



BELLINGHAM PLANNING BOARD

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

MEETING AGENDA Thursday, November 9, 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:

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.

- Review Decision

PUBLIC HEARING NOTICE:

168 Mendon Street:

In accordance with the Town of Bellingham's Zoning By-Laws §240-31 Schedule of Use, Bulk Storage, and §240-22 Site Plan Review, the Planning Board will hold a public hearing on Thursday, November 9, 2023 at 7:00 p.m. The applicant, Nicolock Paving Stones, LLC, and owner, William Way Partners LLC, is seeking Site Plan Review approval and a Special Permit for bulk storage for a contractor yard for supplies palletized landscape construction materials, located at 168 Mendon Street shown on Assessor's Map 43-6A, zoned industrial. The lot area is 1.49 acres. The plans were prepared by Colonial Land Surveying Company, Inc., PO Box 350 Humarock, MA 02047.

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.

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.

RCV NOV 9 '23 PM 12:28:30
BELLINGHAM TOWN CLERK



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Club property at 160 Maple Street Bellingham, shown on Assessor's Map 26-0009, zoned suburban.
The plans were prepared by Bohler Engineering.

GENERAL BUSINESS:

- Approval of Minutes

NEXT MEETING: Thursday, November 16, 2023

Join Zoom Meeting

<https://us02web.zoom.us/j/89537377068>

Meeting ID: 895 3737 7068

RCV NOV 8 '28 PM 12:28:37
BELLINGHAM TOWN CLERK

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