



BELLINGHAM PLANNING BOARD

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

MEETING AGENDA Thursday, April 25, 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.

PUBLIC HEARING:

Citizen Petition Article:

The purpose of the public hearing is to see if the Town will vote to amend its Zoning Bylaws as follows:

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

1. 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.
2. 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.

CONTINUATION PUBLIC HEARING (Seeking Continuation to May 9, 2024)

306 Maple Street:

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 6B zoned Industrial.

CONTINUATION PUBLIC HEARING (Seeking Continuation to May 9, 2024)

Scenic Road Permit 306 Maple Street:

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.

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

CONTINUATION PUBLIC HEARING:

57 Mendon Street (Seeking Continuation to May 9, 2024)

The applicant and owner, Hiawatha Properties, LTD is seeking under the Town of Bellingham's Zoning By-Laws §240-16, Development Plan Approval and §240-54, Stormwater Management, 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, Inc.

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, Assessor's Map 37, Lots 3 & 3A:

The applicant and owner. Maple Street Development, LLC, NERT LLC, is seeking under the Town of Bellingham's Zoning By-Laws §240-16, Development Plan Approval, §240-54, Stormwater Management, and Site Plan Approval to propose to construct an industrial trades building 19,525 square foot for two lease units each 9,762 sf. located south of 495 and on the western side of Maple Street in Bellingham, approximately 7.2 acres of land, shown on Assessor's Map 37, Lots 3 and 3A zoned Industrial. The plans were prepared by Independence Engineering, LLC, 161 East Grove Street, Suite 3, Middleboro, MA 02346.

GENERAL BUSINESS:

- ANR Plan – WS Development

NEXT MEETING: Thursday, May 9, 2024

Join Zoom Meeting
<https://us02web.zoom.us/j/87998513123>

Meeting ID: 879 9851 3123

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

□

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.