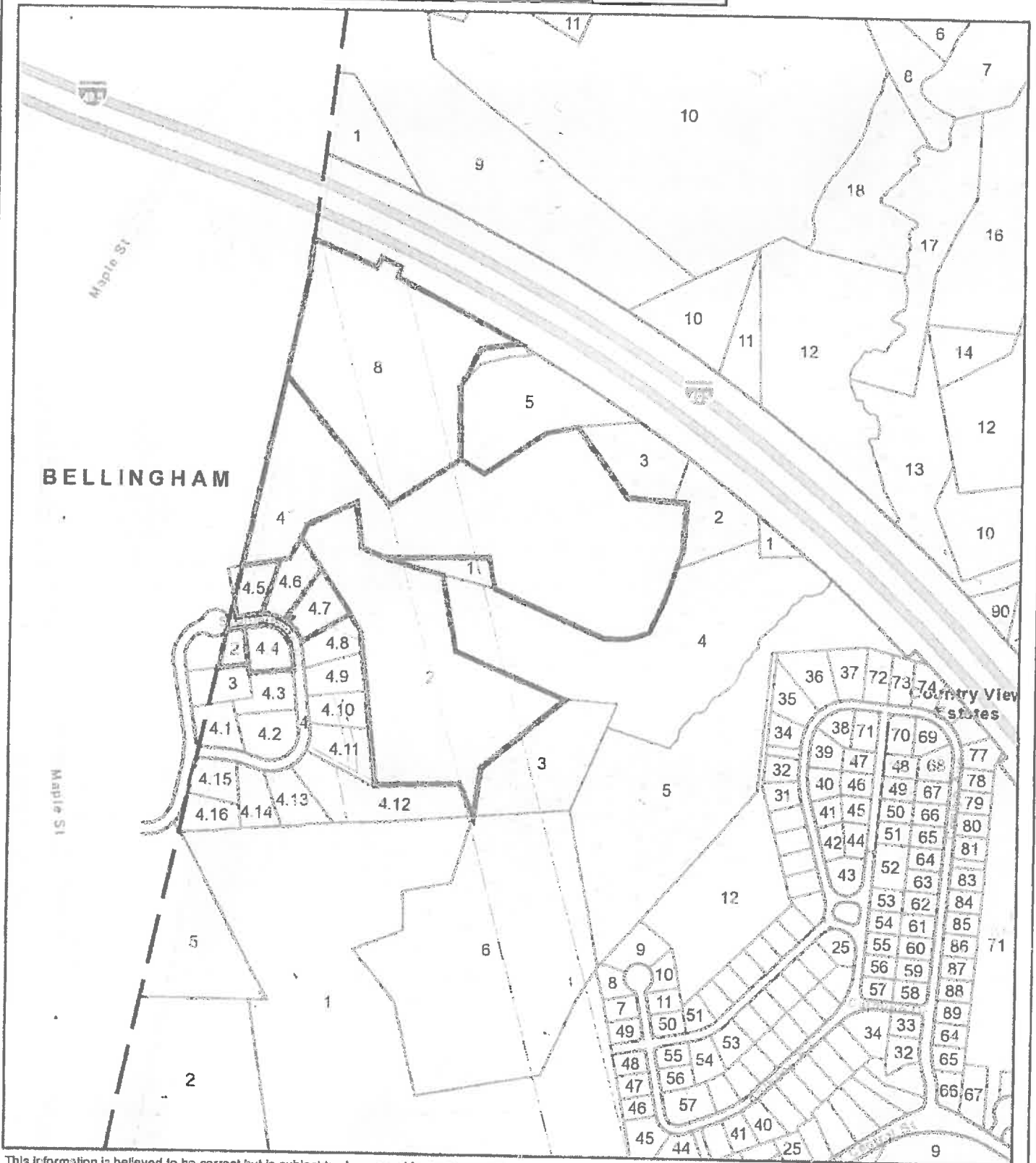
Franklin, MA



August 25, 2023

1 inch = 600 Feet

www.cai-tech.com



This information is believed to be correct but is subject to change and is not warranted.



0 foot Abutters List Report

Franklin, MA
August 25, 2023

Subject Property:

Parcel Number: 254-004-000
CAMA Number: 254-004-000-000
Property Address: MINE BROOK

Mailing Address: FRENCH SHIRLEY TR C/O SALLY
WINTERS GRAY WALL REALTY TRUST
486 SUMMER ST
FRANKLIN, MA 02038

Abutters:

Parcel Number: 254-004-000
CAMA Number: 254-004-000-000
Property Address: MINE BROOK

Mailing Address: FRENCH SHIRLEY TR C/O SALLY
WINTERS GRAY WALL REALTY TRUST
486 SUMMER ST
FRANKLIN, MA 02038

Parcel Number: 254-008-000
CAMA Number: 254-008-000-000
Property Address: MINE BROOK

Mailing Address: DOHERTY PAUL D TR D & D REALTY
TRUST
236 MAPLE ST
BELLINGHAM, MA 02019

Parcel Number: 256-002-000
CAMA Number: 256-002-000-000
Property Address: 19 STONEHEDGE RD

Mailing Address: FISH JON E MARIA JOYCE R
19 STONEHEDGE RD
BELLINGHAM, MA 02019

Parcel Number: 256-004-004
CAMA Number: 256-004-004-000
Property Address: 37 STONEHEDGE RD

Mailing Address: JACKSON EDWARD A. JACKSON
SHANNON
37 STONEHEDGE RD
FRANKLIN, MA 02038

Parcel Number: 256-004-005
CAMA Number: 256-004-005-000
Property Address: 30 STONEHEDGE RD

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

Parcel Number: 256-004-006
CAMA Number: 256-004-006-000
Property Address: 34 STONEHEDGE RD

Mailing Address: PARKER GARY PARKER ANGELA
12 ALDEN AV
BELCHERTOWN, MA 01007

Parcel Number: 256-004-007
CAMA Number: 256-004-007-000
Property Address: 38 STONEHEDGE RD

Mailing Address: KELLY STEPHEN P KELLY CYNTHIA M
38 STONEHEDGE RD
FRANKLIN, MA 02038

Parcel Number: 257-002-000
CAMA Number: 257-002-000-000
Property Address: MINE BROOK

Mailing Address: UNITED STATES OF AMERICA US ARMY
696 VIRGINIA ROAD
CONCORD, MA 01742

Kevin W. Doyle, 8-25-23



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warrantied.

8/25/2023



BELLINGHAM PLANNING BOARD

10 MECHANIC STREET
BELLINGHAM, MASSACHUSETTS 02019
(508) 657-2892; FAX (508) 966-2317
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)

(Date)

8/30/23