



BELLINGHAM PLANNING BOARD

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

2016 AGENDAS

January 14, 2016

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

- 7:00 PM Brookfield Estates Bond Reduction and Permit Extension requests
Hillside Estates Bond Reduction request
Pine Acres Bond Reduction request
Rapid Refill: Request for determination of a minor or major change to the approved plan
316 Hartford Ave Solar, Development Plan Review and Stormwater Management Permit Large-Scale Ground-Mounted Solar Photovoltaic Installation, 316 Hartford Ave, Continued Public Hearing, Decision Date: 2/15/16
Post Office Place conceptual design discussion
Miscellaneous:
General Business:
 - ☐ ANR's
 - ☐ As-Built Certifications
 - ☐ 12/10/15 Minutes signing
 - ☐ Sign Vouchers
Executive Session
Vote to enter into Executive Session to consider strategy with respect to litigation where an open meeting may have a detrimental effect on the town's litigating position and the chair so declares, pursuant to General Laws chapter 30A, §21(a)(exception 3)

January 28, 2016, Site Walk

MEETING LOCATION: 160 HIGH STREET

- 7:00 AM The Planning Board will perform a site walk of 160 High Street Lot 1 & Lot 2. It will begin promptly at 7:00 a.m.

Please contact Jim Kupfer, Town Planner & Zoning Compliance Officer, at 508-657-2893 with any questions.

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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January 28, 2016

MEETING LOCATION: ARCAD MEETING ROOM – MUNICIPAL CENTER

7:00 PM Van Lumber, 27 South Maple Street: Request for determination of a minor or major change to the approved plan

Rapid Refill: Request for determination of a minor or major change to the approved plan

Bellingham Shores, South Main/Center/Cross Streets, Preliminary Subdivision, Discussion; Decision Deadline: 2/1/16

160 High Street Lot 1 & Lot 2 Development Plan Review, Stormwater Management Permit, Major Business Complex Special Permit, Flexible Parking Special Permit, Scenic Road Special Permit, 160 High Street, Continued Public Hearing, Decision Deadline: 3/8/16

Miscellaneous:

- Cumberland Farms, 297 Pulaski Blvd drainage issues discussion
- Annual Planning Report – Jim Kupfer

General Business:

- ☐ ANR's – Julia Drive Lot 9, Snowflake LLC
- ☐ As-Built Certifications
- ☐ 1/14/16 Minutes signing
- ☐ Sign Vouchers

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BELLINGHAM PLANNING BOARD

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(508) 657-2892 PlanningBoard@bellinghamma.org

February 11, 2016

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

6:50 PM Executive Session

Vote to enter into Executive Session to consider strategy with respect to litigation where an open meeting may have a detrimental effect on the town's litigating position and the chair so declares, pursuant to General Laws chapter 30A, §21(a)(exception 3)

7:00 PM EMC Solar Array, Farm Street, Development Plan: Request for determination of a minor or major change to the approved plan

316 Hartford Ave Solar, Development Plan Review and Stormwater Management Permit Large-Scale Ground-Mounted Solar Photovoltaic Installation, 316 Hartford Ave, Continued Public Hearing, Decision Date: 3/15/16, *Continuance Requested to February 25, 2016*

Pine Hollow Estates Townhouse Special Permit, Project Remand, off of Countryside Road, 1st Public Hearing

Miscellaneous:

General Business:

- ☐ ANR's – 799-801 Pulaski Blvd, John Wayslean
- ☐ As-Built Certifications
- ☐ 1/28/16 Minutes signing
- ☐ Sign Vouchers



BELLINGHAM PLANNING BOARD

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February 25, 2016

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

- 7:00 PM Bellingham Shores, South Main/Center/Cross Streets, Preliminary Subdivision, Discussion; Decision Deadline: 5/1/16
- 160 High Street Lot 1 & Lot 2 Development Plan Review, Stormwater Management Permit, Major Business Complex Special Permit, Flexible Parking Special Permit, Scenic Road Special Permit, 160 High Street, Continued Public Hearing, Decision Deadline: 5/8/16 – *Continuance requested to March 24, 2016*
- 316 Hartford Ave Solar, Development Plan Review and Stormwater Management Permit Large-Scale Ground-Mounted Solar Photovoltaic Installation, 316 Hartford Ave, Continued Public Hearing, Decision Date: 3/15/16
- Miscellaneous:
- General Business:
- ☐ ANR's
 - ☐ As-Built Certifications
 - ☐ 2/11/16 Minutes signing
 - ☐ Sign Vouchers

March 10, 2016

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

- 7:00 PM 316 Hartford Ave Solar, Development Plan Review and Stormwater Management Permit Large-Scale Ground-Mounted Solar Photovoltaic Installation, 316 Hartford Ave, Continued Public Hearing, Decision Date: 3/15/16
- Street Acceptance Discussion: Brookfield Lane
- Street Acceptance Discussion: Pine Acres Drive
- Miscellaneous:
- Planning Board Procedures Review – Attorney Jay Talerman, Town Counsel
- General Business:
- ☐ ANR's
 - ☐ As-Built Certifications – Cook 3-Lot Subdivision
 - ☐ 2/25/16 Minutes signing
 - ☐ Sign Vouchers

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March 24, 2016

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

7:00 PM 295 Pulaski Boulevard, Flexible Parking Special Permit, 1st Public Hearing;
Decision Deadline: 5/11/16

316 Hartford Ave Solar, Development Plan Review and Stormwater
Management Permit Large-Scale Ground-Mounted Solar Photovoltaic
Installation, 316 Hartford Ave, Continued Public Hearing, Decision Deadline:
5/15/16

Bellingham Shores, South Main/Center/Cross Streets, Preliminary
Subdivision, Continued Discussion; Decision Deadline: 5/1/16

160 High Street Lot 1 & Lot 2 Development Plan Review, Stormwater
Management Permit, Major Business Complex Special Permit, Flexible
Parking Special Permit, Scenic Road Special Permit, 160 High Street,
Continued Public Hearing, Decision Deadline: 5/8/16

Miscellaneous:

General Business:

- ☐ ANR's
- ☐ As-Built Certifications
- ☐ 3/10/16 Minutes signing
- ☐ Sign Vouchers and Board Payroll

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April 14, 2016

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

- 7:00 PM Brookfield Estates – As-Built Acceptance Discussion and Road Acceptance Recommendation Discussion
- Post Office Place Definitive Subdivision – Permit Extension Request & Request for a Major or Minor Modification
- Bellingham Shores, South Main/Center/Cross Streets, Preliminary Subdivision, Continued Discussion; Decision Deadline: 5/1/16 - *Continuance Requested*
- 160 High Street Lot 1 & Lot 2 Development Plan Review, Stormwater Management Permit, Major Business Complex Special Permit, Flexible Parking Special Permit, Scenic Road Special Permit, 160 High Street, Continued Public Hearing, Decision Deadline: 5/8/16
- 295 Pulaski Boulevard, Flexible Parking Special Permit, Decision Discussion and signing, Decision Deadline: 5/11/16
- Miscellaneous:
- General Business:
- ☐ ANR's
 - ☐ As-Built Certifications
 - ☐ 3/24/16 Minutes signing
 - ☐ Sign Vouchers

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April 28, 2016

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

- 7:00 PM Pine Acres Definitive Subdivision - As-Built Acceptance Discussion and Road Acceptance Recommendation Discussion
- Calarese Professional Building Development Plan, 2 South Maple Street – Request for determination of major or minor modification
- Hartford Village II, Hixon Street, 1st Public Hearing, Development Plan, Stormwater Management Permit, Special Permit for Special Residential Use – Multi-Family Dwellings. Decision Deadlines: 6/27/2016, 7/2/2016
- Miscellaneous:

General Business:

- ☐ ANR's
- ☐ As-Built Certifications
- ☐ 4/14/16 Minutes signing
- ☐ Sign Vouchers

May 7, 2016, Site Walk

MEETING LOCATION: Village Lane

- 7:00 AM The Planning Board will perform a site walk of the proposed Hartford Village II development. It will begin promptly at 8:00 a.m.

Please contact Jim Kupfer, Town Planner & Zoning Compliance Officer, at 508-657-2893 with any questions.



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May 12, 2016

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

7:00 PM Reorganization of Planning Board: Chairman, Vice Chairman, and Secretary

Pine Hollow Estates Inclusionary Housing Special Permit, Countryside Way,
1st Public Hearing. Decision Deadline: 6/25/16

Hartford Village II, Hixon Street, Continued Public Hearing, Development
Plan, Stormwater Management Permit, Special Permit for Special
Residential Use – Multi-Family Dwellings. Decision Deadlines: 6/27/2016,
7/2/2016

Miscellaneous:

Pine Hollow Estates – Mylar signing of Special Permit Plans

General Business:

- ☐ ANR's
- ☐ As-Built Certifications
- ☐ 4/28/16 Minutes signing
- ☐ Sign Vouchers

May 26, 2016

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

7:00 PM Daigle Back Lot Special Permit, 890 South Main Street, 1st Public Hearing;
Decision Date: 7/9/16

Bellingham Shores, South Main/Center/Cross Streets, Preliminary
Subdivision, Continued Discussion; Decision Deadline: 6/24/16

160 High Street Lot 1 & Lot 2 Development Plan Review, Stormwater
Management Permit, Major Business Complex Special Permit, Flexible
Parking Special Permit, Scenic Road Special Permit, 160 High Street,
Continued Public Hearing, Decision Deadline: 6/24/16 *Continuance
Requested*

Pine Hollow Estates Inclusionary Housing Special Permit, Countryside Way,
Decision discussion and signing. Decision Deadline: 6/25/16

Miscellaneous:

General Business:

- ☐ ANR's
- ☐ As-Built Certifications
- ☐ 5/12/16 Minutes signing
- ☐ Sign Vouchers

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June 9, 2016

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

7:00 PM 316 Hartford Ave Solar, Development Plan Review and Stormwater Management Permit Large-Scale Ground-Mounted Solar Photovoltaic Installation, 316 Hartford Ave, Continued Public Hearing, Decision Deadline: 6/16/16

160 High Street Lot 1 & Lot 2 Development Plan Review, Stormwater Management Permit, Major Business Complex Special Permit, Flexible Parking Special Permit, Scenic Road Special Permit, 160 High Street, Continued Public Hearing, Decision Deadline: 6/24/16

Bellingham Shores, South Main/Center/Cross Streets, Preliminary Subdivision, Continued Discussion; Decision Deadline: 6/24/16

Brookfield Estates Bond Release discussion and vote

Pine Acres Bond Release discussion and vote

Daigle Back Lot Special Permit, 890 South Main Street – Decision discussion and signing

Master Plan Implementation Committee Discussion

Planning Coordinator Jean Keyes – Contract discussion and signing for Fiscal Year 2017 (July 1, 2016 – June 30, 2017)

General Business:

- ☐ ANR's
- ☐ As-Built Certifications
- ☐ 5/26/16 Minutes signing
- ☐ Sign Vouchers



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June 23, 2016

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

7:00 PM Board of Health Discussion – Litter on Commercial Sites

Hartford Village II, Hixon Street, Continued Public Hearing, Development Plan, Stormwater Management Permit, Special Permit for Special Residential Use – Multi-Family Dwellings. Decision Deadlines: 6/27/2016, 7/2/2016

JK Landscaping & Firewood, 170 Mechanic Street, Bulk Storage Special Permit. 1st Public Hearing. Decision Deadline: 7/29/16

Maple Street Drainage & Maintenance, Scenic Road Special Permit, Maple Street, 1st Public Hearing. Decision Deadline: 7/29/16.

316 Hartford Ave Solar, Development Plan Review and Stormwater Management Permit Large-Scale Ground-Mounted Solar Photovoltaic Installation, 316 Hartford Ave, Decision Deadline: 6/30/16. Decision discussion and signing

General Business:

- ☐ ANR's
- ☐ As-Built Certifications
- ☐ 6/9/16 Minutes signing
- ☐ Sign Vouchers

July 14, 2016 – MEETING CANCELED

July 27, 2016, Site Walks

6:30 PM The Planning Board will perform a site walk at 170 Mechanic Street for the proposed JK Landscaping & Firewood Bulk Storage Special Permit. It will begin promptly at 6:30 p.m.

7:15 PM The Planning Board will perform a site walk at 190 Farm Street for the proposed Asphalt Engineering Bulk Storage & Scenic Road Special Permit. It will begin at approximately 7:15 p.m.

Please contact Jim Kupfer, Town Planner & Zoning Compliance Officer, at 508-657-2893 with any questions.

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July 28, 2016

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

7:00 PM Maple Street Drainage & Maintenance, Scenic Road Special Permit, Maple Street, Continued Public Hearing. Decision Deadline: 7/29/16

Ann-Marie's Meadows Definitive Subdivision, 314 Center Street, 1st Public Hearing; Decision Deadline: 10/15/16

JK Landscaping & Firewood, 170 Mechanic Street, Bulk Storage Special Permit. Continued Public Hearing. Decision Deadline: 7/29/16

Asphalt Engineering, LLC, 190 Farm Street, Bulk Storage and Scenic Road Special Permits, 1st Public Hearing; Decision Deadline: 9/12/16

Hartford Village II, Hixon Street, Continued Public Hearing, Development Plan, Stormwater Management Permit, Special Permit for Special Residential Use – Multi-Family Dwellings. Decision Deadlines: 9/29/16, 9/29/16, *Request for Continuance*

Premier Equipment, Inc., 47 South Maple Street, Development Plan Review and Stormwater Management Permit, 1st Public Hearing; Decision Deadline: 9/6/16, *Request for Continuance to August 11, 2016*

160 High Street Lot 1 & Lot 2 Development Plan Review, Stormwater Management Permit, Major Business Complex Special Permit, Flexible Parking Special Permit, Scenic Road Special Permit, 160 High Street, Continued Public Hearing. Decision Deadline: 9/29/16, *Request for Continuance to August 11, 2016*

Zoning Bylaws – Discussion concerning possible revisions to bylaws

General Business:

- ☐ ANR's
- ☐ As-Built Certifications
- ☐ 6/23/16 Minutes signing
- ☐ Sign Vouchers



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August 11, 2016

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

7:00 PM Premier Equipment, Inc., 47 South Maple Street, Development Plan Review and Stormwater Management Permit, Continued Public Hearing; Decision Deadline: 9/6/16

Victory Packaging Warehouse – Discussion of Six-Month Post Construction Traffic Study

Charles River Center, 245 Hartford Ave – Request for determination of a major or minor modification to the parking requirement

Decision discussions and signings:

- Maple Street Drainage & Maintenance, Scenic Road Special Permit, Maple Street
- Ann-Marie's Meadows Definitive Subdivision, 314 Center Street
- JK Landscaping & Firewood, 170 Mechanic Street, Bulk Storage Special Permit
- Asphalt Engineering, LLC, 190 Farm Street, Bulk Storage and Scenic Road Special Permit

General Business:

- ☐ ANR's
- ☐ As-Built Certifications
- ☐ 7/28/16 Minutes signing
- ☐ Sign Vouchers

August 25, 2016 – MEETING CANCELED

September 7, 2016, Site Walk

6:30 PM The Planning Board will perform a site walk at 47 South Maple Street for the proposed Premier Equipment Inc. Development Plan Review and Stormwater Management Permit. It will begin promptly at 6:30 p.m.

Please contact Jim Kupfer, Town Planner & Zoning Compliance Officer, at 508-657-2893 with any questions.

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September 8, 2016

MEETING LOCATION: OLD TOWN HALL – UPSTAIRS HALL

Due to the state election, no discussion was held on any of the Agenda items. All public hearings were continued without discussion to September 22, 2016 at 7:00 pm.

- 7:00 PM Charles River Center, 245 Hartford Ave – Request for determination of a major or minor modification to the parking requirement
- Premier Equipment, Inc., 47 South Maple Street, Development Plan Review and Stormwater Management Permit, Continued Public Hearing; Decision Deadline: 10/14/16
- Hartford Village II, Hixon Street, Continued Public Hearing, Development Plan, Stormwater Management Permit, Special Permit for Special Residential Use – Multi-Family Dwellings. Decision Deadlines: 9/29/16, 9/29/16
- 160 High Street Lot 1 & Lot 2 Development Plan Review, Stormwater Management Permit, Major Business Complex Special Permit, Flexible Parking Special Permit, Scenic Road Special Permit, 160 High Street, Continued Public Hearing. Decision Deadline: 9/29/16

General Business:

- ☐ ANR's
- ☐ As-Built Certifications
- ☐ 8/11/16 Minutes signing

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September 22, 2016

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

7:00 PM Charles River Center, 245 Hartford Ave – Request for determination of a major or minor modification to the parking requirement

Premier Equipment, Inc., 47 South Maple Street, Development Plan Review and Stormwater Management Permit, Continued Public Hearing; Decision Deadline: 10/14/16

Hartford Village II, Hixon Street, Continued Public Hearing, Development Plan, Stormwater Management Permit, Special Permit for Special Residential Use – Multi-Family Dwellings. Decision Deadlines: 10/28/16, 10/28/16

160 High Street Lot 1 & Lot 2 Development Plan Review, Stormwater Management Permit, Major Business Complex Special Permit, Flexible Parking Special Permit, Scenic Road Special Permit, 160 High Street, Continued Public Hearing. Decision Deadlines: 10/28/16

Hillside Estates Definitive Subdivision – Damon Road Street Acceptance Discussion

Woodland Hills Definitive Subdivision – Julia Drive Street Acceptance Discussion

General Business:

- ☐ ANR's
- ☐ As-Built Certifications
- ☐ 8/11/16 and 9/8/16 Minutes signing
- ☐ Board payroll signing

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October 13, 2016

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

7:00 PM Board of Health – Livestock Discussion

Cumberland Farms, 297 Pulaski Blvd – Request for determination of a major or minor modification to the hours of operation

Hartford Village II, Hixon Street, Continued Public Hearing, Development Plan, Stormwater Management Permit, Special Permit for Special Residential Use – Multi-Family Dwellings. Decision Deadlines: 10/28/16, 10/28/16

Premier Equipment, Inc., 47 South Maple Street, Development Plan Review and Stormwater Management Permit, Continued Public Hearing; Decision Deadline: 10/14/16

160 High Street Lot 1 & Lot 2 Development Plan Review, Stormwater Management Permit, Major Business Complex Special Permit, Flexible Parking Special Permit, Scenic Road Special Permit, 160 High Street, Continued Public Hearing. Decision Deadlines: 11/11/16 – *Continuance Requested*

General Business:

- ☐ ANR:
205, 211, 213 Blackstone Street – Cameron Jr., Blake, Cameron
- ☐ As-Built Certifications
- ☐ 9/22/16 Minutes signing

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October 27, 2016

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

7:00 PM Proposed Changes to the Planning Board's Procedural Rules, Bellingham Planning Board, 1st Public Hearing

Premier Equipment, Inc., 47 South Maple Street, Development Plan Review and Stormwater Management Permit, Continued Public Hearing; Decision Deadline: 11/30/16

160 High Street Lot 1 & Lot 2 Development Plan Review, Stormwater Management Permit, Major Business Complex Special Permit, Flexible Parking Special Permit, Scenic Road Special Permit, 160 High Street, Continued Public Hearing. Decision Deadlines: 11/11/16

General Business:

- ☐ ANR:
- ☐ As-Built Certifications
- ☐ 10/13/16 Minutes signing

November 10, 2016

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

7:00 PM Hartford Village II, Hixon Street, Continued Public Hearing, Development Plan, Stormwater Management Permit, Special Permit for Special Residential Use – Multi-Family Dwellings. Decision Deadlines: 12/9/16, 12/9/16

Premier Equipment, Inc., 47 South Maple Street, Development Plan Review and Stormwater Management Permit, Continued Public Hearing; Decision Deadline: 11/30/16

160 High Street Lot 1 & Lot 2 Development Plan Review, Stormwater Management Permit, Major Business Complex Special Permit, Flexible Parking Special Permit, Scenic Road Special Permit, 160 High Street, Continued Public Hearing. Decision Deadlines: 11/11/16

Woodland Hills Definitive Subdivision, Julia Drive – Bond Release Discussion

General Business:

- ☐ ANR's
- ☐ As-Built Certifications
- ☐ 10/27/16 Minutes signing
- ☐ Ann Marie's Meadows Definitive Subdivision - Plan signing

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November 17, 2016

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

7:00 PM 160 High Street Lot 1 & Lot 2 Development Plan Review, Stormwater Management Permit, Major Business Complex Special Permit, Flexible Parking Special Permit, Scenic Road Special Permit, 160 High Street, Continued Public Hearing. Decision Deadlines: 12/30/16

General Business:

- ☐ ANR's
- ☐ As-Built Certifications

November 24, 2016 – Meeting Canceled – Thanksgiving Holiday

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December 8, 2016

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

7:00 PM Maple Street Drainage & Maintenance, Scenic Road Special Permit Modification, Maple Street, 1st Public Hearing.

Hartford Village II, Hixon Street, Continued Public Hearing, Development Plan, Stormwater Management Permit, Special Permit for Special Residential Use – Multi-Family Dwellings. Decision Deadlines: 12/9/16, 12/9/16

Premier Equipment, Inc., 47 South Maple Street, Development Plan Review and Stormwater Management Permit, Continued Public Hearing; Decision Deadline: 12/30/16

160 High Street Lot 1 & Lot 2 Development Plan Review, Stormwater Management Permit, Major Business Complex Special Permit, Flexible Parking Special Permit, Scenic Road Special Permit, 160 High Street, Continued Public Hearing. Decision Deadlines: 12/30/16

General Business:

- ☐ ANR's
- ☐ As-Built Certifications
- ☐ 11/10/16 and 11/17/16 Minutes signing
- ☐ Board payroll signing
- ☐ Bellingham Landfill Solar Decommissioning Agreement Discussion

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December 22, 2016

MEETING LOCATION: ARCAND MEETING ROOM – MUNICIPAL CENTER

7:00 PM Post Office Place Definitive Subdivision – Request for determination of a major or minor change to the approved plan

160 High Street Lot 1 & Lot 2 Development Plan Review, Stormwater Management Permit, Major Business Complex Special Permit, Flexible Parking Special Permit, Scenic Road Special Permit, 160 High Street, Continued Public Hearing. Decision Deadlines: 12/30/16

General Business:

- ☐ ANR: 205, 211, 214 Blackstone Street – Cameron Jr., Blake, Cameron
- ☐ As-Built Certifications
- ☐ 12/8/16 Minutes signing
- ☐ Northeast Energy Associates – 2016 Biennial Groundwater Monitoring Report suspension discussion
- ☐ Maple Street Drainage and Maintenance Special Permit Modification – Decision discussion and signing. Decision Deadline: 3/12/17

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