



BELLINGHAM PLANNING BOARD

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

MEETING AGENDA Thursday, March 28, 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 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 is seeking a continuation to April 11, 2024)

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.

CONTINUATION PUBLIC HEARING:

Scenic Road Permit 306 Maple Street:

(The applicant is seeking a continuation to April 11, 2024)

The applicant, 306 Maple LLC, and owner, Andrew Sacher, the project will consist of a single story warehouse building containing 59,400 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 6A zoned Industrial. The plans were prepared by Allen Engineering & Associates, 140 Hartford Ave., Hopedale, MA 01747.

CONTINUATION PUBLIC HEARING:

85 Mendon Street:

The applicant is seeking a special permit for a reduction of parking, 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. The applicant, MZHM, LLC c/o Julie and Paul Rogers, 85 Mendon Street (formerly Pete's Bluebird) is seeking permits 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 plans were prepared by Allen Engineering & Associates, 140 Hartford Ave.,

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.

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 HEARING 57 Mendon Street:

(The applicant is seeking a continuation to April 25, 2024)

The applicant and owner, Hiawatha Properties, LTD submitted under Bellingham's Zoning By-Laws §240-16, Development Plan Approval and §240-54, Stormwater Management, and a site improvement plan dated May 20, 2019 to the existing commercial site which proposes a land disturbance of 15,000 sf. +/- at 57 Mendon Street, approximately 2.14+/- acre of land, shown on Assessor's Map 44-69, zoned Business 1 and Residential. The plans were prepared by Land Planning.

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.

GENERAL BUSINESS:

- ANR- Blackstone Street
- 206 Mechanic Street – Sign presentation
- **Citizen Petition** -- vote to send this article back to the Selectboard.

To add the following definition to the provisions of Section 240-32.

Warehouse: a building or facility with the primary function is to provide for the commercial storage and/or distribution of a wide variety of merchandise, goods, and/or other products. This shall include those facilities designed to store products in preparation for shipping and where those products are generally not made available for retail sale at the facility. Warehouses shall include those facilities for short or long-term storage, and, in this manner shall also include fulfillment or "last mile" facilities for the short term storage and distribution of items made available through online or similar sales. The storage or parking of tractor - trailers, trucks or trailers used in moving goods to or from warehouses is also included within this definition. The term warehouses shall not include retail self-storage facilities where members of the public can lease portions of a building for storage of household or personal goods or other items not intended for distribution or sale.

To Amend Section 240-31, the Use Regulation table, by changing "Yes" to "No" for Warehouses in the Industrial Zone, thereby making Warehouses a prohibited use in all zoning districts within the Town of Bellingham.

NEXT MEETING: Thursday, April 11, 2024

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