



# BELLINGHAM PLANNING BOARD

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

## MEETING AGENDA Thursday, January 11, 2024 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](http://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:**

#### **306 Maple Street:**

The applicant, 306 Maple LLC, and owner, Andrew Sacher, the project will consist of a single story warehouse building containing 59,4000 sq.ft. which includes approximately 4,950 sq. ft. of accessory office space at 306 Maple Street in Bellingham, approximately 11.5 acres of land, shown on Assessor's Map 37, Parcel 6B zoned Industrial.

### **PUBLIC HEARING:**

#### **85 Mendon Street:**

The applicant, MZHM, LLC c/o Julie and Paul Rogers, 85 Mendon Street (formerly Pete's Bluebird) is seeking permits in accordance with the Town of Bellingham's Zoning By-Laws §240-16, the applicant seeks a Development Plan Approval, §240-54, Special Permit and Stormwater Management Permit for the project which is for a restaurant which is partially developed with building, parking and utility infrastructure Street in Bellingham, shown on Assessor's Map 39, Parcel 1 & 1A, book 41400, page 433 zoned Business 1. The applicant is seeking a special permit for a reduction of parking.

### **CONTINUATION PUBLIC HEARING:**

#### **Maple Street LLC (Parcel 3):**

The applicant, Maple Street Solar, LLC, and owner, Maplegate Realty Trust, propose a solar array which consists of 65 +/- acres of land to be redeveloped for a proposed solar array of which only 3.77 acres is in Bellingham (Parcel 3). The current access road is provided through Parcel #2 and Parcel #1 located to the North, and services the existing golf course located through the Bellingham parcel 26-0009 and is proposed to remain and function as the primary access drive 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.

### **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.

RCV JAN 5 '24 AM 11:24:00  
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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## **CONTINUATION PUBLIC HEARING:**

### **WS Development:**

The applicant, W/S Bellingham IV Associates LLC, and owner, Bellingham N Main Street II LLC, Hartford Av. Associates LTD, W/S Bellingham IV Associates LLC, & Varney Bros Sand & Gravel propose to construct a 700,000 sf industrial building for warehouse and distribution use with associated improvements on approximately 175.6 +/- acres of land in Bellingham, shown on Assessor's Map 24 Lot 12 and 10, Map 30 Lot 73-1, and Map 31 Lot 3, zoned Industrial. This application falls under the Zoning By- Laws §240-16, Development Plan Approval, §240-54, Stormwater Management, §240-138, Water Resource District Special Permit, §240-60, Flexible Parking Options Special Permit and §240-119, Major Business Complex Special Permit. The plans were prepared by Bohler Engineering.

### **GENERAL BUSINESS:**

- Fox Run Release of Covenant: - Sign Document
- NextGrid Mescalbean LLC (Parcel 1) – Sign Decision
- Approval of Minutes
- 186 Maple Street – Gate Installation

**NEXT MEETING:** Thursday, January 25, 2024

Join Zoom Meeting  
<https://us02web.zoom.us/j/84364097216>

Meeting ID: 843 6409 7216