



TOWN OF BELLINGHAM

OFFICE OF TOWN CLERK

Bellingham Municipal Center
10 Mechanic Street
Bellingham, MA 02019

Town Clerk
Lawrence J. Sposato, Jr.

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

DATE: August 5, 2022

TO: GWL Direct 351-353 Maple, LLC

RE: 351-353 Maple Street Warehouse

(Formerly 160 HighStreet


Scenic Road Permit Modification Decision

This is to inform you that 20 days have elapsed since July 15, 2022

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 on file at this office,

Sincerely,


Lawrence J. Sposato, Jr.
Bellingham Town Clerk



BELLINGHAM PLANNING BOARD

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

July 14, 2022

351-353 MAPLE STREET WAREHOUSE (FORMERLY 160 HIGH STREET) SCENIC ROAD PERMIT MODIFICATION DECISION

A. BACKGROUND

Applicant: GWL Direct 351-353 Maple LLC
c/o Everwest Advisors LLC
1099 18TH St. Suite 2900
Denver, CO 80202

Owner: GWL Direct 351-353 Maple LLC
c/o Everwest Advisors LLC
1099 18TH St. Suite 2900
Denver, CO 80202

Public Hearing: The Public Hearing opened December 9, 2021 at 7:00 PM. Notice for the public meeting was published in *The Milford Daily News* on November 25, 2021 and December 2, 2021. The Public Hearing was continued to January 27, 2022, February 24, 2022, March 24, 2022, May 12, 2022, June 9, 2022, June 23, 2022 and July 14, 2022 when the Public Hearing was closed.

Date of Vote: July 14, 2022

The Premises: The property, also referred to herein as the "Site", is proposed to be accessed from Maple Street, a public way, to an industrial driveway at 351-353 Maple Street (formerly known as 160 High Street). The project is located at Assessors Map 37-01, approximately 22 acres, in an Industrial Zoning District.

The By-law Scenic Roads Chapter 154 Bellingham General Bylaws

The Proposal:

To construct a 58,600 square foot industrial building expansion with associated improvements to the existing 127,500 square foot industrial building at 353 Maple Street

The Proposal was documented with the following materials:

1. Application for Development Plan Review, submitted November 4, 2021, including a narrative and project description.
2. Stormwater Management Permit Application, submitted November 4, 2021.
3. Major Business Complex Special Permit Application, submitted November 4, 2021.
4. Flexible Parking Options Special Permit Application, submitted November 4, 2021.
5. Certificate of Ownership, dated August 27, 2021.
6. Certified Abutter's List, Town of Bellingham, dated September 17, 2021.
7. Proposed Site Development Plan, by Kelly Engineering Group, last revised June 16, 2022 (also known as the Approved Plan).
8. Architectural Plans and Elevations, by RKB, dated August 21, 2021.
9. Stormwater Management Report, by Kelly Engineering Group, dated October 1, 2021.
10. Addendum to Stormwater Management Report by Kelly Engineering Group, dated April 15, 2022.
11. Addendum #2 to Stormwater Management Report by Kelly Engineering Group, dated June 13, 2022.
12. Transportation Impact Assessment, by Vanasse and Associates Inc., dated September 17, 2021.
13. Sound Study, by Tech Environmental, dated September 21, 2021
14. Sound Study Peer Review, by Cavanaugh and Tocci, dated December 13, 2021.
15. Response to Sound Study Peer Review, by Tech Environmental, dated January 13, 2022.
16. Stormwater and Traffic Peer Review, by BSC Group, dated March 7, 2022.
17. Response to Comments by Vanasse and Associates Inc., dated April 20, 2022
18. Stormwater and Traffic Peer Review, by BSC Group, dated May 25, 2022.

19. 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. That the Project Site is located on Maple Street and High Street, Scenic Roads.
3. That no trees or stone walls are proposed to be removed within the Maple Street or High Street right of way.
4. That the Applicant has demonstrated compliance with the noise provisions of the Zoning Bylaw, Section 240-48, and the Scenic Road General Bylaw, Section 154-7 through detailed sound analysis documented above and further reviewed by the Town's peer review consultant.

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 ___ to ___ in favor, accordingly, grants the Applicant and its successors and assigns as owner of the premises, a Scenic Road Permit Modification 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. Any future removal of trees or stone walls 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 and if applicable shall be further reviewed by the Planning Board in accordance with the General Bylaws.

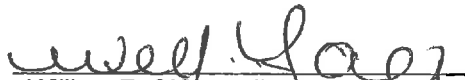
3. All determination, Decisions, and conditions set forth within the 160 High Street Development Plan and Stormwater Management Modification Decision dated July 27, 2019, the 160 High Street Major Business Complex Special Permit dated April 13, 2017, 160 High Street Flexible Parking Special Permit dated January 26, 2017, and the 160 High Street Scenic Road Permit decision dated January 26, 2017 and 351-353 Maple Street Warehouse (formerly 160 High Street) Development Plan and Stormwater Management Modification Decision dated July 14, 2022, 351-353 Maple Street Warehouse (formerly 160 High Street) Major Business Complex Special Permit Modification dated July 14, 2022, and the 351-353 Maple Street Warehouse (formerly 160 High Street) Flexible Parking Special Permit decision Modification dated July 14, 2022 to be added here, are hereby incorporated herein. Any violation of such conditions shall constitute a violation of this Permit.
4. 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 **351-353 MAPLE STREET WAREHOUSE (FORMERLY 160 HIGH STREET) SCENIC ROAD PERMIT MODIFICATION.**

Bellingham Planning Board

July 14, 2022



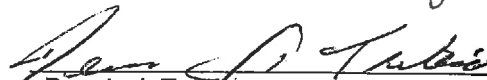
William F. O'Connell, Jr., Chairman



Brian T. Salisbury, Vice Chairman



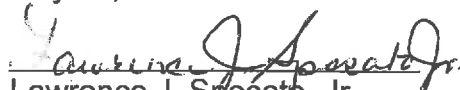
Philip Devine



Dennis J. Trepino

Appeals of this Decision may be made in accordance with Massachusetts General laws.

This Decision, together with all plans referred to in it, was filed with the Town Clerk on July 15, 2022.



Lawrence J. Sposato, Jr.
Bellingham Town Clerk



TOWN OF BELLINGHAM

OFFICE OF TOWN CLERK

Bellingham Municipal Center
10 Mechanic Street
Bellingham, MA 02019

Town Clerk
Lawrence J. Sposato, Jr.

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

DATE: August 5, 2022

TO: GWL Direct 351-353 Maple, LLC

RE: 351-353 Maple Street warehouse
(formerly 160 High Street)
Major Business Complex Special Permit
Modification Decision

This is to inform you that 20 days have elapsed since July 15, 2022

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 on file at this office.

Sincerely,

Lawrence J. Sposato, Jr.
Bellingham Town Clerk



BELLINGHAM PLANNING BOARD

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

July 14, 2022

351-353 MAPLE STREET WAREHOUSE (FORMERLY 160 HIGH STREET) MAJOR BUSINESS COMPLEX SPECIAL PERMIT MODIFICATION DECISION

A. BACKGROUND

Applicant: GWL Direct 351-353 Maple LLC
c/o Everwest Advisors LLC
1099 18TH St. Suite 2900
Denver, CO 80202

Owner: GWL Direct 351-353 Maple LLC
c/o Everwest Advisors LLC
1099 18TH St. Suite 2900
Denver, CO 80202

Public Hearing: The Public Hearing opened December 9, 2021 at 7:00 PM. Notice for the public meeting was published in *The Milford Daily News* on November 25, 2021 and December 2, 2021. The Public Hearing was continued to January 27, 2022, February 24, 2022, March 24, 2022, May 12, 2022, June 9, 2022, June 23, 2022 and July 14, 2022 when the Public Hearing was closed.

Date of Vote: July 14, 2022

The Premises: The property, also referred to herein as the "Site", is proposed to be accessed from Maple Street, a public way, to an industrial driveway at 351-353 Maple Street (formerly known as 160 High Street). The project is located at Assessors Map 37-01, approximately 22 acres, in an Industrial Zoning District.

The By-law Article XVIII, Major Business Complex Special Permit

The Proposal: To construct a 58,600 square foot industrial building expansion with associated improvements to the existing 127,500 square foot industrial building at 353 Maple Street

The Proposal was documented with the following materials:

1. Application for Development Plan Review, submitted November 4, 2021, including a narrative and project description.
2. Stormwater Management Permit Application, submitted November 4, 2021.
3. Major Business Complex Special Permit Application, submitted November 4, 2021.
4. Flexible Parking Options Special Permit Application, submitted November 4, 2021.
5. Certificate of Ownership, dated August 27, 2021.
6. Certified Abutter's List, Town of Bellingham, dated September 17, 2021.
7. Proposed Site Development Plan, by Kelly Engineering Group, last revised June 16, 2022 (also known as the Approved Plan).
8. Architectural Plans and Elevations, by RKB, dated August 21, 2021.
9. Stormwater Management Report, by Kelly Engineering Group, dated October 1, 2021.
10. Addendum to Stormwater Management Report by Kelly Engineering Group, dated April 15, 2022.
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12. Transportation Impact Assessment, by Vanasse and Associates Inc., dated September 17, 2021.
13. Sound Study, by Tech Environmental, dated September 21, 2021.
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15. Response to Sound Study Peer Review, by Tech Environmental, dated January 13, 2022.
16. Stormwater and Traffic Peer Review, by BSC Group, dated March 7, 2022.
17. Response to Comments by Vanasse and Associates Inc., dated April 20, 2022.
18. Stormwater and Traffic Peer Review, by BSC Group, dated May 25, 2022.

19. 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 and Owner of the Site have sought to amend the previously approved decisions for 160 High Street to expand the existing 127,500 square foot industrial building. The Site address was changed from 160 High Street to 351-353 Maple Street at the time of the original permitting.
2. That the use proposed for the expansion is limited to warehouse and distribution and will comply with all existing conditions found in the original decisions Development Plan and Stormwater Management Modification Decision dated July 27, 2019, the Major Business Complex Special Permit dated April 13, 2017, Flexible Parking Special Permit dated January 26, 2017, and the Scenic Road Permit decision dated January 26, 2017.
3. That the Site is not located within the Water Resource District.
4. In accordance with the Flexible Parking Special Permit, the Board has granted a further reduction in parking.
5. Consideration was given to Section 240-25 General Special Permit Criteria:
 - a. Social, economic or community needs which are served by the proposal will be provided through the expanded industrial tax base; creation of jobs; and the growth of opportunities for new businesses to be located in the Town of Bellingham and the retention of existing business with in an industrially zoned district.
 - b. Traffic flow and safety has been thoroughly considered. In response to the concerns of the Board, the Applicant has proposed mitigation strategies (listed in Section C.) to resolve concerns. The Board is chiefly concerned about the long term maintenance of Maple Street with increased volume of truck traffic and requested measures to assist in the maintenance of the paved surface and the environment surrounding the street.
 - c. Adequacy of utilities and other public services have been determined to be sufficient. The Director of Public Works has confirmed that adequate

capacity in the municipal water supply system is present to accommodate the Site. All other utilities are to be privately owned and maintained.

- d. Neighborhood character and social structures have been considered. The Site is situated on an industrially-zoned parcel consisting of 22 + acres and bounded by Maple Street, High Street, 1495 and the Charles River with industrial uses to the north and south, and residential to the east.
 - e. Qualities of the natural environment were considered and there were discussions and plan revisions to prohibit intrusion further towards the Charles River and to protect the restored wetland at the corner of Maple Street and High Street.
 - f. The project is expected to have a positive fiscal impact due to an increase to the industrial tax base with limited municipal services required.
6. That the Project complies with the requirements for a Major Business Complex Article XVIII as follows:
- a. Section 240-120 Eligible Locations
 - i. Warehouse and distribution use, i.e., the Proposed Uses, are allowed by-right in the Industrial zoning district.
 - ii. Traffic: Projected peak hour traffic will not increase in the study area by 25% or more above levels otherwise anticipated at the time of occupancy as indicated in the updated traffic report produced by Vanasse and Associates, Inc. and reviewed by Town's peer reviewer BSC Group.
 - iii. Water Supply: Water will be provided by the Town of Bellingham municipal water system. There is adequate capacity in the municipal water supply system to accommodate the Proposal according to the Bellingham Department of Public Works (DPW). Servicing the projected water demand for the Proposal will not result in substantial limitation on the Town's ability to adequately provide water service to other developed sites in Town.
 - iv. Sewage Disposal: Municipal sewer service is not available to the Site. Therefore, on-site septic shall be required. Wastewater flows from the proposed project will not result in any limitation on the Town's ability to adequately provide municipal sewage collection and treatment service to other developed sites in Town.

- b. Section 240-121 Site Design: The Proposed Use is allowed in the Industrial District. The Site has been designed such that all banks exceeding 15 degrees in slope resulting from site grading shall be maintained with cover reasonably sufficient to prevent erosion. The Site has also been carefully reviewed and the layout revised throughout the hearing to provide noise barriers to residential parcels and to Maple Street and to limit disturbance in environmentally sensitive locations.
- c. Section 240-122 Traffic Mitigation: All presently foreseeable traffic impacts stemming from the proposed project have been adequately mitigated as indicated in the updated traffic assessment produced by Vanessa and Associates, Inc., and reviewed by Town's peer reviewer BSC Group. The Planning Board has determined that the traffic mitigation measures, and transportation demand management measures proposed by the Applicant and required under this Special Permit, adequately provide for capacity and safety improvements. Such conditions include agreed upon off-site traffic mitigation, post construction mitigation, and measures to assure safety and adequacy at the points of ingress and egress.

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 ___ to ___ in favor, accordingly, grants the Applicant and its successors and assigns as owner of the premises, a Major Business Complex Special Permit Modification subject to the following conditions:

1. 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 extension of the berm that is east of the building shall be substantially constructed in conformance with the Approved Plan prior to a foundation of the addition being poured in order to minimize noise impacts to the surrounding area.

3. The emergency access road on to High Street shall be paved as shown on the Approved Plan.
4. Prior to the issuance of a Building Permit for the proposed addition on the Site, the Applicant has agreed to and shall provide \$50,000.00 to the Town of Bellingham to fund the improvements to Maple Street in order to mitigate the added impacts created by traffic related to the addition.
5. Prior to the issuance of a Building Permit, as mitigation to alleviate concerns regarding increased trash along roadways, the Applicant shall donate \$15,000.00 to the Town of Bellingham to support a general roadside clean up program. In addition, as part of the Site Operation and Maintenance Plan, the Applicant and their successors shall continuously monitor and maintain the Site's frontage on High Street and Maple Street for debris and rubbish and remove.
6. If additional signage is proposed, a comprehensive signage plan shall be presented to the Board for approval prior to Building Permit for the Site signage.
7. All landscaping that shall screen the Site shall be maintained or replaced in perpetuity.
8. Indoor noise shall be limited. The user shall employ measures such as closing the dock bay doors when not in use and/or any other remedy that will limit noise at the guidance of the Building Commissioner acting as the Zoning Enforcement Officer.
9. 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 and Conservation Agent.
10. The Limit of Work is the limit of grading and general excavation. No construction staging or stockpiling of equipment or materials shall be placed outside the Limit of Work.
11. The hours of operation for any construction or staging activities on-site shall be Monday through Friday, from 7:00 am to 6:00 pm. Construction activity shall also be permitted on Saturdays from 9:00 am to 6:00 pm. These activities shall include all equipment on site shall not start up or remain on before or after the hours listed above. 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 any

other legal holiday. No idling for longer than 5 minutes, if vehicles and equipment are not in operation.

12. All fencing to be installed on Site shall be constructed to allow for a six (6) inch gap from the ground surface to the bottom of the fence to allow for wildlife.
13. If construction activity ceases for longer than 30 days, for any reason, then written notice shall be provided by the Applicant to the Building Commissioner at least 48 hours before resuming work. The Building Commissioner may require that any foundation, trench, structure, equipment or other hazard be secured as necessary, in his opinion, including but not limited to installation of fencing and/or filling of trenches.
14. If construction is temporarily suspended, for any reason, during the growing season, all exposed areas shall be stabilized by seeding and/or mulching within 14 days of suspension of construction. If construction is temporarily suspended outside the growing season, all exposed areas shall be stabilized by mulching and tack within 14 days of suspension of construction. Slopes steeper than 3:1 shall be stabilized by netting and pinning during suspension of construction.
15. 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.
16. If applicable, prior to a pre-blast survey and the act of blasting on Site, the Applicant shall notify all direct abutters at minimum one week in advance by hand delivered mail by a representative of the Applicant.
17. The Stormwater Management Operation and Maintenance Plan (O&M), dated October 1, 2021, is hereby referenced and made part of this decision. The Applicant shall permit the Board or its agent to inspect the premises on reasonable notice to determine compliance with said O&M plan.
18. Snow and ice removal shall be the responsibility of the Applicant or a successor and in accordance with the approved O&M, Mass General Laws, and applicable MassDOT regulations. Applicant shall endeavor to use "eco-friendly" products for such purposes. Including ice melt and other similar products to reduce impact to the aquifer.
19. Phosphorous-based fertilizer shall not be used on the Site. Applicant shall endeavor to use "eco-friendly" products for such purposes.

20. Prior to issuance of a Certificate of Occupancy, the Applicant or Tenant shall deliver to the Town Planner a complete list of hazardous materials proposed to be used or stored at the building to the extent required under §240.51 of the Bellingham Zoning Bylaws or other applicable law.
21. Prior to the commencement of construction, the Applicant shall schedule a preconstruction meeting with the Town Planner and the Board's designated inspector. The Board's inspector shall be permitted to conduct routine inspections, as may be reasonably be determined by said inspector, while construction is ongoing relative to this permit and all corresponding Decisions for this Site. The Applicant shall deposit with the Town, sums necessary to fund the inspections contemplated hereunder. Such inspectional fund shall be governed under M.G.L. c. 44 §53G or such other applicable statutory method as may be appropriate. The Developer shall provide EPA and /or DEP approval confirmation of the proposed SWPPP for the Site.
22. In accordance with the Bellingham Department of Public Works, any and all access and utility easements that may be necessary shall be in a form approved by Town Counsel prior to the issuance of the Certificate of Completion, such approval shall not be unreasonably withheld.
23. This Decision is binding on the Applicant's successors, assigns, agents, and employees. This approval shall insure to the benefit of and binding upon GWL Direct 351-353 Maple LLC c/o Everwest Advisors 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.
24. Any change of use shall require a public hearing to either modify the existing Development Plan or to issue a new Development Plan and associated permit.
25. All determination, Decisions, and conditions set forth within the 160 High Street Development Plan and Stormwater Management Modification Decision dated July 27, 2019, the 160 High Street Major Business Complex Special Permit dated April 13, 2017, 160 High Street Flexible Parking Special Permit dated January 26, 2017, and the 160 High Street Scenic Road Permit decision dated January 26, 2017 and 351-353 Maple Street Warehouse (formerly 160 High Street) Development Plan and Stormwater Management Modification Decision dated July 14, 2022, 351-353 Maple Street Warehouse (formerly 160 High Street) Flexible Parking Special Permit Modification dated July 14, 2022, and the 351-353 Maple Street Warehouse (formerly 160 High Street) Scenic Road Permit decision Modification dated

July 14, 2022 to be added here, are hereby incorporated herein. Any violation of such conditions shall constitute a violation of this Permit.

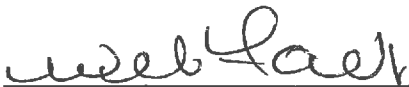
26. The Applicant shall comply with §240-16B(5) and (6) regarding As-Built Plans and follow the policies of the As-Built handbook.
27. This Decision shall not be effective until it is recorded by the Applicant at the Registry of Deeds, with proof of such recording to be supplied to the Board and the Building Inspector.

D. RECORD OF VOTE

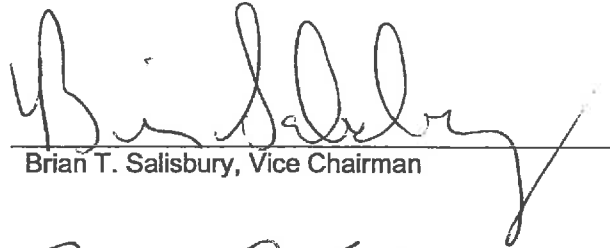
I vote to **APPROVE** the **351-353 MAPLE STREET WAREHOUSE (FORMERLY 160 HIGH STREET) MAJOR BUSINESS COMPLEX SPECIAL PERMIT MODIFICATION.**

Bellingham Planning Board

July 14, 2022



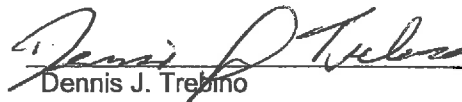
William F. O'Connell, Jr., Chairman



Brian T. Salisbury, Vice Chairman



Phillip Devine



Dennis J. Trebino



Robert Lussier

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 July 15, 2022.



Lawrence J. Sposato, Jr.
Bellingham Town Clerk



TOWN OF BELLINGHAM

OFFICE OF TOWN CLERK

Bellingham Municipal Center
10 Mechanic Street
Bellingham, MA 02019

Town Clerk
Lawrence J. Sposato, Jr.

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

DATE: August 5, 2022

TO: GWL Direct 351-353 Maple, LLC


RE: 351-353 Maple Street Warehouse
(formerly 160 High Street
Development Plan Approval and
Stormwater Management Permit
Modification Decision

This is to inform you that 20 days have elapsed since July 15, 2022

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 on file at this office,

Sincerely,


Lawrence J. Sposato, Jr.
Bellingham Town Clerk



BELLINGHAM PLANNING BOARD

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

July 14, 2022

351-353 MAPLE STREET WAREHOUSE (FORMERLY 160 HIGH STREET) DEVELOPMENT PLAN APPROVAL AND STORMWATER MANAGEMENT PERMIT MODIFICATION DECISION

A. BACKGROUND

Applicant: GWL Direct 351-353 Maple LLC
c/o Everwest Advisors LLC
1099 18TH St. Suite 2900
Denver, CO 80202

Owner: GWL Direct 351-353 Maple LLC
c/o Everwest Advisors LLC
1099 18TH St. Suite 2900
Denver, CO 80202

Public Hearing: The Public Hearing opened December 9, 2021 at 7:00 PM. Notice for the public meeting was published in *The Milford Daily News* on November 25, 2021 and December 2, 2021. The Public Hearing was continued to January 27, 2022, February 24, 2022, March 24, 2022, May 12, 2022, June 9, 2022, June 23, 2022 and July 14, 2022 when the Public Hearing was closed.

Date of Vote: July 14, 2022

The Premises: The property, also referred to herein as the "Site", is proposed to be accessed from Maple Street, a public way, to an industrial driveway at 351-353 Maple Street (formerly known as 160 High Street). The project is located at Assessors Map 37-01, approximately 22 acres, in an Industrial Zoning District.

The By-law §240-16 Development Plan Review, and §240-54 Stormwater Management

The Proposal: To construct a 58,600 square foot industrial building expansion with associated improvements to the existing 127,500 square foot industrial building at 353 Maple Street

The Proposal was documented with the following materials:

1. Application for Development Plan Review, submitted November 4, 2021, including a narrative and project description.
2. Stormwater Management Permit Application, submitted November 4, 2021.
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17. Response to Comments by Vanasse and Associates Inc., dated April 20, 2022
18. Stormwater and Traffic Peer Review, by BSC Group, dated May 25, 2022.

19. 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 and Owner of the Site have sought to amend the previously approved decisions for 160 High Street to expand the existing 127,500 square foot industrial building. The Site address was changed from 160 High Street to 351-353 Maple Street at the time of the original permitting.
2. That the use proposed for the expansion is limited to warehouse and distribution and will comply with all existing conditions found in the original decisions Development Plan and Stormwater Management Modification Decision dated July 27, 2019, the Major Business Complex Special Permit dated April 13, 2017, Flexible Parking Special Permit dated January 26, 2017, and the Scenic Road Permit decision dated January 26, 2017.
3. That the Site is not located within the Water Resource District.
4. In accordance with the Flexible Parking Special Permit dated July 14, 2022, the Board has granted a further reduction in parking.
5. The performance requirements of this By-Law (e.g. Article IX Environmental Controls, Article X Parking and Loading Requirements, Article XI Landscaping Requirements) have been met or a waiver has been requested and granted.
 - a) §240.49 Light and Glare: Proposed lighting for the development shall not trespass on to abutting properties. Any exterior building and parking lot lighting 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.
 - b) § 240.50 Air Quality: There will be no manufacturing within the proposed facility. The proposed uses do not involve emission of odorous gases in such quantities to be offensive and shall continue to adhere to the Zoning By-law. The only point source emissions identified to the air will be from the proposed heating systems and vehicles entering and exiting the Site. However, future tenants have not been identified. It shall be a condition of the permit that any uses involving impacts to air quality

pursuant to § 240.50.B shall first seek relief from the Special Permit Granting Authority.

- c) §240.51 Hazardous Materials: No hazardous materials, as defined in this section, are proposed to be used or stored on Site. However, future tenants have not been identified. It shall be a condition of the permit that any uses involving hazardous materials shall first seek relief from the Special Permit Granting Authority.
 - d) §240.52 Vibration: The Applicant does not propose any use that produces vibration which is discernible to the human sense of feeling (except 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. However, future tenants have not been identified. It shall be a condition of the permit that any uses involving discernable vibrations shall first seek relief from the Special Permit Granting Authority.
 - e) §240.53 Electrical Disturbance: No electrical disturbance is proposed or will be permitted which adversely effects the operation of any equipment other than that of the creator of such disturbance.
 - f) §240.54 Stormwater Management: The stormwater management shown on the Plan and drainage analysis has been designed to meet the Stormwater Management Standards set by the Massachusetts Department of Environmental Protection and Bellingham Zoning By-laws. The standards include removing solids from the stormwater, reducing rates of runoff from the site, and recharging the groundwater.
 - g) §240.58 Noise: The use proposed was determined to not add noise concerns as all activities are conducted indoors and are sited with in an industrial district. The Applicant provided a Sound Study, dated September 21, 2021, by Tech Environmental which confirmed compliance.
6. 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:
- 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 in the rear as well as landscaping and berms added to priority areas;
 - c) reduce the volume of cut or fill and 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) reduce the number of removed trees 8" trunk diameter and larger as mature vegetation shall be preserved to the rear of the Site;
 - e) reduce soil erosion; and reduce hazard or inconvenience to pedestrians from storm water flow and ponding by engineering the Site to be designed to comply with the DEP Stormwater Handbook and the Town of Bellingham Stormwater Regulations as well as the inclusion of a Stormwater Pollution Prevention Plan and Operation and Maintenance Plan consistent with the Town of Bellingham requirements.
 - f) provide alternate access as emergency services has reviewed and approved the plan as proposed and deemed access to be adequate;
 - g) provide alternate utility service and drainage as the DPW Director has reviewed and approved the plan as proposed and demonstrated in the Stormwater Management Report;
 - h) Projected peak hour traffic will increase in the study area along Maple Street and Route 140. However, the Planning Board has determined that the traffic mitigation measures proposed by the Applicant and required under this approval adequately provide for capacity and safety improvements.
7. The Board finds that compliance with the below conditions are necessary to mitigate impacts related to the construction and occupancy of the project.

C. DECISION

1. 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 extension of the berm that is east of the building shall be substantially constructed in conformance with the Approved Plan prior to a foundation of the addition being poured in order to minimize noise impacts to the surrounding area.
3. The emergency access road on to High Street shall be paved as shown on the Approved Plan.
4. If additional signage is proposed, a comprehensive signage plan shall be presented to the Board for approval prior to Building Permit for the Site signage.
5. All landscaping that shall screen the Site shall be maintained or replaced in perpetuity.
6. Indoor noise shall be limited. The user shall employ measures such as closing the dock bay doors when not in use and/or any other remedy that will limit noise at the guidance of the Building Commissioner acting as the Zoning Enforcement Officer.
7. 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 and Conservation Agent.
8. The Limit of Work is the limit of grading and general excavation. No construction staging or stockpiling of equipment or materials shall be placed outside the Limit of Work.
9. The hours of operation for any construction or staging activities on-site shall be Monday through Friday, from 7:00 am to 6:00 pm. Construction activity shall also be permitted on Saturdays from 9:00 am to 6:00 pm. These activities shall include all equipment on site shall not start up or remain on before or after the hours listed above. 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 any other legal holiday. No idling for longer than 5 minutes, if vehicles and equipment are not in operation.
10. All fencing to be installed on Site shall be constructed to allow for a six (6) inch gap from the ground surface to the bottom of the fence to allow for wildlife.

11. If construction activity ceases for longer than 30 days, for any reason, then written notice shall be provided by the Applicant to the Building Commissioner at least 48 hours before resuming work. The Building Commissioner may require that any foundation, trench, structure, equipment or other hazard be secured as necessary, in his opinion, including but not limited to installation of fencing and/or filling of trenches.
12. If construction is temporarily suspended, for any reason, during the growing season, all exposed areas shall be stabilized by seeding and/or mulching within 14 days of suspension of construction. If construction is temporarily suspended outside the growing season, all exposed areas shall be stabilized by mulching and tack within 14 days of suspension of construction. Slopes steeper than 3:1 shall be stabilized by netting and pinning during suspension of construction.
13. 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.
14. If applicable, prior to a pre-blast survey and the act of blasting on Site, the Applicant shall notify all direct abutters at minimum one week in advance by hand delivered mail by a representative of the Applicant.
15. The Stormwater Management Operation and Maintenance Plan (O&M), dated October 1, 2021, is hereby referenced and made part of this decision. The Applicant shall permit the Board or its agent to inspect the premises on reasonable notice to determine compliance with said O&M plan.
16. Snow and ice removal shall be the responsibility of the Applicant or a successor and in accordance with the approved O&M, Mass General Laws, and applicable MassDOT regulations. Applicant shall endeavor to use "eco-friendly" products for such purposes. Including ice melt and other similar products to reduce impact to the aquifer.
17. Phosphorous-based fertilizer shall not be used on the Site. Applicant shall endeavor to use "eco-friendly" products for such purposes.
18. Prior to issuance of a Certificate of Occupancy, the Applicant or Tenant shall deliver to the Town Planner a complete list of hazardous materials proposed to be used or stored at the building to the extent required under §240.51 of the Bellingham Zoning Bylaws or other applicable law.

19. Prior to the commencement of construction, the Applicant shall schedule a preconstruction meeting with the Town Planner and the Board's designated inspector. The Board's inspector shall be permitted to conduct routine inspections, as may be reasonably be determined by said inspector, while construction is ongoing relative to this permit and all corresponding Decisions for this Site. The Applicant shall deposit with the Town, sums necessary to fund the inspections contemplated hereunder. Such inspectional fund shall be governed under M.G.L. c. 44 §53G or such other applicable statutory method as may be appropriate. The Developer shall provide EPA and /or DEP approval confirmation of the proposed SWPPP for the Site.
20. In accordance with the Bellingham Department of Public Works, any and all access and utility easements that may be necessary shall be in a form approved by Town Counsel prior to the issuance of the Certificate of Completion, such approval shall not be unreasonably withheld.
21. This Decision is binding on the Applicant's successors, assigns, agents, and employees. This approval shall insure to the benefit of and binding upon GWL Direct 351-353 Maple LLC c/o Everwest Advisors 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.
22. Any change of use shall require a public hearing to either modify the existing Development Plan or to issue a new Development Plan and associated permit.
23. All determination, Decisions, and conditions set forth within the 160 High Street Development Plan and Stormwater Management Modification Decision dated July 27, 2019, the 160 High Street Major Business Complex Special Permit dated April 13, 2017, 160 High Street Flexible Parking Special Permit dated January 26, 2017, and the 160 High Street Scenic Road Permit decision dated January 26, 2017 and the 351-353 Maple Street Warehouse (formerly 160 High Street) Major Business Complex Special Permit Modification dated July 14, 2022, 351-353 Maple Street Warehouse (formerly 160 High Street) Flexible Parking Special Permit Modification dated July 14, 2022, and the 351-353 Maple Street Warehouse (formerly 160 High Street) Scenic Road Permit decision Modification dated July 14, 2022 to be added here, are hereby incorporated herein. Any violation of such conditions shall constitute a violation of this Permit.
24. The Applicant shall comply with §240-16B(5) and (6) regarding As-Built Plans and follow the policies of the As-Built handbook.

D. RECORD OF VOTE


I vote to **APPROVE** the **351-353 MAPLE STREET WAREHOUSE (FORMERLY 160 HIGH STREET) DEVELOPMENT PLAN APPROVAL AND STORMWATER MANAGEMENT PERMIT MODIFICATION.**

Bellingham Planning Board


July 14, 2022



William F. O'Connell, Jr., Chairman



Brian T. Salisbury, Vice Chairman




Philip Devine



Dennis J. Trebino

Appeals of this Decision may be made within thirty days, in accordance with the provisions of §240-16B(3) and G.L. c 40A, §17

This Decision, together with all plans referred to in it, was filed with the Town Clerk on July 15, 2022.



Lawrence J. Sposato, Jr.
Bellingham Town Clerk



TOWN OF BELLINGHAM

OFFICE OF TOWN CLERK

Bellingham Municipal Center
10 Mechanic Street
Bellingham, MA 02019

Town Clerk
Lawrence J. Sposato, Jr.

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

DATE: August 5, 2022

TO: GWL Direct 351-353 Maple, LLC

RE: 351-353 Maple Street Warehouse
(formerly 160 High Street
Development Plan Approval and
Stormwater Management Permit
Modification Decision

This is to inform you that 20 days have elapsed since July 15, 2022

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 on file at this office,

Sincerely,

Lawrence J. Sposato, Jr.
Bellingham Town Clerk



BELLINGHAM PLANNING BOARD

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

July 14, 2022

351-353 MAPLE STREET WAREHOUSE (FORMERLY 160 HIGH STREET) DEVELOPMENT PLAN APPROVAL AND STORMWATER MANAGEMENT PERMIT MODIFICATION DECISION

A. BACKGROUND

Applicant: GWL Direct 351-353 Maple LLC
c/o Everwest Advisors LLC
1099 18TH St. Suite 2900
Denver, CO 80202

Owner: GWL Direct 351-353 Maple LLC
c/o Everwest Advisors LLC
1099 18TH St. Suite 2900
Denver, CO 80202

Public Hearing: The Public Hearing opened December 9, 2021 at 7:00 PM. Notice for the public meeting was published in *The Milford Daily News* on November 25, 2021 and December 2, 2021. The Public Hearing was continued to January 27, 2022, February 24, 2022, March 24, 2022, May 12, 2022, June 9, 2022, June 23, 2022 and July 14, 2022 when the Public Hearing was closed.

Date of Vote: July 14, 2022

The Premises: The property, also referred to herein as the "Site", is proposed to be accessed from Maple Street, a public way, to an industrial driveway at 351-353 Maple Street (formerly known as 160 High Street). The project is located at Assessors Map 37-01, approximately 22 acres, in an Industrial Zoning District.

The By-law §240-16 Development Plan Review, and §240-54 Stormwater Management

The Proposal: To construct a 58,600 square foot industrial building expansion with associated improvements to the existing 127,500 square foot industrial building at 353 Maple Street

The Proposal was documented with the following materials:

1. Application for Development Plan Review, submitted November 4, 2021, including a narrative and project description.
2. Stormwater Management Permit Application, submitted November 4, 2021.
3. Major Business Complex Special Permit Application, submitted November 4, 2021.
4. Flexible Parking Options Special Permit Application, submitted November 4, 2021.
5. Certificate of Ownership, dated August 27, 2021.
6. Certified Abutter's List, Town of Bellingham, dated September 17, 2021.
7. Proposed Site Development Plan, by Kelly Engineering Group, last revised June 16, 2022(also known as the Approved Plan).
8. Architectural Plans and Elevations, by RKB, dated August 21, 2021.
9. Stormwater Management Report, by Kelly Engineering Group, dated October 1, 2021.
10. Addendum to Stormwater Management Report by Kelly Engineering Group, dated April 15, 2022.
11. Addendum #2 to Stormwater Management Report by Kelly Engineering Group, dated June 13, 2022.
12. Transportation Impact Assessment, by Vanasse and Associates Inc., dated September 17, 2021.
13. Sound Study, by Tech Environmental, dated September 21, 2021
14. Sound Study Peer Review, by Cavanaugh and Tocci, dated December 13, 2021.
15. Response to Sound Study Peer Review, by Tech Environmental, dated January 13, 2022.
16. Stormwater and Traffic Peer Review, by BSC Group, dated March 7, 2022.
17. Response to Comments by Vanasse and Associates Inc., dated April 20, 2022
18. Stormwater and Traffic Peer Review, by BSC Group, dated May 25, 2022.

19. 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 and Owner of the Site have sought to amend the previously approved decisions for 160 High Street to expand the existing 127,500 square foot industrial building. The Site address was changed from 160 High Street to 351-353 Maple Street at the time of the original permitting.
2. That the use proposed for the expansion is limited to warehouse and distribution and will comply with all existing conditions found in the original decisions Development Plan and Stormwater Management Modification Decision dated July 27, 2019, the Major Business Complex Special Permit dated April 13, 2017, Flexible Parking Special Permit dated January 26, 2017, and the Scenic Road Permit decision dated January 26, 2017.
3. That the Site is not located within the Water Resource District.
4. In accordance with the Flexible Parking Special Permit dated July 14, 2022, the Board has granted a further reduction in parking.
5. The performance requirements of this By-Law (e.g. Article IX Environmental Controls, Article X Parking and Loading Requirements, Article XI Landscaping Requirements) have been met or a waiver has been requested and granted.
 - a) §240.49 Light and Glare: Proposed lighting for the development shall not trespass on to abutting properties. Any exterior building and parking lot lighting 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.
 - b) § 240.50 Air Quality: There will be no manufacturing within the proposed facility. The proposed uses do not involve emission of odorous gases in such quantities to be offensive and shall continue to adhere to the Zoning By-law. The only point source emissions identified to the air will be from the proposed heating systems and vehicles entering and exiting the Site. However, future tenants have not been identified. It shall be a condition of the permit that any uses involving impacts to air quality

pursuant to § 240.50.B shall first seek relief from the Special Permit Granting Authority.

- c) §240.51 Hazardous Materials: No hazardous materials, as defined in this section, are proposed to be used or stored on Site. However, future tenants have not been identified. It shall be a condition of the permit that any uses involving hazardous materials shall first seek relief from the Special Permit Granting Authority.
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 - g) §240.58 Noise: The use proposed was determined to not add noise concerns as all activities are conducted indoors and are sited within an industrial district. The Applicant provided a Sound Study, dated September 21, 2021, by Tech Environmental which confirmed compliance.
6. 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:
- 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 in the rear as well as landscaping and berms added to priority areas;
 - c) reduce the volume of cut or fill and 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) reduce the number of removed trees 8" trunk diameter and larger as mature vegetation shall be preserved to the rear of the Site;
 - e) reduce soil erosion; and reduce hazard or inconvenience to pedestrians from storm water flow and ponding by engineering the Site to be designed to comply with the DEP Stormwater Handbook and the Town of Bellingham Stormwater Regulations as well as the inclusion of a Stormwater Pollution Prevention Plan and Operation and Maintenance Plan consistent with the Town of Bellingham requirements.
 - f) provide alternate access as emergency services has reviewed and approved the plan as proposed and deemed access to be adequate;
 - g) provide alternate utility service and drainage as the DPW Director has reviewed and approved the plan as proposed and demonstrated in the Stormwater Management Report;
 - h) Projected peak hour traffic will increase in the study area along Maple Street and Route 140. However, the Planning Board has determined that the traffic mitigation measures proposed by the Applicant and required under this approval adequately provide for capacity and safety improvements.
7. The Board finds that compliance with the below conditions are necessary to mitigate impacts related to the construction and occupancy of the project.

C. DECISION

1. 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 extension of the berm that is east of the building shall be substantially constructed in conformance with the Approved Plan prior to a foundation of the addition being poured in order to minimize noise impacts to the surrounding area.
3. The emergency access road on to High Street shall be paved as shown on the Approved Plan.
4. If additional signage is proposed, a comprehensive signage plan shall be presented to the Board for approval prior to Building Permit for the Site signage.
5. All landscaping that shall screen the Site shall be maintained or replaced in perpetuity.
6. Indoor noise shall be limited. The user shall employ measures such as closing the dock bay doors when not in use and/or any other remedy that will limit noise at the guidance of the Building Commissioner acting as the Zoning Enforcement Officer.
7. 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 and Conservation Agent.
8. The Limit of Work is the limit of grading and general excavation. No construction staging or stockpiling of equipment or materials shall be placed outside the Limit of Work.
9. The hours of operation for any construction or staging activities on-site shall be Monday through Friday, from 7:00 am to 6:00 pm. Construction activity shall also be permitted on Saturdays from 9:00 am to 6:00 pm. These activities shall include all equipment on site shall not start up or remain on before or after the hours listed above. 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 any other legal holiday. No idling for longer than 5 minutes, if vehicles and equipment are not in operation.
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11. If construction activity ceases for longer than 30 days, for any reason, then written notice shall be provided by the Applicant to the Building Commissioner at least 48 hours before resuming work. The Building Commissioner may require that any foundation, trench, structure, equipment or other hazard be secured as necessary, in his opinion, including but not limited to installation of fencing and/or filling of trenches.
12. If construction is temporarily suspended, for any reason, during the growing season, all exposed areas shall be stabilized by seeding and/or mulching within 14 days of suspension of construction. If construction is temporarily suspended outside the growing season, all exposed areas shall be stabilized by mulching and tack within 14 days of suspension of construction. Slopes steeper than 3:1 shall be stabilized by netting and pinning during suspension of construction.
13. 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.
14. If applicable, prior to a pre-blast survey and the act of blasting on Site, the Applicant shall notify all direct abutters at minimum one week in advance by hand delivered mail by a representative of the Applicant.
15. The Stormwater Management Operation and Maintenance Plan (O&M), dated October 1, 2021, is hereby referenced and made part of this decision. The Applicant shall permit the Board or its agent to inspect the premises on reasonable notice to determine compliance with said O&M plan.
16. Snow and ice removal shall be the responsibility of the Applicant or a successor and in accordance with the approved O&M, Mass General Laws, and applicable MassDOT regulations. Applicant shall endeavor to use "eco-friendly" products for such purposes. Including ice melt and other similar products to reduce impact to the aquifer.
17. Phosphorous-based fertilizer shall not be used on the Site. Applicant shall endeavor to use "eco-friendly" products for such purposes.
18. Prior to issuance of a Certificate of Occupancy, the Applicant or Tenant shall deliver to the Town Planner a complete list of hazardous materials proposed to be used or stored at the building to the extent required under §240.51 of the Bellingham Zoning Bylaws or other applicable law.

19. Prior to the commencement of construction, the Applicant shall schedule a preconstruction meeting with the Town Planner and the Board's designated inspector. The Board's inspector shall be permitted to conduct routine inspections, as may be reasonably be determined by said inspector, while construction is ongoing relative to this permit and all corresponding Decisions for this Site. The Applicant shall deposit with the Town, sums necessary to fund the inspections contemplated hereunder. Such inspectional fund shall be governed under M.G.L. c. 44 §53G or such other applicable statutory method as may be appropriate. The Developer shall provide EPA and /or DEP approval confirmation of the proposed SWPPP for the Site.
20. In accordance with the Bellingham Department of Public Works, any and all access and utility easements that may be necessary shall be in a form approved by Town Counsel prior to the issuance of the Certificate of Completion, such approval shall not be unreasonably withheld.
21. This Decision is binding on the Applicant's successors, assigns, agents, and employees. This approval shall insure to the benefit of and binding upon GWL Direct 351-353 Maple LLC c/o Everwest Advisors 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.
22. Any change of use shall require a public hearing to either modify the existing Development Plan or to issue a new Development Plan and associated permit.
23. All determination, Decisions, and conditions set forth within the 160 High Street Development Plan and Stormwater Management Modification Decision dated July 27, 2019, the 160 High Street Major Business Complex Special Permit dated April 13, 2017, 160 High Street Flexible Parking Special Permit dated January 26, 2017, and the 160 High Street Scenic Road Permit decision dated January 26, 2017 and the 351-353 Maple Street Warehouse (formerly 160 High Street) Major Business Complex Special Permit Modification dated July 14, 2022, 351-353 Maple Street Warehouse (formerly 160 High Street) Flexible Parking Special Permit Modification dated July 14, 2022, and the 351-353 Maple Street Warehouse (formerly 160 High Street) Scenic Road Permit decision Modification dated July 14, 2022 to be added here, are hereby incorporated herein. Any violation of such conditions shall constitute a violation of this Permit.
24. The Applicant shall comply with §240-16B(5) and (6) regarding As-Built Plans and follow the policies of the As-Built handbook.


D. RECORD OF VOTE


I vote to **APPROVE** the **351-353 MAPLE STREET WAREHOUSE (FORMERLY 160 HIGH STREET) DEVELOPMENT PLAN APPROVAL AND STORMWATER MANAGEMENT PERMIT MODIFICATION.**


Bellingham Planning Board

July 14, 2022


William F. O'Connell, Jr., Chairman



Brian T. Salisbury, Vice Chairman


Philip Devine


Dennis J. Trebino

Appeals of this Decision may be made within thirty days, in accordance with the provisions of §240-16B(3) and G.L. c 40A, §17

This Decision, together with all plans referred to in it, was filed with the Town Clerk on July 15, 2022.


Lawrence J. Sposato, Jr.
Bellingham Town Clerk