



BELLINGHAM PLANNING DEPARTMENT

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August 15, 2019

Sean R. Cronin
Senior Deputy Commissioner of Local Services
Division of Local Services
PO Box 9569
Boston, MA 02114

Re: The Town of Bellingham Community Compact Update

Mr. Cronin,

Regarding Bellingham's community compact agreement and specifically our two best practices public/private partnerships and infrastructure, Bellingham has made significant progress over the past year to plan for future development and begin conducting the necessary steps to enhance site readiness by ensuring appropriate zoning, permitting and land assembly.

Specifically Bellingham has:

- Continued to meet with MassDOT District 3, the private entity W/S Development who is the dominant landowner, and our state legislators to seek progress on the I-495 at Route 126 Ramp Construction and Relocation project or a potential modification to that project. This project has significant private funds ready and waiting to participate in the construction which will facilitate a large economic develop opportunity for that area as well as create a safe corridor where data shows that it is exceedingly unsafe. The Town has continued to advocate for this project and seek state support at the MPO.
- Supported job creating development near I-495 by permitting over 850,000 square feet of industrial warehouse and commercial space this past two years. At the same time dedicating over a million dollars of local funding to improve infrastructure along Maple Street and Route 140, a heavily traveled corridor. Additionally the town is seeking a Massworks grant in partnership with private funding for improvements to the intersection of Rt 126 and Rt 140 to support recently permitted industrial, support existing industrial sites, a newly proposed downtown village housing development, as well as provide a safe level of service for future growth in the area.
- Completed a corridor master plan study of Route 126 near Maple Street for future improvements to the roadway and add complete street amenities as well as entered in to a public/private partnership to study the Rt 140 corridor to potentially accommodate future growth.
- Identified four new priority development sites for the MetroWest/495 Compact Development Plan that the Board of Selectmen adopted in 2018. Three of which are now actively being pursued for development.
- Supported the Planning Board rezoning study in an attempt to align zoning with the Towns infrastructure to facilitate commercial and industrial expansion in proper locations as highlighted

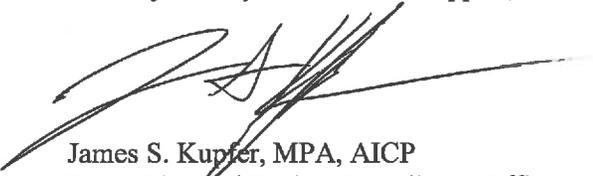
as a goal in the Economic Development Action Plan completed in early 2018 by MAPC. The result was three zoning articles brought forward to Town Meeting. Two of which passed overwhelmingly.

- Supported the Planning Board's efforts to work with a private development team to create an overlay district to facilitate smart growth, downtown residential villages on 80+ acres of land. The overlay was modeled after 40R and was approved at town meeting in 2018 by a 2/3rd vote. With the development of this site, it will make Bellingham eligible for the Housing Choice program.
- Completed the 2018 Economic Action Plan which will be a guide for the Comprehensive Master Plan process that has just been initiated per town charter.

Next steps are for Bellingham to see through the completion of the recently permitted and proposed developments. At completion there is potential for 850,000 sq. feet of industrial space and nearly 200 new homes. In addition Bellingham shall complete the Rt 140 corridor study which will hopefully provide an action plan to support additional infrastructure and public/private opportunities to facilitate new growth.

Please do not hesitate to contact me with any questions.

Thank you for your continued support,



James S. Kupfer, MPA, AICP
Town Planner/ Zoning Compliance Officer