



BELLINGHAM PLANNING BOARD

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

MEETING AGENDA Thursday, January 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.

CONTINUATION PUBLIC HEARING:

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.

PUBLIC HEARING:

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.

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.

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.

RCV JAN 23 '24 PM2:00:11
BELLINGHAM TOWN CLERK

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

Public Hearing – Prospect Hill Village:

The applicant and owner, Wall Street Development Corp, Inc, proposes to construct 156 two-bedroom townhouses in 52 buildings, with 3-townhome dwellings in each building, as well as associated improvements. The primary and secondary access to the project will be off Prospect Street in Franklin (the Development). The property is located off Prospect Street approximately 72+/- acres of land, shown on Assessor's Map 65-Lot 20 & 22, Assessor Map 69, Lot 87 zoned Agriculture. The plans were prepared by GLM Engineering Consultants, Inc., 19 Exchange Street, Holliston, MA 01746 Franklin, MA 02038

GENERAL BUSINESS:

- Approval of Minutes

NEXT MEETING: Thursday, February 8, 2024

Join Zoom Meeting

<https://us02web.zoom.us/j/88022830386?pwd=dm9oOVBzUjlldXRtaTBQL3ZJUjdVUT09>

Meeting ID: 880 2283 0386

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.