



BELLINGHAM PLANNING BOARD

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

RCV OCT 10 '23 AM9:57:15
BELLINGHAM TOWN CLERK

MEETING AGENDA Thursday, October 12, 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:

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

DISCUSSION 186 Solar Project Correspondence:

CONTINUATION PUBLIC HEARING:

Maple Street LLC:

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:

NextGrid Mescalbean LLC:

The applicant, NextGrid Mescalbean, 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.

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.

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.



BELLINGHAM PLANNING BOARD

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

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:

Bungay Brook Inclusionary Housing Townhouse Dwelling:

In accordance with the Town of Bellingham's Zoning By-Laws §240-101, Special Residential Use – Townhouse Dwellings Inclusionary Housing, the applicant, Elite Home Builders LLC, and owner, TRG Family LTD Partnership, propose where the 11 affordable two-bedroom units will be on site, by lottery with associated improvements at 30 Locust Street in Bellingham, approximately 57+/- acres of land, shown on Assessor's Map 93-22, zoned Agriculture and Suburban.

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. The plans were prepared by Allen Engineering & Associates, 140 Hartford Ave., Hopedale, MA 01747.

GENERAL BUSINESS:

- Bellingham Shores – Performance Bond and Lot Release Phase 3b & 4
- ANR Plan – Bungay Brook
- Approval of Minutes

NEXT MEETING: Thursday, October 26, 2023

Join Zoom Meeting
<https://us02web.zoom.us/j/89043824083>

Meeting ID: 890 4382 4083