



BELLINGHAM PLANNING BOARD

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

MEETING AGENDA Thursday, April 27, 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](https://www.bellinghamma.org)

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.

WARRANT ARTICLE PUBLIC HEARING:

In accordance with Massachusetts General Laws Chapter 40A Section 5 and the Bellingham Planning Board Procedural Rules, the Planning Board will hold a public hearing on Thursday, April 27, 2023 at 7:00 p.m. in the Arcand Meeting Room, at 10 Mechanic Street, Bellingham, MA 02019 to hear a proposal of a zoning text and map amendment by the Planning Board to repeal and replace the XXVI Hartford Avenue Adaptive Use Overlay District (HAAOD).

The specific purpose of the HAAOD is:

- A. To provide options for limited business operations subject to the standards designed to preserve the integrity of the abutting residential neighborhoods.
- B. To encourage the reuse of residential buildings by providing economic uses for buildings that may no longer function as well as single-family residences.
- C. To implement certain goals of the Master Plan, including encouraging economic development, protecting small town character, and updating zoning to maintain consistency.

The proposed Hartford Avenue Adaptive Use Overlay District is located on the northern side of Hartford Avenue heading west between Route 495 and Farm St. The following lots are referenced in the Bellingham MA Online Assessor's GIS Mapping Database, are included in the HAAOD on a plan entitled "Hartford Avenue Adaptive Use Overlay District dated January 13, 2023, incorporated by reference in the Zoning Bylaw and on file with the Town Clerk and Building Inspector:

- Parcel 24 Lot 3 - 3 Farm Street
- Parcel 24 Lot 4 - 178 Hartford Ave
- Parcel 24 Lot 5 - 182 Hartford Ave
- Parcel 24 Lot 6 - 186 Hartford Ave
- Parcel 24 Lot 7 - 190 Hartford Ave
- Parcel 24 Lot 8 - 194 Hartford Ave
- Parcel 24 Lot 9 - 198 Hartford Ave
- Parcel 24 Lot 9-200 - 202 Hartford Ave
- Parcel 24 Lot 9-100 - 2 Rawson Road
- Parcel 24 Lot 9-2500 - 210 Hartford Ave
- Parcel 18 Lot 81 - 216 Hartford Ave
- Parcel 18 Lot 82 - 2 Deerfield Lane
- Parcel 18 Lot 97 - 1 Deerfield Lane
- Parcel 18 Lot 98 - 222 Hartford Ave
- Parcel 18 Lot 99 - 224 Hartford Ave

The proposed bylaw section also provides permitted and prohibited uses, special permit site development standards, and special permit procedures, standards and criteria.

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

The full zoning text and map amendment may be viewed at the Planning and Zoning Office, Building Inspector's Office, or Town Clerk's office in the Municipal Center, 10 Mechanic Street in Bellingham, MA during regular Municipal Center business hours. For questions please contact the Town Planner at 508-657-2893.

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.

GENERAL BUSINESS:

- Road Layout – Lakeview and Candlelight – Recommendation
- Red Mill – Signing of sheets (for applicant recording)
- Bellingham Shores – Signing modification plan
- Approval of Minutes: April 13, 2023

NEXT MEETING: Thursday, May 11, 2023

Join Zoom Meeting

<https://us02web.zoom.us/j/87321959863>

Meeting ID: 873 2195 9863

One tap mobile

+16469313860,,87321959863# US

+13017158592,,87321959863# US (Washington DC)

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.