



BELLINGHAM PLANNING BOARD

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

AGENDA Thursday, October 28, 2021 7:00 pm

MEETING LOCATION:
Arcand Meeting Room

&

Virtual Meeting Option on the bellinghamma.org website

RCV OCT 22 '21 AM 10:09:15
BELLINGHAM TOWN CLERK

October 28, 2021

MEETING LOCATION:

7:00 pm

PUBLIC HEARING 148 DEPOT STREET (SOUTH)

148 Depot Street (South) – Development Plan- §240-16, §240-54, Stormwater Management, §240-60, Flexible Parking Options Special Permit, and §240-119, and Major Business Complex Special Permit, The applicant, 2020 Acquisitions and owner, Depot Street, LLC, propose to construct a 79,500 square foot industrial building and a 50,250 square foot industrial building with associated improvements at 148 Depot Street in Bellingham, approximately 27.5+/- square feet of land, shown on Assessor's Map 38-23, zoned Industrial.

PUBLIC HEARING 152 DEPOT STREET (NORTH)

152 Depot Street (North) – Development Plan - §240-16, Development Plan Approval, §240-54, Stormwater Management, §240-60, Flexible Parking Options Special Permit, and §240-119, Major Business Complex Special Permit. The applicant, 2020 Acquisitions and owner, Depot Street, LLC, propose to construct a 211,600 square foot industrial building with associated improvements at 152 Depot Street in Bellingham, approximately 20.7+/- square feet of land, shown on Assessor's Map 38-23, zoned Industrial.

PUBLIC HEARING TOWN MEETING WARRANT

Article - Zoning District

The proposal recommends amending the Town of Bellingham Zoning Bylaws and Zoning Map by changing the zoning district of the following addresses/parcels from the Industrial District to Suburban District:

- 240 Maple Street Parcel 37 Lot 4;
- 236 Maple Street Parcel 37 Lot 5;
- 244 Maple Street Parcel 37 Lot 4-3;
- Parcel 37 Lot 4-4;
- 260 Maple Street Parcel 37 Lot 4-1;
- 306 Maple Street Parcel 37 Lots 6A, 6B, and 4-3C and
- Parcel 47 Lot 3.

Article - Water Resource District

The proposal recommends amending the Town of Bellingham Zoning Bylaws, Section 240-135 to amend the Water Resource District overlay map of the Zoning Map to conform to and match the DEP Wellhead Protection Zone II 2025000-12G.

Article – Zoning Bylaw Relative to Short-Term Leasing

To see if the Town will vote to add a zoning bylaw providing that no property, zoned residential, suburban or agricultural, shall be short-term leased or rented for a period of less than thirty (30) days unless specifically authorized by the Zoning Board of Appeals through special use or variance, with associated due process, applicable board reviews and permitting, and, notwithstanding any “grandfathering” clauses. In comport with Massachusetts General Law any short-term lessor may be required to register with the Massachusetts Department of Revenue, and to comply with the reporting and collection of all state and local taxes relative to short-term lodging.

Petitioner: Lawrence J. Sposato, Jr.
337 Lakeshore Drive
Bellingham, MA 02019

GENERAL BUSINESS

- Bellingham Shores – Covenant Release/Replacement
- Minutes Signing: September 23, 2021, September 30, 2021, and October 14, 2021

These agenda items are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.



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