



BELLINGHAM PLANNING BOARD

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

MEETING AGENDA

Thursday, September 14, 2023
7:00 pm

Board Meeting Location: 10 Mechanic Street, Arcand Meeting Room

Public: In Person or Remote Access

Virtual Meeting Option on the bellinghamma.org website

This meeting will be conducted in person and, as a courtesy, via remote means in accordance with applicable law. Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless required by law.

CONTINUATION PUBLIC HEARING:

0 Maple St:

The applicant, Nick Tiernan, NERT LLC, and owner, 239 Maple LLC, propose to construct a 12,250 square foot industrial style building consisting of 7 for lease units at 0 Maple Street in Bellingham, approximately 7.2 acres of land, shown on Assessor's Map 37, Lots 3 and 3A zoned Industrial.

- Seeking a Continuation

CONTINUATION PUBLIC HEARING:

SNETT Trail:

The applicant and owner, Michael Burr, propose a 6-lot residential subdivision on approximately 26.4+/- acres of land on the west side of Lake Street in Bellingham, shown on Assessor's Map 80-09-01 zoned Agriculture.

- Discussion of Decision

CONTINUATION PUBLIC HEARING

North & Blackstone Street:

The applicant, Ravens Homes, Inc, and owner, Raven Homes, propose to construct (12) 3-unit townhouses with associated improvements at North/Blackstone Street in Bellingham, approximately 20.8+/- acres of land, shown on Assessor's Map 59-Lot 60A, zoned Agriculture.

This application falls under the Town of Bellingham's Zoning By-Laws §240-101, Special Residential Use – Townhouse Dwellings, §240-16, Development Plan Approval, § 240-54 and Stormwater Management, and §240-60.

PUBLIC HEARING:

Maple Street LLC:

The applicant, Maple Street, LLC, and owner, Maplegate Realty Trust, propose a solar array which consists of 74+/- acres of land to be redeveloped for a proposed solar array of which only 9.8 acres is in Bellingham. The current access road is located through the Town of Bellingham at parcel 26-0009 and is proposed to remain and function as the primary access road for the Solar Array Project. The Solar Array project is in the Town of Franklin and will be for the construction of a new 15,000+/- KW solar field along the new gravel access drives, associated utilities, and stormwater management components located in the northern portion of the existing Maplegate Country Club property at 160 Maple Street Bellingham, shown on Assessor's Map 26-0009, zoned suburban. The plans were prepared by Bohler Engineering.

NEXT MEETING: Thursday, September 28, 2023

RCV SEP 8 '23 AM 10:56:56
BELLINGHAM TOWN CLERK

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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Meeting ID: 869 7295 3773

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