

SPECIAL RESIDENTIAL TOWNHOUSE DEVELOPMENT PLAN
"PROSPECT HILL VILLAGE"
A MULTI-UNIT RESIDENTIAL DEVELOPMENT
BELLINGHAM, MASSACHUSETTS

Date: November 30, 2023
Revised: April 2, 2024

APPROVED BY THE
BELLINGHAM PLANNING BOARD:

DATE APPROVED: _____

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PLAN REFERENCE:

NORFOLK COUNTY REGISTRY OF DEEDS
FILE AS PAGE 80, PL.BK. 706
FILE AS PAGE 81, PL.BK. 706
FILE AS PAGE 30, PL.BK. 713
PLAN No.712 OF 1985
PLAN No.425 OF 1980
PLAN BOOK 323 (No.712 OF 1985)
PLAN BOOK 388 (No.1176 OF 1989)
PLAN BOOK 234 (No.976 OF 1972)
PLAN BOOK 231 (No.392 OF 1972)
RECORD BOOK 861, PAGE 506

ASSESSOR'S REFERENCE:

FRANKLIN:
MAP 309, LOT 018
MAP 308, LOT 079
BELLINGHAM:
MAP 69, LOT 87
MAP 65, LOT 22
MAP 65, LOT 20

ZONING CLASSIFICATIONS:

WATER RESOURCE DISTRICT

AGRICULTURAL

LOT AREA:

Single Family: 80,000 s.f.

Two Family: 160,000 s.f.

FRONTAGE: 200'

SETBACKS:

Front: 30'

Side: 15'

REAR: 20'

LAND AREA:

PARCEL	AREA(s.f.)	AREA(Franklin)(s.f.)
Parcel 1A-R	1,340,906	102,514
Lot 7	1,445,804	68,095
Parcel 3A	41,836	8,166
Parcel 1	297,228	0
Parcel 2	167,808	0
Parcel	23,957	13,967
TOTAL	3,317,539	192,742

Total Land Bellingham: 3,124,797 (71.7±AC)

ZONING SECTION 240-101 TOWNHOUSE DWELLINGS:

REQUIRED PROVIDED

MIN LOT AREA: 20 AC. 71.7 AC.

UNITS ALLOWED: 10,000 s.f./Bedroom

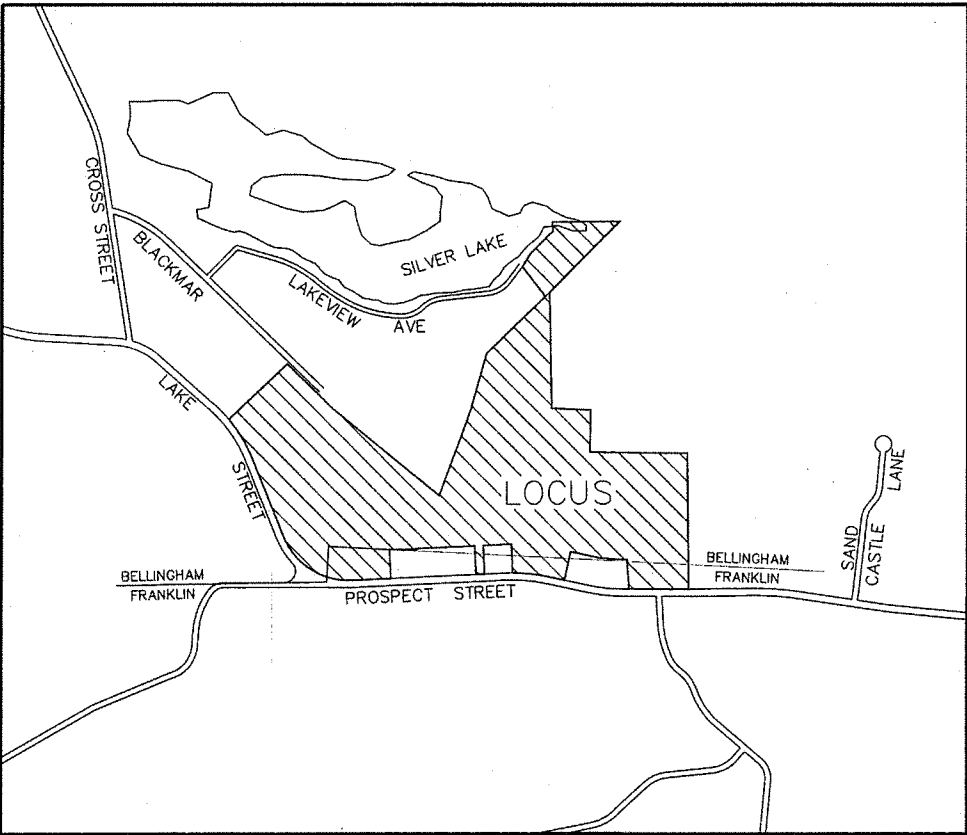
3,124,797 s.f./10,000 = 312 Bedrooms

2-Bedroom Units: 312 / 2 = 156 Units

Proposed 156 Units (52 Buildings)

NOTES:

- THIS PLAN IS THE RESULT OF AN ON-THE-GROUND SURVEY CONDUCTED BY GLM ENGINEERING CONSULTANTS, INC.. THE UTILITY LOCATIONS DEPICTED ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS MADE BY GLM ENGINEERING CONSULTANTS, INC.. DIGSAFE PAINT-INDICATORS AND/OR RECORD PLAN LOCATIONS. GLM ENGINEERING CONSULTANTS, INC., DOES NOT WARRANT THAT ALL UTILITIES ARE SHOWN OR THAT UTILITIES THAT ARE DEPICTED ARE SHOWN IN THE CORRECT LOCATION OR WITH THE PROPER MATERIAL DESIGNATION. GLM ENGINEERING CONSULTANTS, INC. DOES NOT WARRANT OR PROVIDE AN EXPRESS OR IMPLIED WARRANTY THAT ALL SUBSURFACE IMPROVEMENTS ARE SHOWN CORRECTLY, INCLUDING BUT NOT LIMITED TO UTILITIES, UNDERGROUND VAULTS, TANKS OR CHAMBERS, DUCT BANKS AND/OR OTHER MAN-MADE UNDERGROUND IMPROVEMENTS. GLM ENGINEERING CONSULTANTS, INC. DOES NOT WARRANT THE LOCATION NOR CHARACTER OR SURFACE IMPROVEMENTS, THE OBSERVATION OF WHICH WAS OBSERVED AT THE TIME OF THE SURVEY.
- THE PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN ZONE 'X' AND ZONE 'A' A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY IS IDENTIFIED AS MAP NUMBER 250210304E, EFFECTIVE DATE 07/17/2012. FLOOD ZONE 'A' IS LOCATED WITHIN THE BORDERING VEGETATED WETLAND AREA.



LOCUS MAP
1"=800'

PREPARED BY:

GLM ENGINEERING
CONSULTANTS, INC.

19 EXCHANGE STREET

HOLLISTON, MASSACHUSETTS 01746

(508)429-1100 fax:(508)429-7160

OWNER & APPLICANT:

WALL STREET DEVELOPMENT CORP.

P.O. BOX 272

WESTWOOD, MASSACHUSETTS

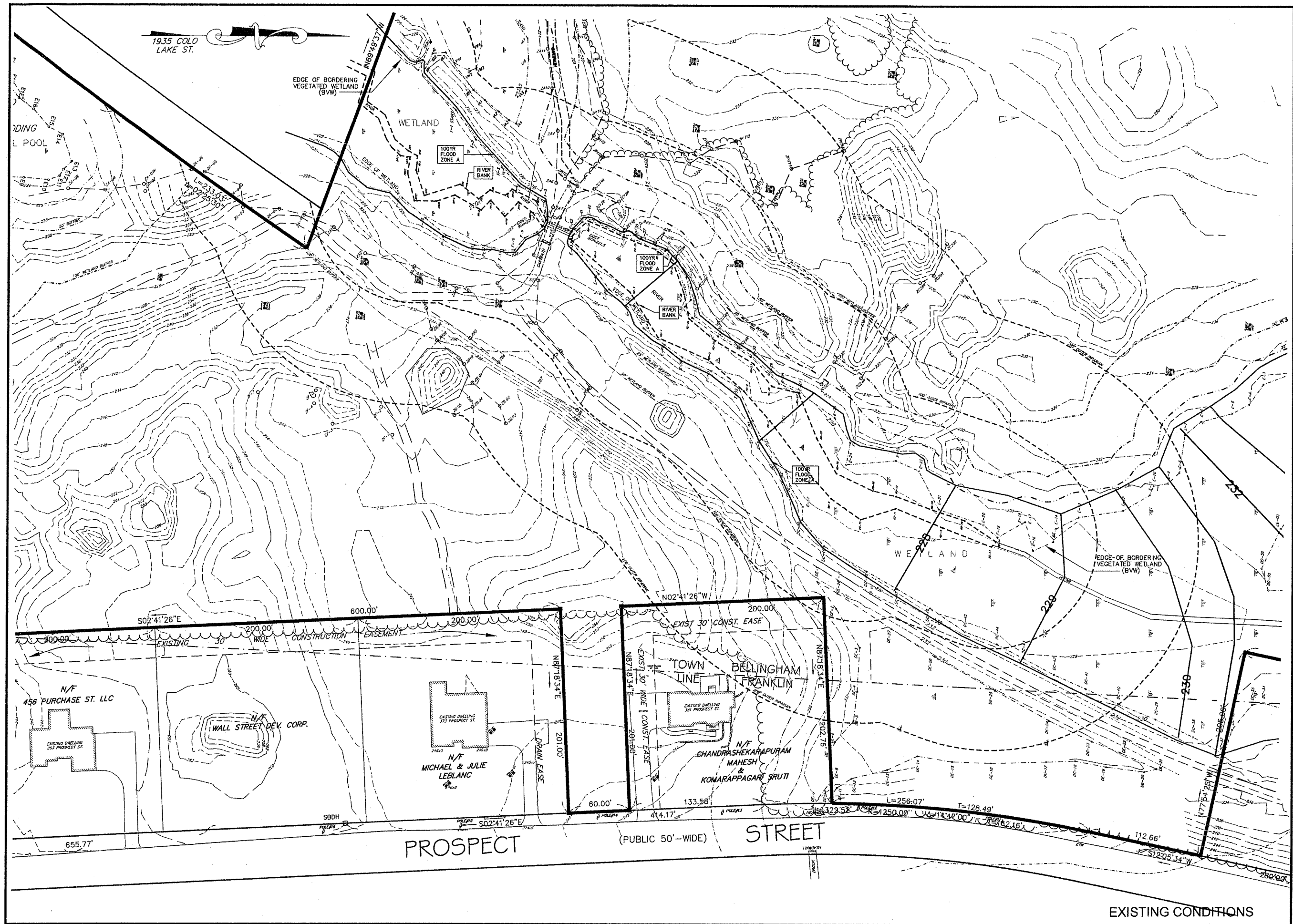
JOB No. 16,660

DATE: NOV. 30, 2023

SCALE: As shown

SHEET: 1 of 43

PLAN #: 27,871



REVISIONS		DESCRIPTION
No.	DATE	WETLAND DELINEATION
1	04/02/2024	

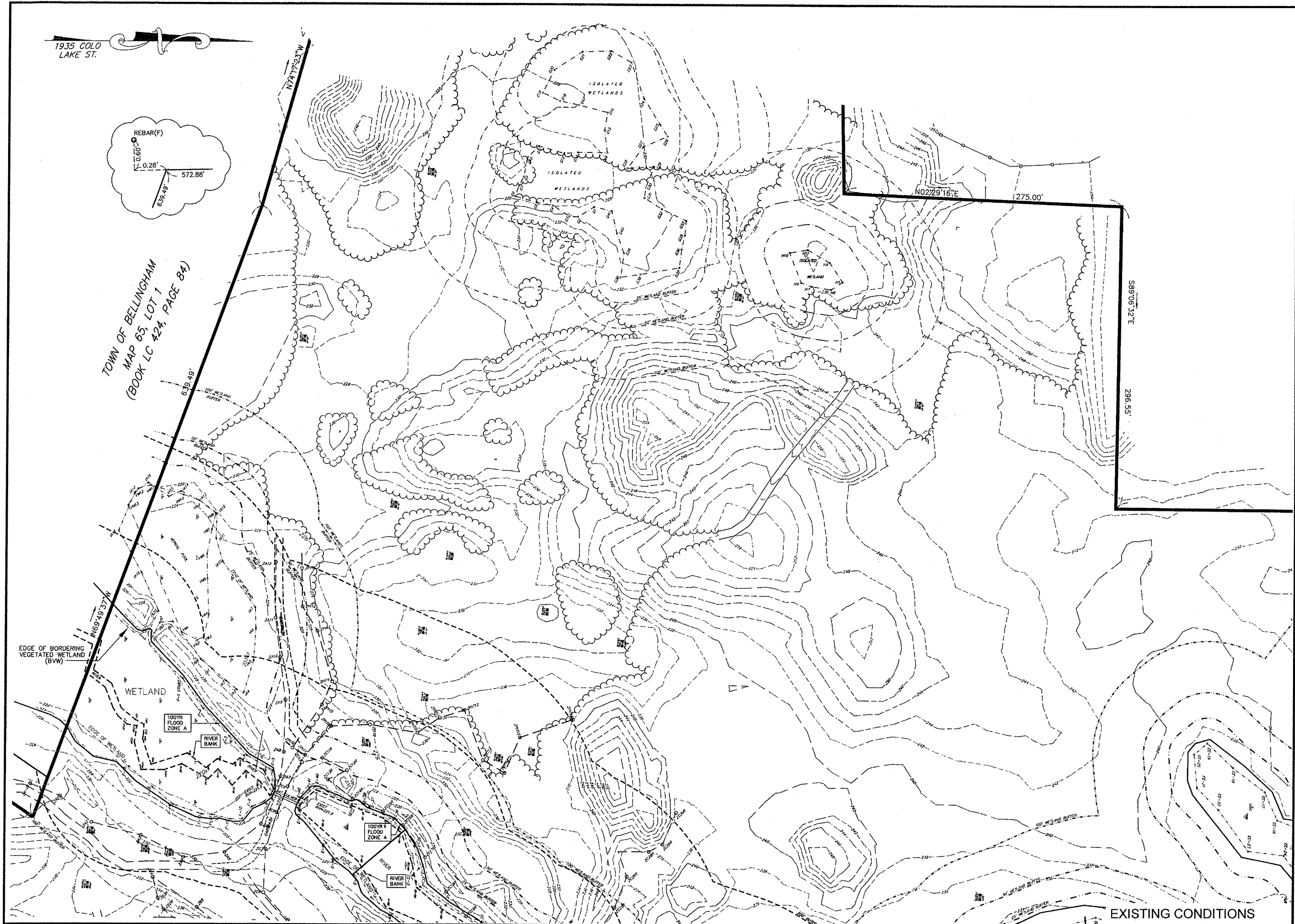
SITE DEVELOPMENT PLAN
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GLM Engineering
Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508-429-1100
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www.GLMengineering.com

JOB No.	16,590
DATE:	NOV. 30, 2023
SCALE:	1"=40'
SHEET:	4 of 43
PLAN #:	27,871

EXISTING CONDITIONS

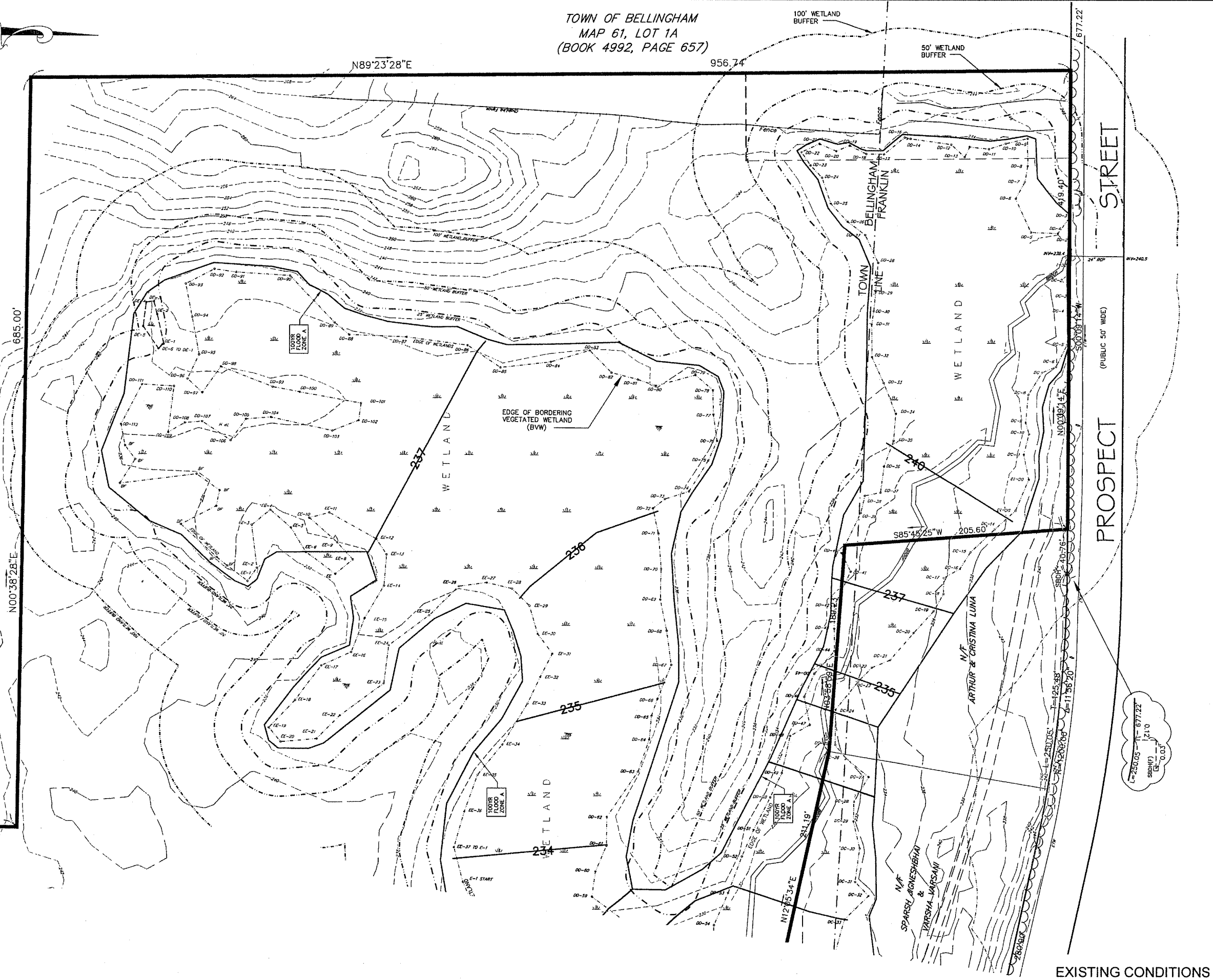


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NO.	DATE	WETLAND DELINEATION	
1	04/02/2024		
SITE DEVELOPMENT PLAN "PROSPECT HILL VILLAGE" A MULTI-UNIT RESIDENTIAL DEVELOPMENT BELLINGHAM, MASSACHUSETTS			
PREPARED FOR: WALL STREET DEVELOPMENT CORP. P.O. BOX 272 WESTWOOD, MASSACHUSETTS			
GLM Engineering Consultants, Inc. 19 EXCHANGE STREET HOLLISTON, MA 01746 P: 508-429-1100 F: 508-429-7160 www.GLMengineering.com			
JOB No.		16,590	
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TOWN OF BELLINGHAM
MAP 61, LOT 1A
(BOOK 4992, PAGE 657)

TOWN OF BELLINGHAM
MAP 61, LOT 1A
(BOOK 4992, PAGE 657)



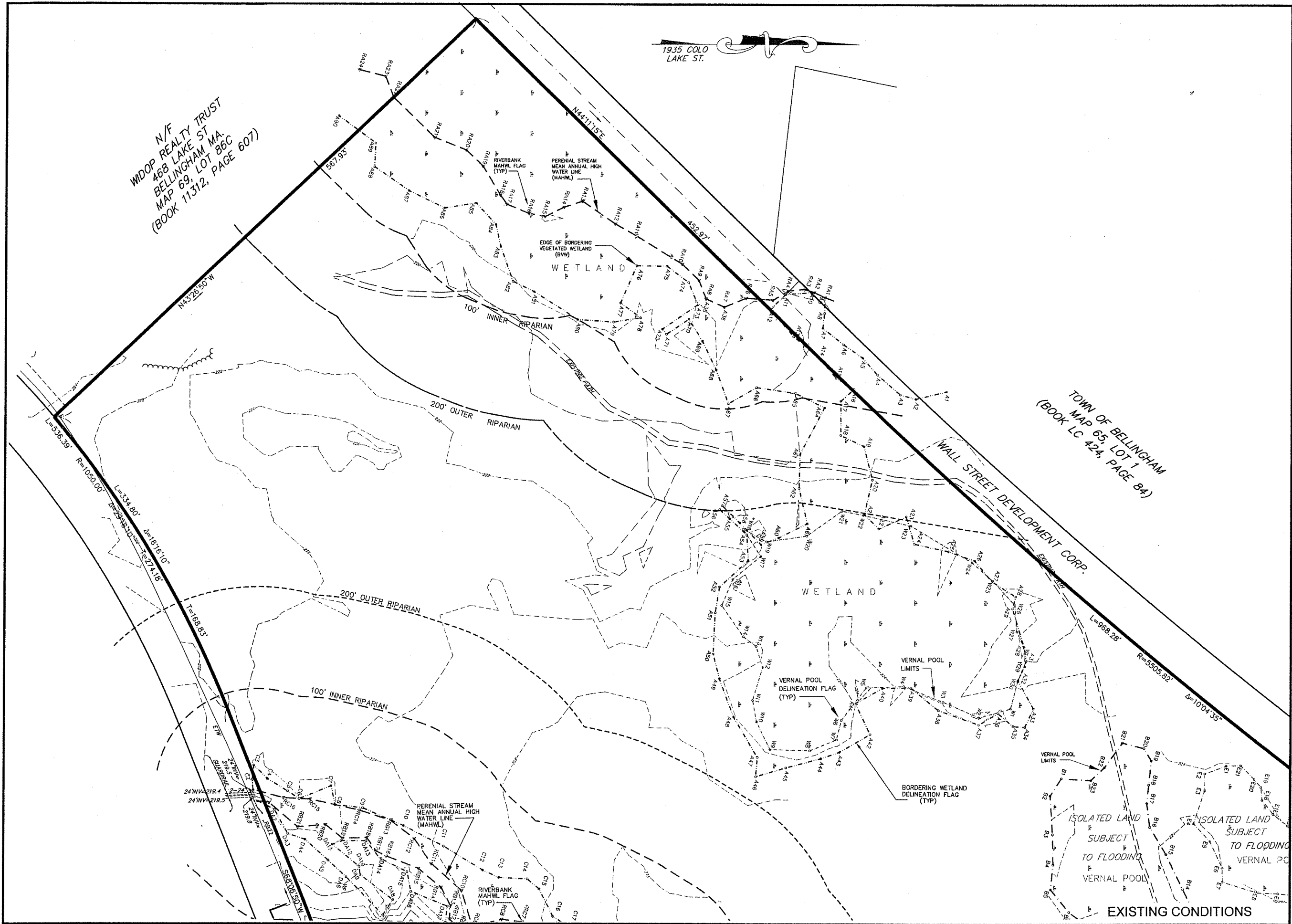
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N/F
WIDOP REALTY TRUST
468 LAKE ST.
BELLINGHAM MA.
MAP 69, LOT 86C
(BOOK 11312, PAGE 607)

1935 COLO
LAKE ST.

TOWN OF BELLINGHAM
MAP 65, LOT 1
(BOOK LC 424, PAGE 84)

WALL STREET DEVELOPMENT CORP.

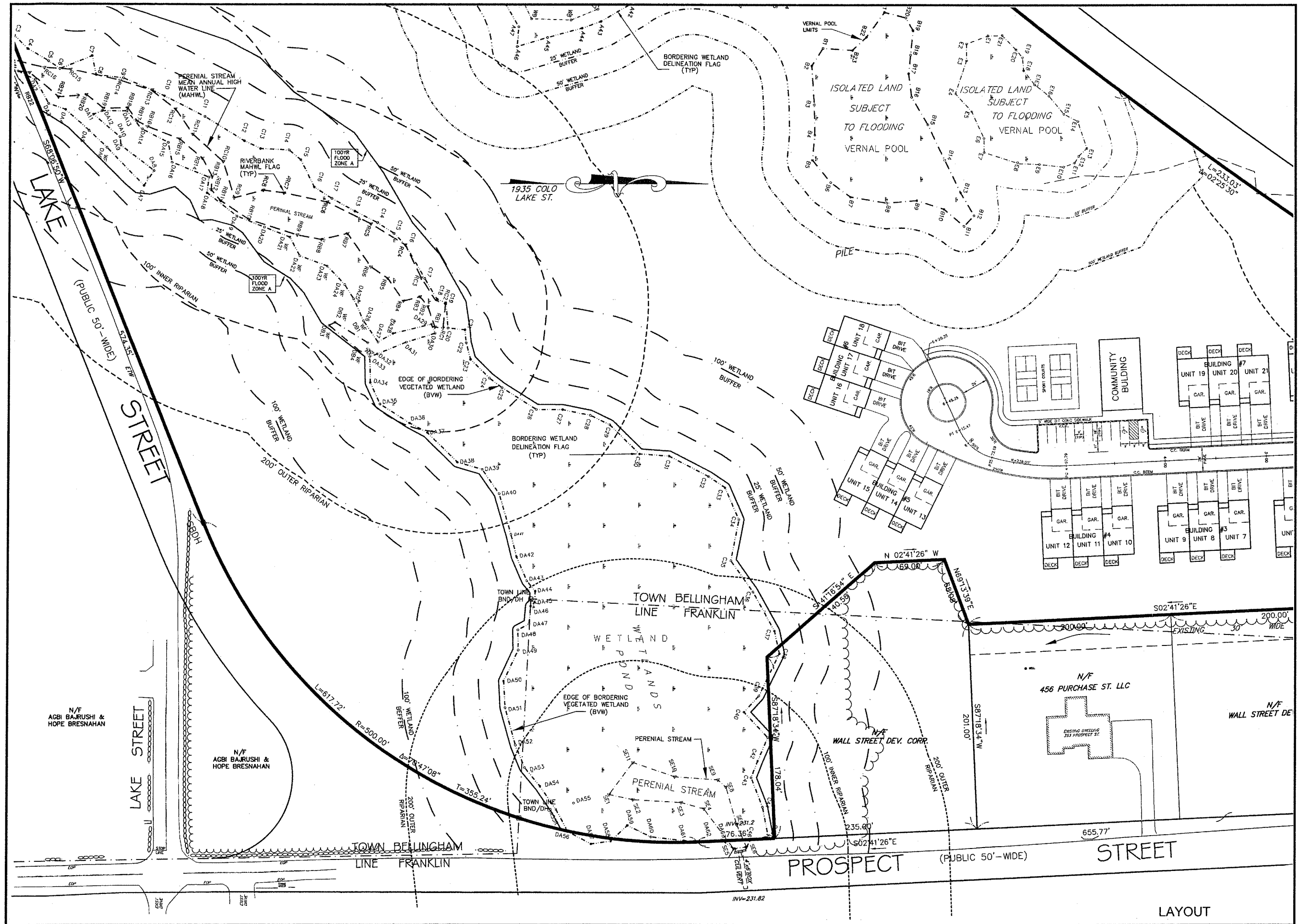
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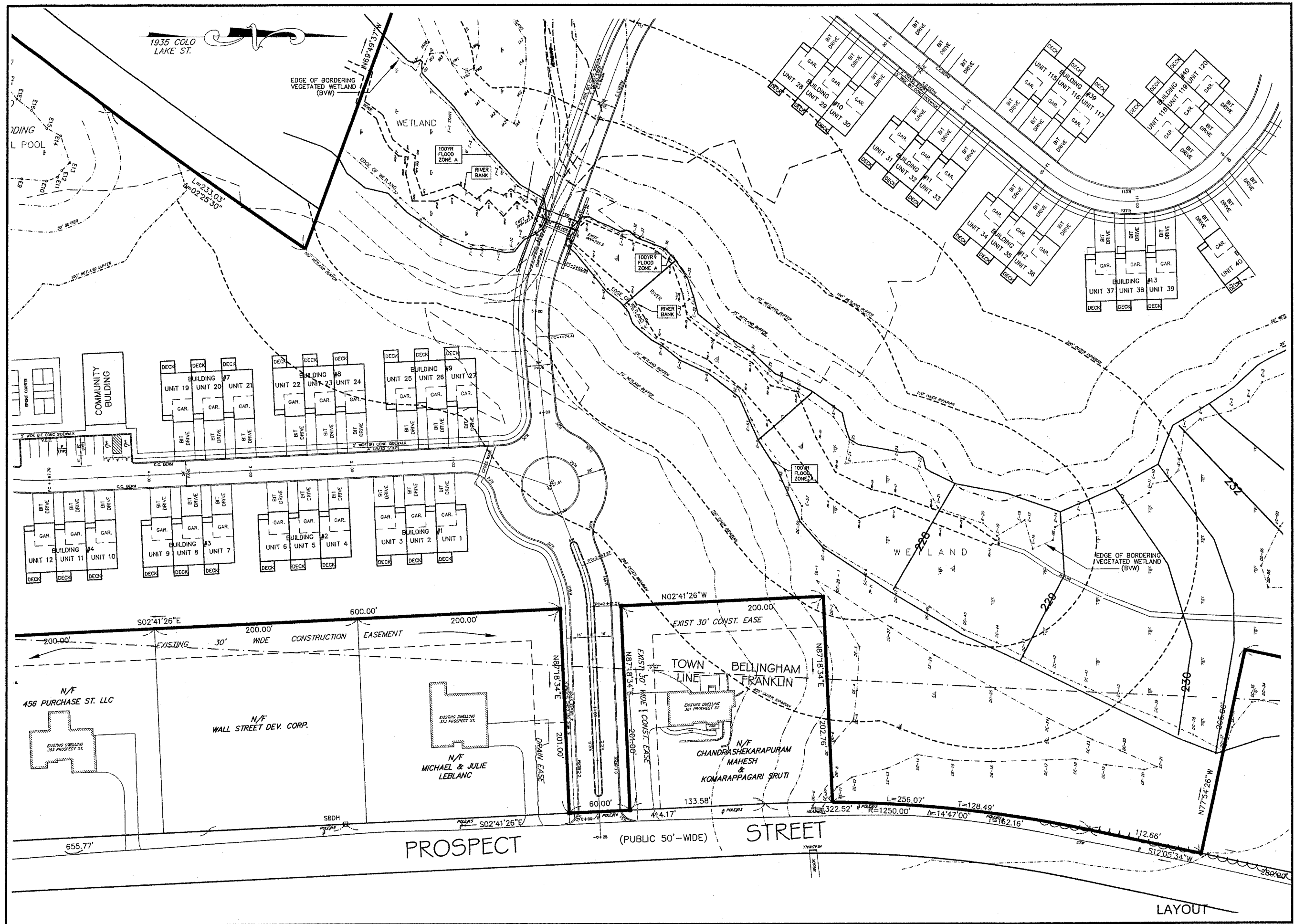
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PREPARED FOR: WALL STREET DEVELOPMENT CORP. P.O. BOX 272 WESTWOOD, MASSACHUSETTS	
GLM Engineering Consultants, Inc. 19 EXCHANGE STREET HOLLISTON, MA 01746 P: 508-429-1100 F: 508-429-7160 www.GLMengineering.com	
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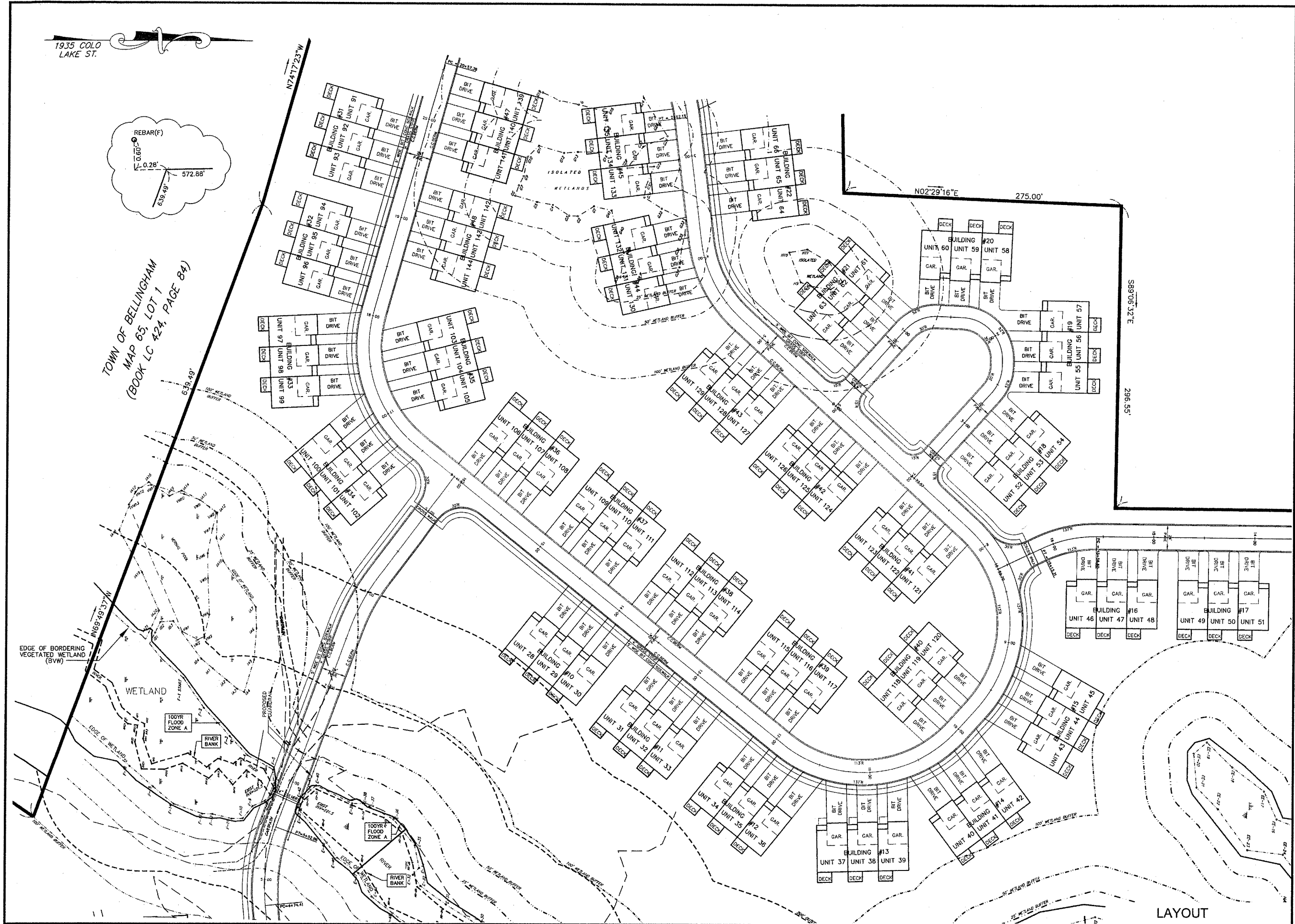
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1935 COLO
LAKE ST.

TOWN OF BELLINGHAM
MAP 61, LOT 1A
(BOOK 4992, PAGE 657)

TOWN OF BELLINGHAM
MAP 61, LOT 1A
(BOOK 4992, PAGE 657)

296.55'

LAYOUT

[illegible]

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