



# BELLINGHAM PLANNING BOARD

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

## MEETING AGENDA Thursday, September 28, 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](http://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**

#### **455 Hartford Avenue:**

The applicant and owner, Moshe Attais, Darn Properties, LLC, seeks a §240-16, Development Plan Approval and §240-54, Stormwater Management from Section propose to construct a 15,200 square foot, 9 bay, auto repair shop with associated improvements at 455 Hartford Avenue in Bellingham, approximately 4.4+/- acre of land, shown on Assessor's Map 04-72, zoned Business 1 and Suburban. The plans were prepared by Allen Engineering and Associates, Inc, 1 Charlesview Road, Suite 2, Hopedale, MA 01747.

- Withdrawal without prejudice

### **CONTINUATION PUBLIC HEARING:**

#### **0 Maple St:**

The applicant, Nick Tiernan, NERT LLC, and owner, 239 Maple LLC, propose to construct a 12,250 square foot industrial style building consisting of 7 for lease units at 0 Maple Street in Bellingham, approximately 7.2 acres of land, shown on Assessor's Map 37, Lots 3 and 3A zoned Industrial.

- Withdrawal without prejudice

### **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

### **CONTINUATION PUBLIC HEARING:**

#### **WS Development:**

The applicant, W/S Bellingham IV Associates LLC, and owner, Bellingham N Main Street II LLC, Hartford Av. Associates LTD, W/S Bellingham IV Associates LLC, & Varney Bros Sand & Gravel propose to construct a 700,000 sf industrial building for warehouse and distribution use with associated improvements on approximately 175.6 +/- acres of land in Bellingham, shown on Assessor's Map 24 Lot 12 and 10, Map 30 Lot 73-1, and Map 31 Lot 3, zoned Industrial. This application falls under the Zoning By- Laws §240-16, Development Plan Approval, §240-54, Stormwater Management, §240-138, Water Resource District Special Permit, §240-60, Flexible Parking Options Special Permit and §240-119, Major Business Complex Special Permit. The plans were prepared by Bohler Engineering.

*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 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.

**NEXT MEETING:** Thursday, October 12, 2023

Join Zoom Meeting

<https://us02web.zoom.us/j/84051238898>

Meeting ID: 840 5123 8898

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