

WALL STREET DEVELOPMENT CORP.

REAL ESTATE DEVELOPERS

February 20, 2025

Bellingham Conservation Commission
Municipal Building
10 Mechanic Street
Bellingham, MA 02019

RE: Notice of Intent – Lot 2 Blackstone Street
Assessor Map 62 - Lot 001

Dear Members of the Commission:

Enclosed is a Notice of Intent (NOI) related to the proposed construction of a single-family home at Lot 1 Blackstone Street, including the construction of a septic system, related infrastructure, utilities and site grading. Wall Street has provided the required notice to all abutters.

Thank you for your attention to this matter. Should any additional information be required for this Notice of Intent please feel free to contact me at 617-922-8700.

Sincerely,

WALL STREET DEVELOPMENT CORP.

Louis Petrozzi
Louis Petrozzi, President

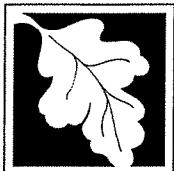
cc. Scott Goddard – Goddard Consulting, Inc.
Rob Truax – GLM Engineering Consultants, Inc.
MA – DEP Central Region

P.O. BOX 272, WESTWOOD, MA 02090

TEL. 781 440 0306 FAX. 781 440 0309

EMAIL wallstreetdc@gmail.com

www.wallstreetdevelopment.com



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 3 – Notice of Intent
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Bellingham

City/Town

Important:
When filling out
forms on the
computer, use
only the tab key
to move your
cursor - do not
use the return
key.



Note:
Before
completing this
form consult
your local
Conservation
Commission
regarding any
municipal bylaw
or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

Lot 2 - Blackstone Street

a. Street Address

Latitude and Longitude:

62

f. Assessors Map/Plat Number

Bellingham

02019

b. City/Town

c. Zip Code

42.0667

-71.4936

d. Latitude

e. Longitude

001

g. Parcel /Lot Number

2. Applicant:

Louis

Petrozzi

a. First Name

b. Last Name

Wall Street Development Corp.

c. Organization

Two Warthin Circle

d. Street Address

Norwood

MA

02062

e. City/Town

f. State

g. Zip Code

671-922-8700

h. Phone Number

i. Fax Number

j. Email Address

3. Property owner (required if different from applicant): Check if more than one owner

a. First Name

b. Last Name

Varney Bros. Sand & Gravel, Inc.

c. Organization

79 Hartford Street

d. Street Address

Bellingham

MA

02019

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

a. First Name

b. Last Name

c. Company

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

500.00

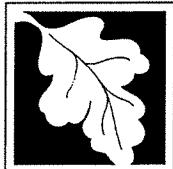
237.50

262.50

a. Total Fee Paid

b. State Fee Paid

c. City/Town Fee Paid



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

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A. General Information (continued)

6. General Project Description:

Construction of single family home, including the installation of driveways, utilities and site grading

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

1. <input checked="" type="checkbox"/> Single Family Home	2. <input type="checkbox"/> Residential Subdivision
3. <input type="checkbox"/> Commercial/Industrial	4. <input type="checkbox"/> Dock/Pier
5. <input type="checkbox"/> Utilities	6. <input type="checkbox"/> Coastal engineering Structure
7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry)	8. <input type="checkbox"/> Transportation
9. <input type="checkbox"/> Other	

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. Yes No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

NORFOLK COUNTY REGISTRY OF DEEDS.

a. County

Book 4369

c. Book

b. Certificate # (if registered land)

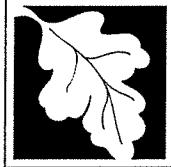
Page 120

d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



Massachusetts Department of Environmental Protection

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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Bank	N/A 1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	N/A 1. square feet N/A 3. cubic yards dredged	2. square feet
<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
e. <input type="checkbox"/> Isolated Land Subject to Flooding	3. cubic feet of flood storage lost N/A 1. square feet N/A 2. cubic feet of flood storage lost	4. cubic feet replaced 3. cubic feet replaced
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - specify coastal or inland	
2. Width of Riverfront Area (check one):		
<input type="checkbox"/> 25 ft. - Designated Densely Developed Areas only		
<input type="checkbox"/> 100 ft. - New agricultural projects only		
<input type="checkbox"/> 200 ft. - All other projects		
3. Total area of Riverfront Area on the site of the proposed project:		square feet
4. Proposed alteration of the Riverfront Area:		
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.
5. Has an alternatives analysis been done and is it attached to this NOI?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
6. Was the lot where the activity is proposed created prior to August 1, 1996?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
3. <input type="checkbox"/> Coastal Resource Areas: (See 310 CMR 10.25-10.35)		

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.

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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:
Include your
document
transaction
number
(provided on your
receipt page)
with all
supplementary
information you
submit to the
Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	N/A 1. square feet	N/A 2. cubic yards dredged
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	N/A 1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	N/A 1. square feet	2. cubic yards dune nourishment
f. <input type="checkbox"/> Coastal Banks	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
g. <input type="checkbox"/> Rocky Intertidal Shores	N/A 1. linear feet	
h. <input type="checkbox"/> Salt Marshes	N/A 1. square feet	
i. <input type="checkbox"/> Land Under Salt Ponds	N/A 1. square feet	2. sq ft restoration, rehab., creation
j. <input type="checkbox"/> Land Containing Shellfish	2. cubic yards dredged	
k. <input type="checkbox"/> Fish Runs	N/A 1. square feet	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
4. <input type="checkbox"/> Restoration/Enhancement	N/A 1. cubic yards dredged	
	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.	
a. square feet of BVW	b. square feet of Salt Marsh	
5. <input type="checkbox"/> Project Involves Stream Crossings		
a. number of new stream crossings	b. number of replacement stream crossings	



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C. Other Applicable Standards and Requirements

This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

a. Yes No **If yes, include proof of mailing or hand delivery of NOI to:**

Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581

b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); OR complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

c. Submit Supplemental Information for Endangered Species Review*

1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area

N/A
percentage/acreage

(b) outside Resource Area

N/A
percentage/acreage

2. Assessor's Map or right-of-way plan of site

2. Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

(a) Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/eea/agencies/dfq/dfw/natural-heritage/regulatory-review/>). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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C. Other Applicable Standards and Requirements (cont'd)

(c) MESA filing fee (fee information available at http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/mesa/mesa_fee_schedule.htm). Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

(d) Vegetation cover type map of site
(e) Project plans showing Priority & Estimated Habitat boundaries
(f) OR Check One of the Following

1. Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/mesa/mesa_exemptions.htm; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. <input type="checkbox"/> Separate MESA review ongoing.	N/A	N/A
	a. NHESP Tracking #	b. Date submitted to NHESP

3. Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?
a. Not applicable – project is in inland resource area only b. Yes No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and
the Cape & Islands:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
1213 Purchase Street – 3rd Floor
New Bedford, MA 02740-6694
Email: DMF.EnvReview-South@state.ma.us

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: DMF.EnvReview-North@state.ma.us

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.



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C. Other Applicable Standards and Requirements (cont'd)

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?

a. Yes No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.

b. ACEC

5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?

a. Yes No

6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?

a. Yes No

7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?

a. Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:

1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
2. A portion of the site constitutes redevelopment
3. Proprietary BMPs are included in the Stormwater Management System.

b. No. Check why the project is exempt:

1. Single-family house
2. Emergency road repair
3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



Massachusetts Department of Environmental Protection

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Bellingham

City/Town

D. Additional Information (cont'd)

3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. List the titles and dates for all plans and other materials submitted with this NOI.

Proposed Sewage Disposal Plan - Lot 2 Blackstone Street - Bellingham, MA

a. Plan Title

Truax Engineering Group LLC

b. Prepared By

February 14, 2025

d. Final Revision Date

Robert Truax

c. Signed and Stamped by

1 Inch = 20 Feet

e. Scale

f. Additional Plan or Document Title

g. Date

5. If there is more than one property owner, please attach a list of these property owners not listed on this form.

6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8. Attach NOI Wetland Fee Transmittal Form

9. Attach Stormwater Report, if needed.

E. Fees

1. Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

3797

02/20/25

2. Municipal Check Number

3. Check date

3798

02/20

4. State Check Number

5. Check date

Wall Street Development Corp.

7. Payor name on check: Last Name

6. Payor name on check: First Name



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

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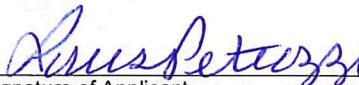
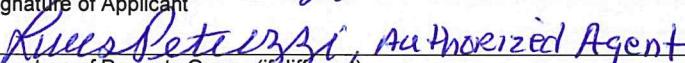
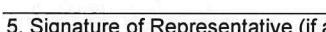
Bellingham

City/Town

F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

	02/20/25	
1. Signature of Applicant	2. Date	
	02/20/25	
3. Signature of Property Owner (if different)	4. Date	
	5. Signature of Representative (if any)	6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

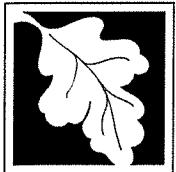
For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a copy of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



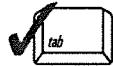
Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

NOI Wetland Fee Transmittal Form

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. Applicant Information

1. Location of Project:

Lot 2 Blackstone Street	Bellingham
a. Street Address	b. City/Town
3798	42.50
c. Check number	d. Fee amount

2. Applicant Mailing Address:

Louis	Petrozzi
a. First Name	b. Last Name
Wall Street Development Corp.	
c. Organization	
Two Warthin Circle	
d. Mailing Address	
Norwood	MA
e. City/Town	f. State
617-922-8700	02062
h. Phone Number	i. Fax Number
	j. Email Address

3. Property Owner (if different):

a. First Name	b. Last Name
Varney Bros. Sand & Gravel, Inc.	
c. Organization	
79 Hartford Street	
d. Mailing Address	
Bellingham	MA
e. City/Town	f. State
h. Phone Number	02019
	g. Zip Code
i. Fax Number	j. Email Address

B. Fees

Fee should be calculated using the following process & worksheet. ***Please see Instructions before filling out worksheet.***

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

NOI Wetland Fee Transmittal Form

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Fees (continued)

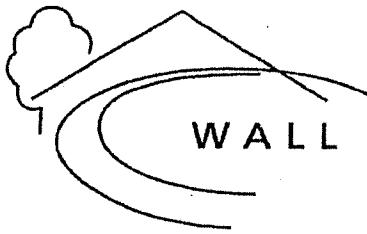
C. Submittal Requirements

a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
Box 4062
Boston, MA 02211

b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and a copy of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)



WALL STREET DEVELOPMENT CORP.
REAL ESTATE DEVELOPERS

August 12, 2024

Ms. Elizabeth A. Varney, President
Varney Bros. Sand & Gravel, Inc.
79 Hartford Street
Bellingham, MA 02019

RE: Property off Blackstone Street in Bellingham & Bellingham Road in Blackstone, MA
Bellingham Assessor Map 62 – Parcels 001 and 005
Blackstone Assessor Map 19 – Parcel 007

Dear Ms. Varney:

This letter is to confirm that Varney Bros. Sand & Gravel, Inc. ("Varney Sand") has entered into an agreement with Wall Street Development Corp. ("Wall Street") dated November 26, 2022 regarding the property owned by Varney Sand (the "Agreement"). In connection with the Agreement, Wall Street will make application to the municipal boards of the town of Bellingham and Blackstone, MA, as well as, the Massachusetts Department of Environmental Protection ("MA-DEP") and Massachusetts Division of Fisheries & Wildlife - Natural Heritage and Endangered Species Program ("NHESP") seeking permits and approvals to develop this property.

In addition, this letter shall authorize Wall Street, or its agents, to execute any applications, on Varney Sand's behalf as the property owners, or other documents reasonably necessary or required to obtain the required approvals from the respective municipal boards and state agencies. Copies of any such applications executed on your behalf, along with any related plans filed with such applications, will be forwarded to you for your records. To evidence your authorization, it would be appreciated if you would acknowledge so in the space provided below and return a signed copy to Wall Street Development Corp., P.O. Box 272, Westwood, MA 02090 or by email at lou@wallstreetdevelopment.com.

Thank you for your attention in this matter. Should you have any questions, please do not hesitate to contact my office.

Sincerely,

WALL STREET DEVELOPMENT CORP.

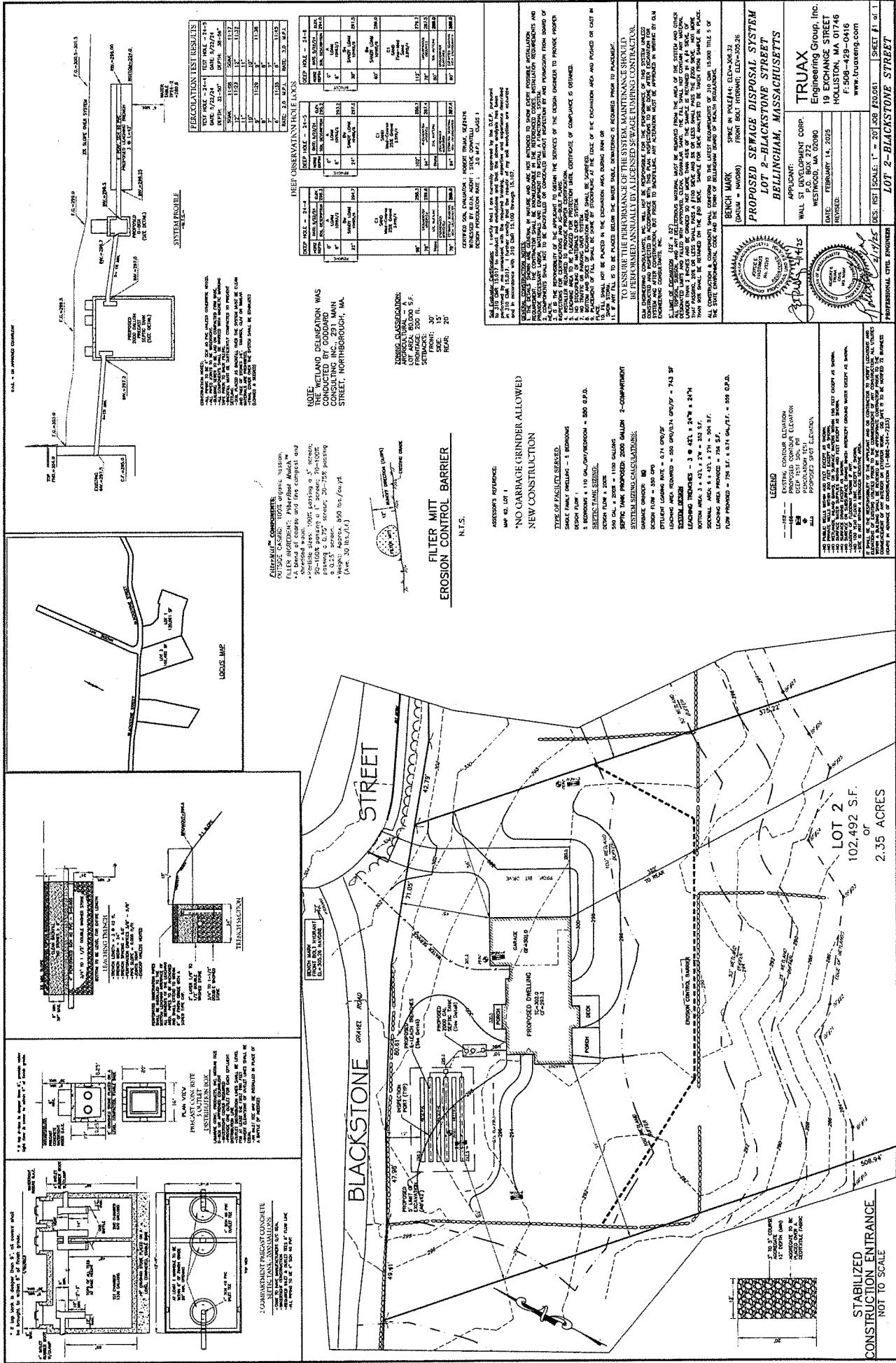
Louis Petrozzi
Louis Petrozzi, President

The above stated authorization is hereby acknowledged and consented.

Elizabeth A. Varney
Elizabeth A. Varney, President
Varney Bros. Sand & Gravel, Inc.

8/12/24
Date

P.O. BOX 272, WESTWOOD, MA 02090
TEL. 781 440 0306 CELL. 617 922 8700
EMAIL Lou@wallstreetdevelopment.com
www.wallstreetdevelopment.com



CERTIFICATE OF ENDORSEMENT
G.L. c. 41, § 81P

Wall Street Development Corp. is the applicant of a “Form A - Application for Endorsement of Plan Believed Not to Require Approval” dated January 30, 2024 (the “Form-A Application”) filed with the Bellingham Planning Board and Town Clerk on January 30, 2024.

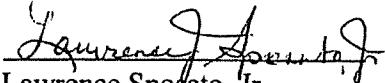
The Form-A Application included a plan entitled “Plan of Land on Blackstone Street in Bellingham, MA”, dated January 29, 2024, prepared by Allen Engineering & Associates, Inc. (the “ANR Plan”).

As Town Clerk of the Town of Bellingham, acting on the request of Wall Street Development Corp., I hereby certify the following:

The Bellingham Planning Board did not, within twenty-one days of January 30, 2024 (or any agreed upon extension), give written notice of its determination regarding the ANR Plan to the Bellingham Town Clerk. Pursuant to G.L. c. 41, §81P, the ANR Plan is constructively approved as if the Planning Board is deemed to have determined that approval of the ANR Plan under the subdivision control law is not required.

Nothing herein shall indicate compliance with the Town of Bellingham Zoning Bylaw, General Bylaws or any rules, regulations or policies of the Town of Bellingham or have any impact on the status of any way shown on the ANR Plan.

By:


Lawrence Sposato, Jr.
Bellingham Town Clerk

Date: June 25, 2024

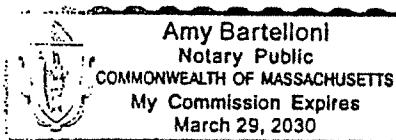


COMMONWEALTH OF MASSACHUSETTS

NORFOLK, ss.

On this 25th day of June, 2024, before me, the undersigned notary public, personally appeared Lawrence Sposato, Jr., proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose as his/her own free act and deed, as Town Clerk of the Town of Bellingham and who swore or affirmed that the contents of this document are truthful and accurate to the best of their knowledge and belief.

Notary Public: Amy Bartelloni
Printed Name: Amy Bartelloni
My Commission Expires: March 29, 2030





Application for Permit Bellingham Wetlands Protection Bylaw & Regulations

1. Applicant Name: Wall Street Development Corp. Phone: 617-922-8700
Address: P.O. Box 272, Westwood, MA 02090
Email: lou@wallstreetdevelopment.com

2. Project Location: Blackstone Street – Lot 2
Map: 62, Parcel 001

3. This application is filed simultaneously with and consistent with the Project Filing. Guidelines found on the town web site for:

Request for Determination of Applicability
 Abbreviated Notice of Resource Area Delineation
 Notice of Intent
 Abbreviated Notice of Intent
 Amendment Request

Resource Area(s) Delineation to be confirmed: (Please complete # of linear feet) # Linear Feet

N/A Bordering Vegetated Wetlands (BVW)
N/A Bordering Land Subject to Flooding (BLSF)
N/A Isolated Land Subject to Flooding (ILSF)
N/A Isolated Vegetated Wetland (IVW)
N/A Land Under Water Bodies (LUWB)
N/A Bank
N/A Perennial Stream: (MHAW) Stream Name: _____
N/A Intermittent Stream:

Is Estimated or Priority Habitat present on the site? Yes _____ No X

Species: Designation PH858

Number of Vernal Pools present on the site: Certified _____ Potential _____

4. Work is proposed in the following Resource Areas:

<input type="checkbox"/> Bank	Total # of square feet of impacts:
<input type="checkbox"/> Beach or Flat	Total # of square feet of impacts:
<input type="checkbox"/> Land Subject to Flooding (bordering or isolated)	Total # of square feet of impacts
<input type="checkbox"/> Bordering Vegetated Wetlands	Total # of square feet of impacts
<input type="checkbox"/> Buffer Zone	Total # of square feet of impacts
<input type="checkbox"/> Isolated Wetland	Total # of square feet of impacts
<input type="checkbox"/> Lakes or Ponds	Total # of square feet of impacts
<input type="checkbox"/> Land under Water Bodies	Total # of square feet of impacts
<input type="checkbox"/> Riverfront Area	Total # of square feet of impacts
<input type="checkbox"/> Vernal Pool	Total # of square feet of impacts

Total # of above

5. Work is proposed in the following No Alteration Zones:

<input type="checkbox"/> Areas of Critical Environmental Concern	Total# of square feet of impacts	
<input type="checkbox"/> Buffer Zone 0 -25 feet	Total# of square feet of impacts	0
<input type="checkbox"/> Estimated Habitat	Total# of square feet of impacts	
<input type="checkbox"/> Priority Habitat	Total# of square feet of impacts	
<input type="checkbox"/> 0 – 50 feet No Disturb Zone to Vernal Pool	Total# of square feet of impacts	

Total of above

6. Work in buffer zone only:

<input type="checkbox"/> 0-25 feet	Total# of square feet of impacts	0 SF
<input type="checkbox"/> 25-50 feet	Total# of square feet of impacts	0 SF
<input type="checkbox"/> 50-100 feet	Total# of square feet of impacts	5,816 SF

Total of above: 5,816 SF

7. Project Description:

a. Existing Conditions where work is proposed

<input type="checkbox"/> Impervious	<input type="checkbox"/>	Lawn or landscaped area
<input type="checkbox"/> Regulated Resource Area	<input type="checkbox"/>	Wooded or natural area
<input type="checkbox"/> Other (Gravel Road)		

b. Description of proposed work:

Construction of a related site grading for a single-family home.

c. Type of equipment required for project:

Various types of mechanized earth moving equipment.

d. Type of erosion control proposed:

See attached plan.

8. Plans must adhere to the criteria in Section 29 “Plan Requirements” of the Regulations.

9. Project Impacts (Use separate page, if necessary, referring to corresponding item)

Buffer Zone Setback:

If the project involves work in the buffer zone only, what is the shortest distance between project disturbance and the regulated resource area? 58 feet

Tree Cutting:

List the number of trees and approximate diameter of tree(s) in jurisdictional areas proposed for removal: (Use separate sheet if necessary.)

The site contains a mix of open areas from historic gravel mining operation and forested areas consisting of a mixed age of young stands with numerous white pine samplings.

Fill & grading:

Amount of fill proposed for removal from site	<u>0</u>	cu yds.
Amount of fill proposed for use on site	<u>0</u>	cu yds.

Explain the difference between the proposed final grade and the existing conditions.

No major grade changes are proposed. Existing and proposed grades are shown on the site plan included with this application.

Explain proposed site stabilization methodology during and post construction.

Silt fence and filter mitt will be installed along the limit of work.

10. If an exemption or waiver from the WPA or the Bellingham Wetland Bylaw is required to complete the proposed project, the applicant shall, at the time of filing, provide information consistent with six requirements listed in Section 10 of the Bellingham Wetland Regulations.

11. The following completed items are included in each set of the filing:

Abutters list, Abutter Notification Form, Affidavit of Service, Bylaw Fee Calculation,
 Worksheet & remittance Plans (see #8 above), Narrative for projects

Please include: THUMB DRIVE with pdf copy of entire filing

12. Statement of applicant: I hereby certify under penalties of perjury that this application and all supporting plans and documents are true and complete to the best of my knowledge and that these have been prepared in conformance with the requirement of the Bellingham Wetlands Protection Bylaw and its attendant Regulations I further certify that all abutters and other parties have been notified of this application as required by the Bellingham Wetlands Protection Regulations. I understand that I may be asked to pay for a consultant to review my application for the Commission.

Initialed sign off by Treasurer's Office:

All property taxes related to this property are paid up to date: Yes _____ No: _____ Date: _____

Date: February 21, 2025

Name: (please print) Wall Street Development Corp.

Signature: 

Applicant Signature if different: _____

Town of Bellingham Wetlands Protection Bylaw

Fee Calculations Worksheet

*(Bylaw Fees are in addition to WPA Fees) Fees
must be submitted with application*
(Check to be made payable to "Town of Bellingham")

1. A flat fee of \$50.00 each for the following requests: (check off appropriate item)

Request for Determination of Applicability (RDA)..... \$ _____
(For RDA also see item 4 or 5 below as appropriate)
 Request for an Extension to Orders of Conditions (Ext)----- \$ _____

2. The following schedule applies for Notice of Intent (NOI) categories at 310CMR 10.03(7) (c), as follows:

***(Also complete Item #4 below for all filings including RDA, NOI and ANRAD and Item #5 for Riverfront Area if applicable.)**

	No.	Total
Category 1	\$ 50.00 per activity x 1	= \$ 50.00
Category 2	\$125.00 per activity x _____	= \$ _____
Category 3	\$250.00 per activity x _____	= \$ _____
Category 4	\$500.00 per activity x _____	= \$ _____
Category 5	\$ 2.00 per linear ft. x _____	= \$ _____

A flat fee of \$50.00 for Request for an Amendment to each existing Order of Conditions permit:

\$ 50.00 per activity x _____ = \$ _____

3. Application for review of Resource Area Delineation: .20 per linear foot (not less than \$25.00 or more than \$200.00 for single family house projects; not less than \$50.00 or more than \$2,000.00 for any other activity).

- *This fee will be in addition to the fee for a Request for Determination of Applicability (RDA) or Notice of Intent (NOI) listed in items #1 for RDA and #2 NOI or Abbreviated Notice of Resource Area Delineation (ANRAD).*

Type of activity: Review line of Bordering Vegetated Wetland and MAHW (RFA)

Total linear feet _____ x .20/linear foot = \$ _____
(\$25/ min. or \$2000/ max.)

4. Fees for projects within the Riverfront Area and another resource area shall be 150% of the above fees:
(Check off appropriate item below)

Request for Determination of Applicability (RDA) \$ 50.00 x 150% = \$ _____
 Notice of Intent (NOI) (total from item 2 above) \$ 500.00 x 150% = \$ _____
Total Bylaw Fee Submitted \$ 50.00

DEP & BWP File No. _____

Name & Address of Applicant: Wall Street Development Corp., P.O. Box 272, Westwood, MA 02090

Project name (if applicable): Blackstone Street

Project location: Assessors Map: 62 Lot or Parcel: 001 Street Address: Off Blackstone Street

Wetland Border Report

Site Locus: Blackstone Street, Bellingham, MA

Prepared for: Wall Street Development Corp.

Prepared by: Goddard Consulting, LLC, 291 Main St, Suite 8, Northborough, MA 01532

Date: 02/12/2025

INTRODUCTION

In November 2022, the wetland resources were delineated for Wall Street Development on land located on or near Blackstone Street in Bellingham, MA 02019 (refer to enclosed locus maps). The wetland border was flagged using the criteria in the most recent edition of MA Wetland Protection Act (WPA) and Regulations 310 CMR 10.00 et al. Hydric soil indicators, vegetation changes, hydrological indicators, and topography were all considered for delineation purposes.

The titles of attached documents are as follows:

- DEP Bordering Vegetated Wetland Determination Form
- USGS of Locus Site, Goddard Consulting LLC, 02/12/2025
- Orthophoto of Locus Site, Goddard Consulting LLC, 02/12/2025
- Orthophoto with FEMA Flood Zones, Goddard Consulting LLC, 02/12/2025
- Orthophoto with NRCS Soil Survey, Goddard Consulting LLC, 02/12/2025
- NRCS Soil Survey Map, Norfolk and Suffolk Counties, Massachusetts; Worcester County, Massachusetts, Southern Part, 02/12/2025

SUMMARY OF FINDINGS

The boundaries of two jurisdictional resource areas, Bordering Vegetated Wetlands (BVW) and Isolated Vegetated Wetlands (IVW), were delineated on and off the locus site. A mapped perennial stream, known as Quick Stream, flows internal to the flagged BVW and discharges into Lake Hiawatha off the locus site. In September 2024, Quick Stream was documented dry for four consecutive days during a non-drought period. In January 2025, the Bellingham Conservation Commission issued a negative determination stating the stream does not meet the criteria for perennial status. Therefore, Quick Stream has a jurisdictional bank with an associated 100-foot Buffer Zone. The bank of the intermittent stream was not flagged due to the channel's presence within the flagged BVW boundary.

The boundary of the Bordering Vegetated Wetland (BVW) partially on and off-site was delineated with flag series GCA1-GCA52, GCB1-GCB70, GCC1-GCC140, and GCAA1-GCAA15. The boundary of seven Isolated Vegetated Wetlands (IVWs) were delineated with flag series GCD1-GCD54, GCE1-GCE25, GCF1-GCF20, GCG1-GCG7, GCH1-GCH7, GCI1-GCI37, and GCJ1-GCJ10. The sampling points for the BVW determination took place near flag GCAA6 and GCC11.

At sampling point GCAA6, vegetation upgradient of the BVW is dominated by Eastern White Pine, Northern White Oak, Northern Red Oak, Green Brier, and Black Huckleberry. Vegetation downgradient of the BVW is dominated by Red Maple, Eastern White Pine, Highbush Blueberry, Sweet Pepperbush, Cinnamon Fern, and Royal Fern. At sampling point GCC11, vegetation upgradient of the BVW is dominated by Northern White Oak, Eastern White Pine, Red Maple, and Hay-scented Fern. Vegetation downgradient of the BVW is dominated by Red Maple, Northern White Oak, Highbush Blueberry, Wool Grass, False Nettle, Cinnamon Fern, Wrinkle-Leaf Goldenrod, and various sedges.

Soils identified on the property include extremely stony sandy loams, loamy sands, and muck. At sample point GCAA6, the wetland soil sample consisted of an organic layer (10YR2/2) found between 0-5" in depth. A B layer with the consistency of fine sandy loam (FSL)(10YR4/2) was found from 5-8" in depth. A C layer with the consistency of FSL (10YR6/4) was found from 8-14" with 10% redox concentrations (7.5YR7/8) in the matrix. A restrictive rock layer was identified at 14" in depth. In the upland soil sample, an A layer with the consistency of FSL (10YR3/4) was found from 0-3" and a B layer with the consistency of FSL (10YR5/6) was found from 3-12". A restrictive rock layer was identified at 12" in depth.

At sample point GCC11, the wetland soil sample consisted of an organic layer (10YR2/1) found between 0-12" in depth. A B layer with the consistency of FSL (10YR5/2) was found from 12-16" in depth. A restrictive rock layer was identified at 16" in depth. In the upland soil sample, an A layer with the consistency of FSL (10YR3/3) was found from 0-6", and a B layer with the consistency of FSL (10YR4/6) was found from 6-14". A restrictive rock layer was identified at 14" in depth. More detailed information about soils is included in the attached NRCS Soil Map and the DEP Bordering Vegetated Wetland Determination Forms.

According to the MassGIS data layers for the Natural Heritage & Endangered Species Program (NHESP), the locus site is partially located within Estimated and/or Priority Habitat of Rare Wildlife. The locus site is not mapped within an Area of Critical Environmental Concern (ACEC). There are two mapped potential vernal pools on the site. There are no certified vernal pools mapped on the site. The site is not located in an Outstanding Resource Waters Area (ORW). The locus site partially falls within a non-jurisdictional 500-year FEMA flood-plain.

The MA Wetlands Protection Act and the Town of Bellingham takes jurisdiction over Bordering Vegetated Wetlands (BVW). The Town of Bellingham's Wetlands Protection Bylaw takes jurisdiction over Isolated Vegetated Wetlands (IVW). All vegetated wetlands have a jurisdictional 100-foot Buffer Zone that cast onto the locus site. Additionally, the Local Bylaw requires additional buffers including a jurisdictional 25-foot No-Disturb Zone and a 50-foot No-Build Zone.

Any work within these resource areas including the 100-foot Buffer Zones requires a Request for Determination (RDA) or Notice of Intent (NOI) to be filed with the Bellingham Conservation Commission.

DESCRIPTION OF REGULATED INLAND RESOURCE AREA

The table below provides the regulatory jurisdiction, flag numbers/colors, and wetland types and locations for the resource areas delineated.

Resource Area	Regulatory Jurisdiction	Flag Numbers and Color	Wetland Types and Locations
Bordering Vegetated Wetland	BVW & 100-foot Buffer Zone	GCA1-GCA52 (Blue flags)	The western boundary of the BVW located off-site (west of the Maddie Way).
Bordering Vegetated Wetland	BVW & 100-foot Buffer Zone	GCB1-GCB70 (Blue flags)	The western boundary of the BVW located on-site (south of Blackstone Street).

Bordering Vegetated Wetland	BVW & 100-foot Buffer Zone	GCC1-GCC140 (Blue flags)	The eastern boundary of the BVW located on-site (south of Blackstone Street).
Bordering Vegetated Wetland	BVW & 100-foot Buffer Zone	GCAA1-GCAA15 (Blue flags)	The eastern boundary of the BVW located off-site (west of Maddie Way).
Isolated Vegetated Wetland D	Bylaw – IVW & 100-foot Buffer Zone	GCD1-GCD54 (Blue flags)	Large IVW located east of flagged BVW and south of IVW J.
Isolated Vegetated Wetland E	Bylaw – IVW & 100-foot Buffer Zone	GCE1-GCE25 (Blue flags)	Large IVW partially located with powerline right of way (near northeastern property boundary).
Isolated Vegetated Wetland F	Bylaw – IVW & 100-foot Buffer Zone	GCF1-GCF20 (Blue flags)	Large IVW located east of BVW and north of IVW I.
Isolated Vegetated Wetland G	Bylaw – IVW & 100-foot Buffer Zone	GCG1-GCG7 (Blue flags)	Small IVW east of flagged BVW.
Isolated Vegetated Wetland H	Bylaw – IVW & 100-foot Buffer Zone	GCH1-GCH7 (Blue flags)	Small IVW east of IVW I.
Isolated Vegetated Wetland I	Bylaw – IVW & 100-foot Buffer Zone	GCI1-GCI37 (Blue flags)	Large IVW located south of IVW F, east of IVW G, and west of IVW H.
Isolated Vegetated Wetland J	Bylaw – IVW & 100-foot Buffer Zone	GCJ1-GCJ10 (Blue flags)	Small IVW located north of IVW D and south of IVW G.

SITE PHOTOS

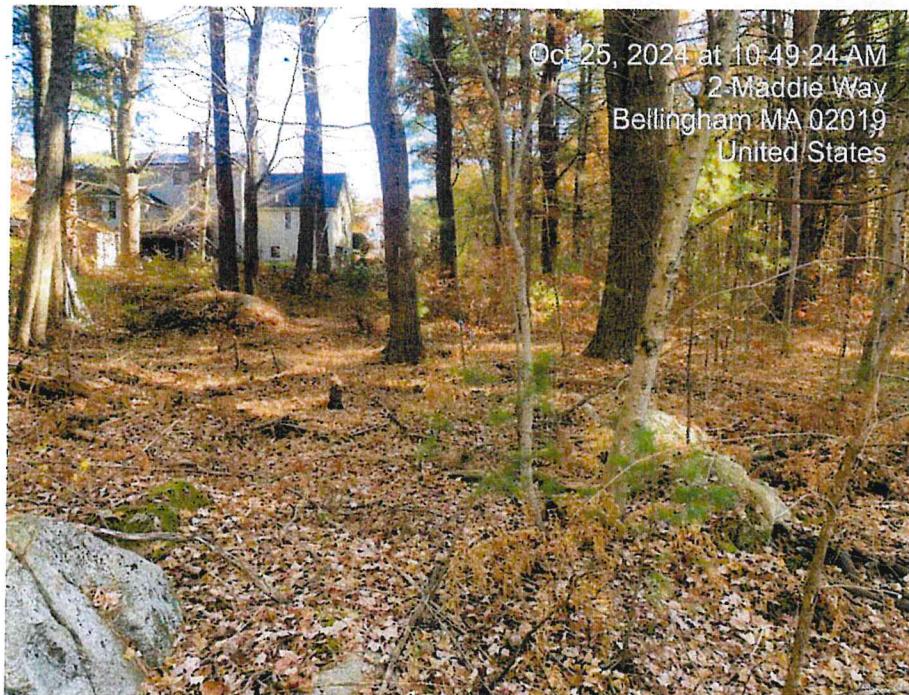


Photo 1. View of area (facing east) downgradient of sample point GCAA6.

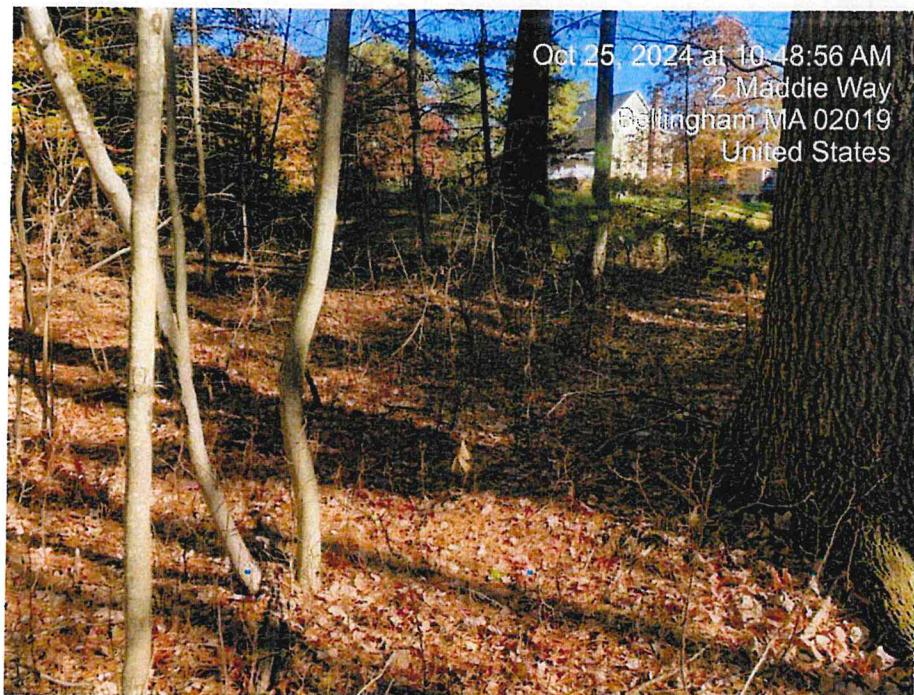


Photo 2. View of area (facing east) upgradient of sample point GCAA6.



Photo 3. View of area (facing southeast) downgradient of sample point GCC11. Note the channel of Quick Stream internal to the flagged BVW.



Photo 4. View of area (facing north) downgradient of sample point GCC11. Note the channel of Quick Stream internal to the flagged BVW.

Please don't hesitate to reach out to our office with questions or concerns.

Sincerely,

Goddard Consulting, LLC



Tom Schutz, WPIT, WSA
Wetland Scientist



Kristina McEvoy
Wetland Scientist

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site:	Blackstone Street	City/Town:	Bellingham	Sampling Date:	2/12/2025
Applicant/Owner:	Wall Street Development Corp.	Sampling Point or Zone:		GCAA6	
Investigator(s):	Tom Schutz & Kristina McEvoy	Latitude/Longitude:		42.0667, -71.4936	
Soil Map Unit Name:	Canton fine sandy loam, 0 to 8 percent silt	NWI or DEP Classification: Freshwater Emergent Wetland; Deep Marsh			

UPGRADIENT

Are climatic/hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? (If yes, explain in Remarks)

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If yes, explain in Remarks)

SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc

Wetland vegetation criterion met?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Hydric Soils criterion met?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>			
Wetlands hydrology present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>			
Remarks, Photo Details, Flagging, etc.:					

HYDROLOGY

Field Observations:					
Surface Water Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Depth (in)		
Water Table Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Depth (in)		
Saturation Present (including capillary fringe)?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Depth (in)		
Wetland Hydrology Indicators					
Reliable Indicators of Wetlands Hydrology	Indicators that can be Reliable with Proper Interpretation	Indicators of the Influence of Water			
Water-stained leaves	Hydrological records	Direct observation of inundation			
Evidence of aquatic fauna	Free water in a soil test hole	Drainage patterns			
Iron deposits	Saturated soil	Drift lines			
Algal mats or crusts	Water marks	Scoured areas			
Oxidized rhizospheres/pore linings	Moss trim lines	Sediment deposits			
Thin muck surfaces	Presence of reduced iron	Surface soil cracks			
Plants with air-filled tissue (aerenchyma)	Woody plants with adventitious roots	Sparsely vegetated concave surface			
Plants with polymorphic leaves	Trees with shallow root systems	Microtopographic relief			
Plants with floating leaves	Woody plants with enlarged lenticels	Geographic position (depression, toe of slope, fringing lowland)			
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):					

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

Sampling Point GCAA6

VEGETATION – Use both common and scientific names of plants.

<u>Tree Stratum</u>		Plot size	30'				
	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indictor? (yes/no)	% Dominant
1	Eastern White Pine	<i>Pinus strobus</i>	FACU	63.0%	X		85.7%
2	Northern White Oak	<i>Quercus alba</i>	FACU	10.5%			14.3%
3							
4							
5							
6							
7							
8							
9							

73.5% =Total Cover

Shrub/Sapling Stratum Plot size 15'

	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indictor? (yes/no)	% Dominant
1	Northern White Oak	<i>Quercus alba</i>	FACU	10.5%	X		28.0%
2	Eastern White Pine	<i>Pinus strobus</i>	FACU	10.5%	X		28.0%
3	Black Huckleberry	<i>Gaylussacia baccata</i>	FACU	10.5%	X		28.0%
4	Northern Red Oak	<i>Quercus rubra</i>	FACU	3.0%			8.0%
5	Green brier	<i>Smilax rotundifolia</i>	FAC	3.0%		X	8.0%
6							
7							
8							
9							

37.5% =Total Cover

Herb Stratum Plot size 5'

	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indictor? (yes/no)	% Dominant
1	Princess-Pine	<i>Dendrolycopodium obscurum</i>	FACU	10.5%	X		63.6%
2	Hay-Scented Fern	<i>Dennstaedtia punctilobula</i>	UPL	3.0%			18.2%
3	Cinnamon Fern	<i>Osmundastrum cinnamomeum</i>	FACW	3.0%		X	18.2%
4							
5							
6							
7							
8							
9							
10							
11							
12							

16.5% =Total Cover

VEGETATION – continued.

Woody Vine Stratum		Plot size	30'				
	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indictor? (yes/no)	% Dominant
1							
2							
3							
4							
						0.0%	=Total Cover

Rapid Test:		Do all dominant species have an indicator status of OBL or FACW?		Yes	No	X	
Dominance Test:	Number of dominant species	Number of dominant species that are wetland indicator plants		Do wetland indicator plants make up \geq 50% of dominant plant species?	Yes	No X	
		5					
Prevalence Index:		Total % Cover (all strata)	Multiply by:	Result			
	OBL species	0%	x1	=	0%		
	FACW species	3%	x2	=	6%		
	FAC species	3%	x3	=	9%		
	FACU species	119%	x4	=	474%		
	UPL species	3%	x5	=	15%		
	Column Totals (A)	128%		(B)	504%		
Prevalence Index		B/A=	3.95	Is the Prevalence Index \leq 3.0?			
				Yes	No	X	
Wetland vegetation criterion met? Yes No X							

Definitions of Vegetation Strata

Tree Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height
 Shrub/Sapling Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall
 Herb All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall
 Woody vines All woody vines greater than 3.3 ft. (1 m) in height

Cover Ranges	
Range	Midpoint
1-5 %	3.00%
6-15 %	10.50%
15-25 %	20.50%
26-50 %	38.00%
51-75 %	63.00%
76-95 %	85.50%
96-100 %	98.00%

DOWNGRADIENT

Are climatic/hydrologic conditions on the site typical for this time of year? Yes No _____ (If no, explain in Remarks)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? (If yes, explain in Remarks)

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If yes, explain in Remarks)

SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc

Wetland vegetation criterion met?	Yes <input checked="" type="checkbox"/>	No _____	Is the Sampled Area within a Wetland?	Yes <input checked="" type="checkbox"/>	No _____
Hydric Soils criterion met?	Yes <input checked="" type="checkbox"/>	No _____			
Wetlands hydrology present?	Yes <input checked="" type="checkbox"/>	No _____			
Remarks, Photo Details, Flagging, etc.:					

HYDROLOGY

Field Observations:

Surface Water Present?	Yes	No <input checked="" type="checkbox"/>	Depth (in)
Water Table Present?	Yes	<input checked="" type="checkbox"/>	Depth (in) 8"
Saturation Present (including capillary fringe)?	Yes	No <input checked="" type="checkbox"/>	Depth (in)

Wetland Hydrology Indicators

Reliable Indicators of Wetlands	Indicators that can be Reliable with	Indicators of the Influence of Water
<input checked="" type="checkbox"/> Water-stained leaves	<input checked="" type="checkbox"/> Hydrological records	<input checked="" type="checkbox"/> Direct observation of inundation
	<input checked="" type="checkbox"/> Free water in a soil test hole	Drainage patterns
<input checked="" type="checkbox"/> Iron deposits	<input checked="" type="checkbox"/> Saturated soil	Drift lines
Algal mats or crusts	<input checked="" type="checkbox"/> Water marks	Scoured areas
Oxidized rhizospheres/pore linings	<input checked="" type="checkbox"/> Moss trim lines	Sediment deposits
Thin muck surfaces	<input checked="" type="checkbox"/> Presence of reduced iron	Surface soil cracks
Plants with air-filled tissue (aerenchyma)	<input checked="" type="checkbox"/> Woody plants with adventitious roots	Sparsely vegetated concave surface
Plants with polymorphic leaves	<input checked="" type="checkbox"/> Trees with shallow root systems	Microtopographic relief
Plants with floating leaves	<input checked="" type="checkbox"/> Woody plants with enlarged lenticels	<input checked="" type="checkbox"/> Geographic position (depression, toe of slope, fringing lowland)
Hydrogen sulfide odor		

Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

Sampling Point GCAA6

VEGETATION – Use both common and scientific names of plants.

Tree Stratum		Plot size	30'					
	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indictor?	% Dominant	
1	Red Maple	<i>Acer rubrum</i>	FAC	20.5%	X	X	87.2%	
2	Eastern White Pine	<i>Pinus strobus</i>	FACU	3.0%			12.8%	
3								
4								
5								
6								
7								
8								
9								
					23.5%	=Total Cover		
Shrub/Sapling Stratum		Plot size	15'					
	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indictor?	% Dominant	
1	Highbush Blueberry	<i>Vaccinium corymbosum</i>	FACW	38.0%	X	X	65.0%	
2	Sweet Pepperbush	<i>Clethra alnifolia</i>	FAC	20.5%	X	X	35.0%	
3								
4								
5								
6								
7								
8								
9								
					58.5%	=Total Cover		
Herb Stratum		Plot size	5'					
	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indictor?	% Dominant	
1	Cinnamon Fern	<i>Osmunda cinnamomeum</i>	FACW	20.5%	X	X	87.2%	
2	Royal Fern	<i>Osmunda spectabilis</i>	OBL	3.0%		X	12.8%	
3								
4								
5								
6								
7								
8								
9								
10								
11								
12								
					23.5%	=Total Cover		

VEGETATION – continued.

Woody Vine Stratum		Plot size	30'				
	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indictor?	% Dominant
1							
2							
3							
4							
				0.0%	=Total Cover		

Rapid Test:	Do all dominant species have an indicator status of OBL or FACW?			Yes	X	No		
Dominance Test:	Number of dominant species	Number of dominant species that are		Do wetland indicator plants make				
	4	4		Yes	X	No		
Prevalence Index:		Total % Cover	Multiply by:	Result				
		OBL species 3%	x1	= 3%				
		FACW species 59%	x2	= 117%				
		FAC species 41%	x3	= 123%				
		FACU species 3%	x4	= 12%				
		UPL species 0%	x5	= 0%				
Column Totals (A)		106%		(B)	255%			
Prevalence Index		B/A=	2.42	Is the Prevalence Index \leq 3.0?				
				Yes	X	No		

Wetland vegetation criterion met? Yes No

Definitions of Vegetation Strata

Tree Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height

Shrub/Sapling Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall

Herb All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall

Woody vines All woody vines greater than 3.3 ft. (1 m) in height

Cover Ranges	
Range	Midpoint
1-5 %	3.00%
6-15 %	10.50%
15-25 %	20.50%
26-50 %	38.00%
51-75 %	63.00%
76-95 %	85.50%
96-100 %	98.00%

Sampling Point GCAA6

SOIL

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains ²Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators (Check all that apply)

Hydro Soil Indicators (check all that apply)	Indicators for Problematic Hydro Soils
Histosol (A1)	Sandy Redox (S5)
Histic Epipedon (A2)	Stripped Matrix (S6)
Black Histic (A3)	Polyvalue Below Surface (S8)
Hydrogen Sulfide (A4)	Thin Dark Surface (S9)
Stratified Layers (A5)	Loamy Mucky Mineral (F1)
Depleted Below Dark Surface (A11)	Loamy Gleayed Matrix (F2)
Thick Dark Surface (A12)	Depleted Matrix (F3)
Sandy Mucky Mineral (S1)	Redox Dark Surface (F7)
Sandy Gleayed Matrix (S4)	Depleted Dark Surface (F8)
Dark Surface (S7)	
	2 cm Muck (A10)
	5 cm Mucky Peat or Peat (S3)
	Dark Surface (S7)
	Polyvalue Below Surface (S8)
	Thin Dark Surface (S9)
	Iron-Manganese Masses (F12)
	Mesic Spodic (A17)
	Red Parent Material (F21)
	Very Shallow Dark Surface (TF12)
	Other (Include Explanation in Remarks)

Restrictive Layer (if observed) Type: Rock

Depth (inches): 14"

Remarks

Hydric Soils criterion met?

Yes No

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: Blackstone Street City/Town: Bellingham Sampling Date: 2/12/2025
 Applicant/Owner: Wall Street Development Corp. Sampling Point or Zone: GCC11
 Investigator(s): Tom Schutz, Kristina McEvoy Latitude/Longitude: 42.0650, -71.4934
 Soil Map Unit Name: Whitman fine sandy loam, 0 to 3 percent NWI or DEP Classification: Freshwater Forested/Shrub Wetland; Wooded

UPGRADIENT

Are climatic/hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks)

Are Vegetation , Soil , or Hydrology significantly disturbed? (If yes, explain in Remarks)

Are Vegetation , Soil , or Hydrology naturally problematic? (If yes, explain in Remarks)

SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc

Wetland vegetation criterion met?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Hydric Soils criterion met?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>			
Wetlands hydrology present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>			
Remarks, Photo Details, Flagging, etc.:					

HYDROLOGY

Field Observations:		
Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (in) _____		
Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (in) _____		
Saturation Present (including capillary fringe)? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (in) _____		
Wetland Hydrology Indicators		
Reliable Indicators of Wetlands Hydrology Water-stained leaves Evidence of aquatic fauna Iron deposits Algal mats or crusts Oxidized rhizospheres/pore linings Thin muck surfaces Plants with air-filled tissue (aerenchyma) Plants with polymorphic leaves Plants with floating leaves Hydrogen sulfide odor	Indicators that can be Reliable with Proper Interpretation Hydrological records Free water in a soil test hole Saturated soil Water marks Moss trim lines Presence of reduced iron Woody plants with adventitious roots Trees with shallow root systems Woody plants with enlarged lenticels	Indicators of the Influence of Water Direct observation of inundation Drainage patterns Drift lines Scoured areas Sediment deposits Surface soil cracks Sparsely vegetated concave surface Microtopographic relief Geographic position (depression, toe of slope, fringing lowland)
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):		

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

Sampling Point GCC11

VEGETATION – Use both common and scientific names of plants.

<u>Tree Stratum</u>		Plot size <u>30'</u>					
	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indictor? (yes/no)	% Dominant
1	Eastern White Pine	<i>Pinus strobus</i>	FACU	20.5%	X		60.3%
2	Northern White Oak	<i>Quercus alba</i>	FACU	10.5%	X		30.9%
3	Red Maple	<i>Acer rubrum</i>	FAC	3.0%		X	8.8%
4							
5							
6							
7							
8							
9							

34.0% =Total Cover

Shrub/Sapling Stratum Plot size 15'

	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indictor? (yes/no)	% Dominant
1	Eastern White Pine	<i>Pinus strobus</i>	FACU	20.5%	X		100.0%
2							
3							
4							
5							
6							
7							
8							
9							

20.5% =Total Cover

Herb Stratum Plot size 5'

	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indictor? (yes/no)	% Dominant
1	Hay-Scented Fern	<i>Dennstaedtia punctilobula</i>	UPL	63.0%	X		85.7%
2	Eastern White Pine	<i>Pinus strobus</i>	FACU	10.5%			14.3%
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							

73.5% =Total Cover

VEGETATION – continued.

Woody Vine Stratum		Plot size	30'				
	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indictor? (yes/no)	% Dominant
1							
2							
3							
4							
				0.0%	=Total Cover		

Rapid Test:		Do all dominant species have an indicator status of OBL or FACW?		Yes	No	X
Dominance Test:	Number of dominant species	Number of dominant species that are wetland indicator plants		Do wetland indicator plants make up \geq 50% of dominant plant species?		
	4	0		Yes	No	X
Prevalence Index:		Total % Cover (all strata)	Multiply by:	Result		
	OBL species	0%	x1	=	0%	
	FACW species	0%	x2	=	0%	
	FAC species	3%	x3	=	9%	
	FACU species	62%	x4	=	248%	
	UPL species	63%	x5	=	315%	
	Column Totals (A)	128%		(B)	572%	
	Prevalence Index	B/A=	4.47	Is the Prevalence Index \leq 3.0?		
				Yes	No	X
Wetland vegetation criterion met?		Yes	No	X		

Definitions of Vegetation Strata

Tree Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height
 Shrub/Sapling Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall
 Herb All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall
 Woody vines All woody vines greater than 3.3 ft. (1 m) in height

Cover Ranges	
Range	Midpoint
1-5 %	3.00%
6-15 %	10.50%
15-25 %	20.50%
26-50 %	38.00%
51-75 %	63.00%
76-95 %	85.50%
96-100 %	98.00%

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains ²Location: PL=Pore Lining, M=Matrix

ains ²Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators (Check all that apply)		Indicators for Problematic Hydric Soils
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 2 cm Muck (A10)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Polyvalue Below Surface (S8)	<input type="checkbox"/> Dark Surface (S7)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Thin Dark Surface (S9)	<input type="checkbox"/> Polyvalue Below Surface (S8)
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Loamy Mucky Mineral (F1)	<input type="checkbox"/> Thin Dark Surface (S9)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Iron-Manganese Masses (F12)
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Mesic Spodic (A17)
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Redox Dark Surface (F7)	<input type="checkbox"/> Red Parent Material (F21)
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Depleted Dark Surface (F8)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)
<input type="checkbox"/> Dark Surface (S7)		<input type="checkbox"/> Other (Include Explanation in Remarks)
Restrictive Layer (if observed)	Type: Rock	Depth (inches):
Remarks		
Hydric Soils criterion met?	Yes	No <input checked="" type="checkbox"/> X

Hydric Soils criterion met? Yes No X

DOWNGRADIENT

Are climatic/hydrologic conditions on the site typical for this time of year? Yes No _____ (If no, explain in Remarks)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? (If yes, explain in Remarks)

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If yes, explain in Remarks)

SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc.

Wetland vegetation criterion met?	Yes <input checked="" type="checkbox"/>	No _____	Is the Sampled Area within a Wetland?	Yes <input checked="" type="checkbox"/>	No _____
Hydric Soils criterion met?	Yes <input checked="" type="checkbox"/>	No _____			
Wetlands hydrology present?	Yes <input checked="" type="checkbox"/>	No _____			
Remarks, Photo Details, Flagging, etc.:					

HYDROLOGY

Field Observations:

Surface Water Present?	Yes	No <input checked="" type="checkbox"/>	Depth (in)
Water Table Present?	Yes	No <input checked="" type="checkbox"/>	Depth (in)
Saturation Present (including capillary fringe)?	Yes	No <input checked="" type="checkbox"/>	Depth (in)
Wetland Hydrology Indicators			
Reliable Indicators of Wetlands	Indicators that can be Reliable with	Indicators of the Influence of Water	
<input checked="" type="checkbox"/> Water-stained leaves	Hydrological records	Direct observation of inundation	
Evidence of aquatic fauna	Free water in a soil test hole	Drainage patterns	
Iron deposits	<input checked="" type="checkbox"/> Saturated soil	Drift lines	
Algal mats or crusts	<input checked="" type="checkbox"/> Water marks	Scoured areas	
Oxidized rhizospheres/pore linings	<input checked="" type="checkbox"/> Moss trim lines	Sediment deposits	
Thin muck surfaces	Presence of reduced iron	Surface soil cracks	
Plants with air-filled tissue (aerenchyma)	<input checked="" type="checkbox"/> Woody plants with adventitious roots	Sparsely vegetated concave surface	
Plants with polymorphic leaves	Trees with shallow root systems	Microtopographic relief	
Plants with floating leaves	Woody plants with enlarged lenticels	<input checked="" type="checkbox"/> Geographic position (depression, toe of slope, fringing lowland)	
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):			

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

Sampling Point GCC11

VEGETATION – Use both common and scientific names of plants.

Tree Stratum		Plot size	30'				
	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indictor?	% Dominant
1	Red Maple	<i>Acer rubrum</i>	FAC	10.5%	X	X	77.8%
2	Northern White Oak	<i>Quercus alba</i>	FACU	3.0%	X		22.2%
3							
4							
5							
6							
7							
8							
9							
				13.5%	=Total Cover		
Shrub/Sapling Stratum		Plot size	15'				
	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indictor?	% Dominant
1	Highbush Blueberry	<i>Vaccinium corymbosum</i>	FACW	10.5%	X	X	100.0%
2							
3							
4							
5							
6							
7							
8							
9							
				10.5%	=Total Cover		
Herb Stratum		Plot size	5'				
	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indictor?	% Dominant
1	Sedges	<i>Carex spp.</i>	FACW	20.5%	X	X	51.3%
2	Cottongrass Bulrush	<i>Scirpus cyperinus</i>	OBL	10.5%	X	X	26.3%
3	False Nettle	<i>Boehmeria cylindrica</i>	OBL	3.0%		X	7.5%
4	Cinnamon Fern	<i>Osmundastrum cinnamomeum</i>	FACW	3.0%		X	7.5%
5	Wrinkle-Leaf Goldenrod	<i>Solidago rugosa</i>	FAC	3.0%		X	7.5%
6							
7							
8							
9							
10							
11							
12							
				40.0%	=Total Cover		

VEGETATION – continued.

Woody Vine Stratum		Plot size	30'					
	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indictor?	% Dominant	
1								
2								
3								
4								
					0.0%	=Total Cover		

Rapid Test:	Do all dominant species have an indicator status of OBL or FACW?			Yes	No	X	
Dominance Test:	Number of dominant species	Number of dominant species that are		Do wetland indicator plants make			
	5	4		Yes	X	No	
Prevalence Index:			Total % Cover	Multiply by:	Result		
	OBL species	14%	x1	=	14%		
	FACW species	34%	x2	=	68%		
	FAC species	14%	x3	=	41%		
	FACU species	3%	x4	=	12%		
	UPL species	0%	x5	=	0%		
Column Totals (A)			64%		(B)	134%	
Prevalence Index B/A=			2.09	Is the Prevalence Index \leq 3.0?			
				Yes	X	No	
Wetland vegetation criterion met? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>							

Definitions of Vegetation Strata

Tree	Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height
Shrub/Sapling	Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall
Herb	All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall
Woody vines	All woody vines greater than 3.3 ft. (1 m) in height

Cover Ranges	
Range	Midpoint
1-5 %	3.00%
6-15 %	10.50%
15-25 %	20.50%
26-50 %	38.00%
51-75 %	63.00%
76-95 %	85.50%
96-100 %	98.00%

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains ²Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators (Check all that apply)

Indicators for Problematic Hydric Soils

Hydric Soil Indicators (Check all that apply)		Indicators for Problematic Hydric Soils
Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 2 cm Muck (A10)
Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)
Black Histic (A3)	<input type="checkbox"/> Polyvalue Below Surface (S8)	<input type="checkbox"/> Dark Surface (S7)
Hydrogen Sulfide (A4)	<input type="checkbox"/> Thin Dark Surface (S9)	<input type="checkbox"/> Polyvalue Below Surface (S8)
Stratified Layers (A5)	<input type="checkbox"/> Loamy Mucky Mineral (F1)	<input type="checkbox"/> Thin Dark Surface (S9)
X Depleted Below Dark Surface (A11)	<input type="checkbox"/> Loamy Gleayed Matrix (F2)	<input type="checkbox"/> Iron-Manganese Masses (F12)
X Thick Dark Surface (A12)	<input checked="" type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Mesic Spodic (A17)
Sandy Mucky Mineral (S1)	<input type="checkbox"/> Redox Dark Surface (F7)	<input type="checkbox"/> Red Parent Material (F21)
Sandy Gleayed Matrix (S4)	<input type="checkbox"/> Depleted Dark Surface (F8)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)
Dark Surface (S7)		Other (Include Explanation in Remarks)

Restrictive Layer (if observed) Type: Rock

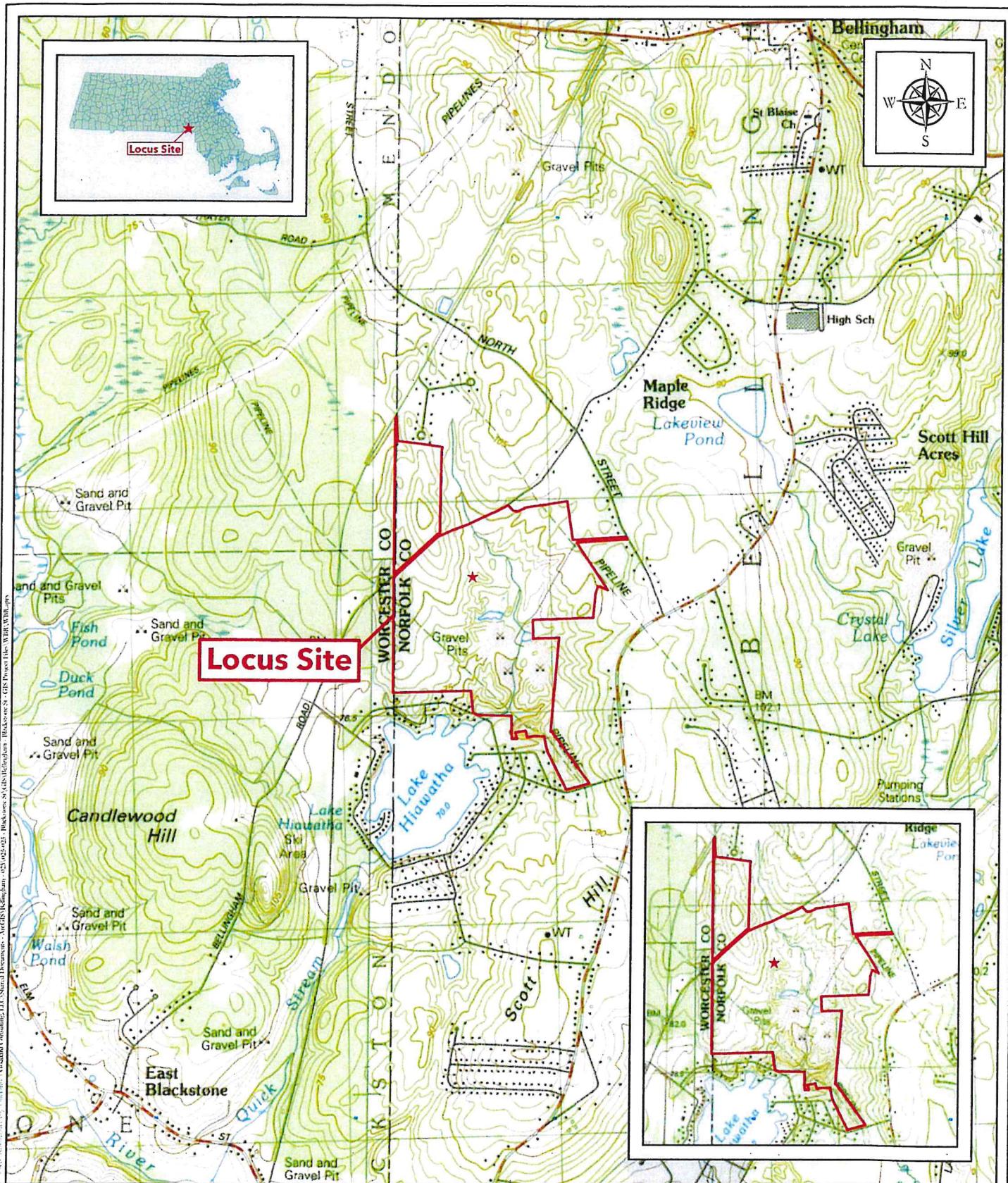
Depth (inches):

16

Remarks

Hydric Soils criterion met?

Yes No



Date: 02/12/2025

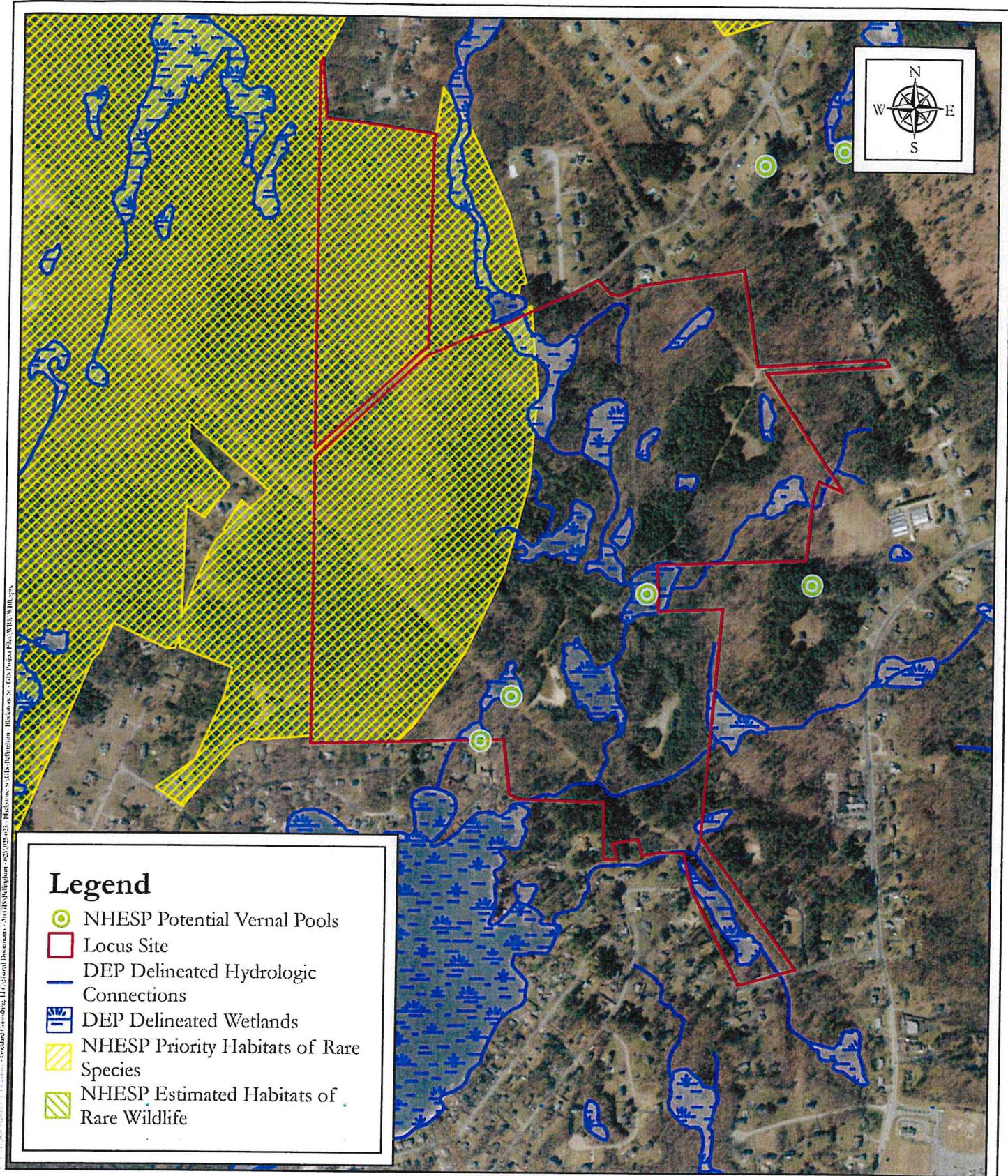
USGS of Locus Site

Blackstone Street
Bellingham, MA 02019

0 1,000 2,000
Feet 1" = 2,000'

71.4915522°W, 42.0625708°N

Parcel ID: 62-1, 62-5, 66-1, 19-7



Date: 02/12/2025

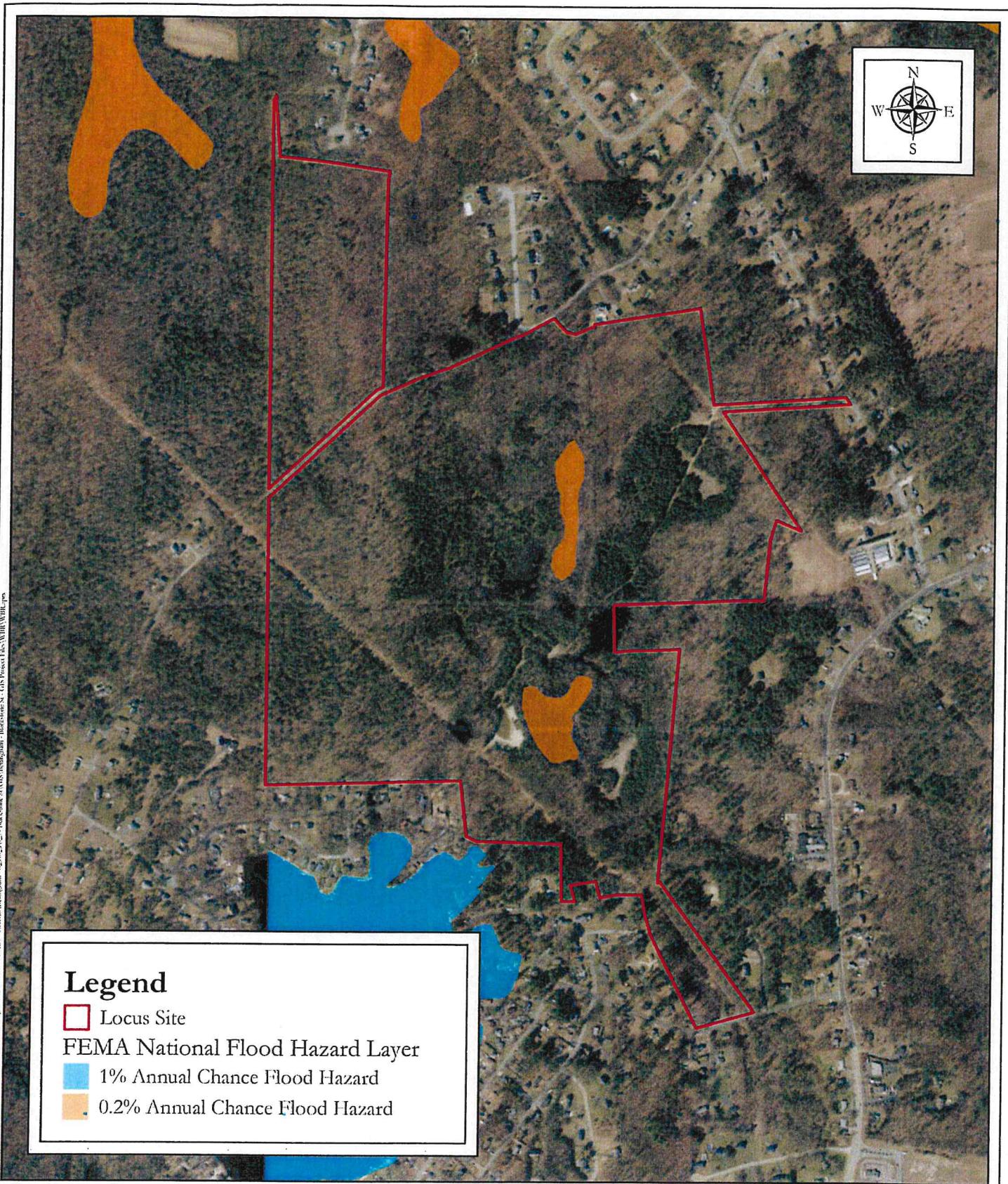
Orthophoto of Locus Site

Blackstone Street
Bellingham, MA 02019

0 400 800
Ft 1" = 800'

71.4937286°W, 42.0613118°N

Parcel ID: 62-1, 62-5, 66-1, 19-7



Date: 02/12/2025

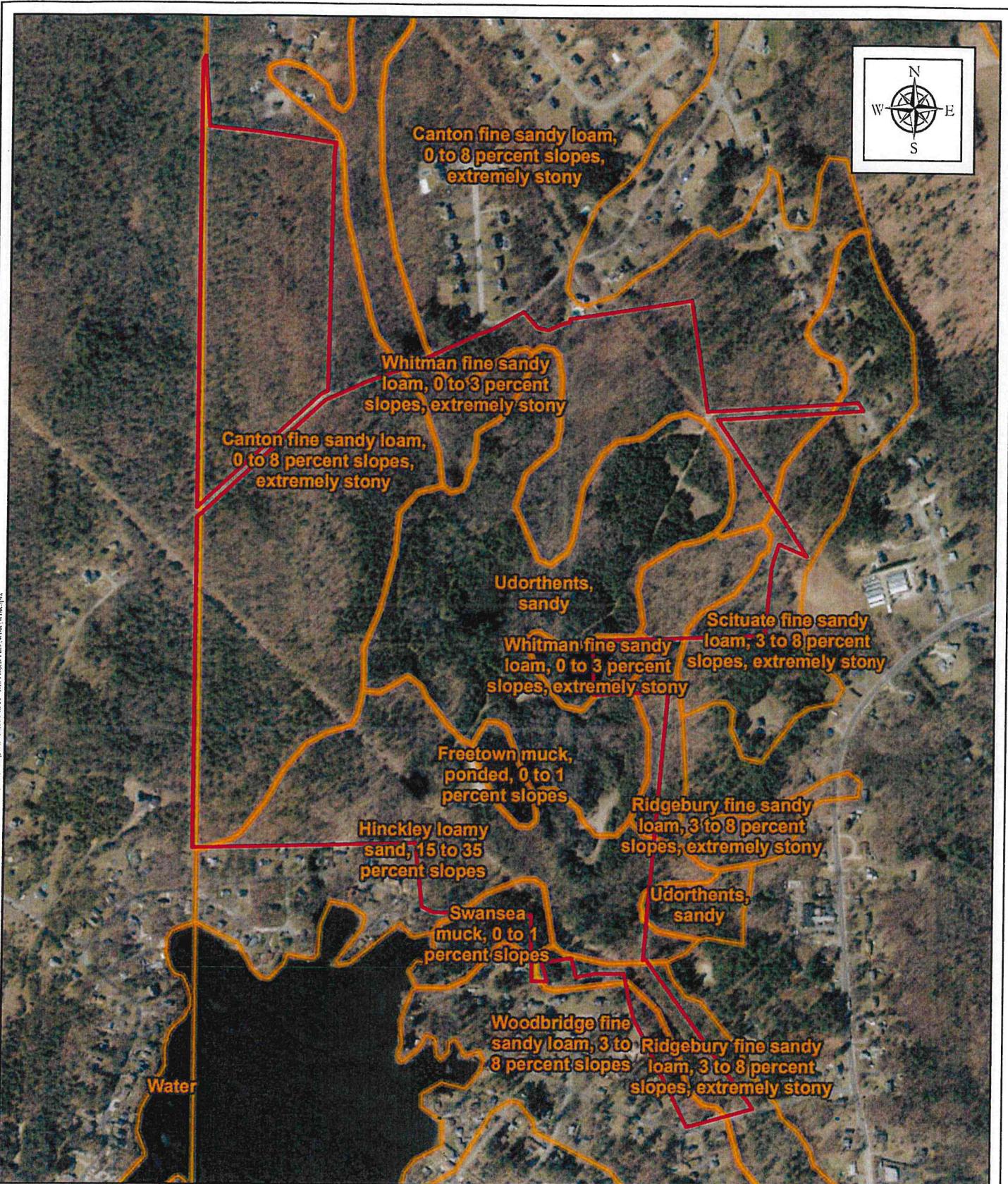
FEMA Flood Map of Locus Site

Blackstone Street
Bellingham, MA 02019

0 400 800
 Feet 1" = 800'

71.4927789°W, 42.0619128°N

Parcel ID: 62-1, 62-5, 66-1, 19-7



Date: 02/12/2025

NRCS Soil Survey of Locus Site

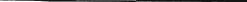
Blackstone Street
Bellingham, MA 02019

0 350 700
Fees 1" = 700'
71.4920552°W, 42.0624315°N
Parcel ID: 62-1, 62-5, 66-1, 19-7

Soil Map—Norfolk and Suffolk Counties, Massachusetts; and Worcester County, Massachusetts, Southern Part



Map Scale: 1:11,300 if printed on A portrait (8.5" x 11") sheet

Map Scale: 1:11,500 is printed on A portrait (8.5" x 11") sheet.  Meters

0 150 300 600 900 East

0 500 1000 2000 3000 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84



Natural Resources Conservation Service

Web Soil Survey
National Cooperative Soil Survey

2/12/2025
Page 1 of 5

MAP LEGEND

Area of Interest (AOI)		Area of interest (AOI)
Soils		Soil Map Unit Polygons
		Soil Map Unit Lines
		Soil Map Unit Points
Special Point Features		
Blowout		
Borrow Pit		
Clay Spot		
Closed Depression		
Gravel Pit		
Gravelly Spot		
Landfill		
Lava Flow		
Marsh or swamp		
Mine or Quarry		
Miscellaneous Water		
Perennial Water		
Rock Outcrop		
Saline Spot		
Sandy Spot		
Severely Eroded Spot		
Sinkhole		
Slide or Slip		
Sodic Spot		
Water Features		
		Streams and Canals
Transportation		
		Rails
		Interstate Highways
		US Routes
		Major Roads
		Local Roads
Background		
		Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:25,000.

Warning: Soil Map may not be valid at this scale. Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Norfolk and Suffolk Counties, Massachusetts
Survey Area Data: Version 20, Aug 27, 2024

Soil Survey Area: Worcester County, Massachusetts, Southern Part
Survey Area Data: Version 17, Aug 27, 2024

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 22, 2022—Jun 5, 2022

MAP LEGEND

MAP INFORMATION

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1	Water	34.8	5.5%
10	Scarboro and Birdsall soils, 0 to 3 percent slopes	3.9	0.6%
51	Swansea muck, 0 to 1 percent slopes	5.5	0.9%
53	Freetown muck, ponded, 0 to 1 percent slopes	2.5	0.4%
71B	Ridgebury fine sandy loam, 3 to 8 percent slopes, extremely stony	28.4	4.5%
73A	Whitman fine sandy loam, 0 to 3 percent slopes, extremely stony	19.5	3.1%
245C	Hinckley loamy sand, 8 to 15 percent slopes	5.1	0.8%
253D	Hinckley loamy sand, 15 to 35 percent slopes	51.1	8.0%
254B	Merrimac fine sandy loam, 3 to 8 percent slopes	3.5	0.5%
300B	Montauk fine sandy loam, 3 to 8 percent slopes	11.6	1.8%
302B	Montauk fine sandy loam, 0 to 8 percent slopes, extremely stony	3.0	0.5%
302C	Montauk fine sandy loam, 8 to 15 percent slopes, extremely stony	25.8	4.1%
310B	Woodbridge fine sandy loam, 3 to 8 percent slopes	29.5	4.6%
315B	Scituate fine sandy loam, 3 to 8 percent slopes	2.7	0.4%
317B	Scituate fine sandy loam, 3 to 8 percent slopes, extremely stony	32.2	5.1%
420B	Canton fine sandy loam, 3 to 8 percent slopes	19.3	3.0%
422B	Canton fine sandy loam, 0 to 8 percent slopes, extremely stony	164.1	25.8%
653	Udorthents, sandy	59.0	9.3%
Subtotals for Soil Survey Area		501.6	78.8%
Totals for Area of Interest		636.5	100.0%

Soil Map—Norfolk and Suffolk Counties, Massachusetts; and Worcester County,
Massachusetts, Southern Part

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1	Water	4.7	0.7%
73A	Whitman fine sandy loam, 0 to 3 percent slopes, extremely stony	3.9	0.6%
245B	Hinckley loamy sand, 3 to 8 percent slopes	16.6	2.6%
245E	Hinckley loamy sand, 15 to 35 percent slopes	9.4	1.5%
420B	Canton fine sandy loam, 3 to 8 percent slopes	0.0	0.0%
422B	Canton fine sandy loam, 0 to 8 percent slopes, extremely stony	84.5	13.3%
600	Pits, gravel	15.7	2.5%
Subtotals for Soil Survey Area		134.8	21.2%
Totals for Area of Interest		636.5	100.0%

Affidavit of Service
Under the Massachusetts Wetlands Protection Act &
Bellingham Wetlands Protection Bylaw

I, Louis Petrozzi, hereby certify under pains and penalties of perjury that on February 20, 2025, I gave notification to abutters in compliance with the second paragraph of Massachusetts General Law Chapter 131, Section 40, and the DEP Guide to Abutter Notification dated April 8, 1994, in connection with the following matter:

A Notice of Intent was filed under the Massachusetts Wetlands Protection Act and the Bellingham Wetlands Protection Bylaw, by Wall Street Development Corp. with the Bellingham Conservation Commission on February 20, 2025 for the property known as Lot 2 Blackstone Street located off Blackstone Street, Assessors Map 62, Lot 001.

The form of notification and a certified list of the abutters to whom it was given and their addresses, are attached to this Affidavit of Service.


Signature

2/20/25
Date

**NOTIFICATION TO ABUTTERS UNDER THE
MASSACHUSETTS WETLANDS PROTECTION ACT
CHAPTER 131, SECTION 40
AND
THE TOWN OF BELLINGHAM WETLANDS PROTECTION BY LAW**

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the Bellingham Wetlands Protection Bylaw, you are hereby notified of the following:

Wall Street Development Corp. (Applicant) has filed a Notice of Intent with the Bellingham Conservation Commission for review of the following activity:

Description of Project: Construction of a proposed single-family home at Lot 2 Blackstone Street in Bellingham, MA. Said activity includes home construction, along with the installation of infrastructure, utilities and related site work.

The location of the proposed activity is off Blackstone Street
Assessors Map: 62, Lot 001

Street address: Blackstone Street

Copies of the filing may be examined at the Bellingham Conservation Commission office during their normal business hours (please call 508-657-2858) OR at the following Applicant or representative name:

Louis Petrozzi, President, Wall Street Development Corp.
Address: Two Warthin Circle, Norwood, MA 02062
Phone number: 617-922-8700

Questions regarding the filing may be directed to the Conservation Commission at 508-660-7253 or the Applicant's representative (Please see above)

The public hearing will be held at the Bellingham Town Hall, 10 Mechanic Street, Bellingham, MA 02019. Information on the date and time of the hearing may be directed to the Conservation Commission or the applicant's representative at the above numbers.

NOTE: Notice of the public hearing, including date, time and place:

1. Will be published at least five (5) days in advance in "The Call Newspaper" – Bellingham Edition
2. Will be posted at the Town Clerk's Office and on the town web site no less than forty-eight (48) hours in advance of the public hearing.

NOTE: You may also contact the nearest Department of Environmental Protection Regional Office for more information about this application or the Wetlands Protection Act. To contact DEP, call the Central Regional Office at (508) 792-7650.



TOWN OF BELLINGHAM

Assessment Administration Office
Municipal Center - 10 Mechanic Street
Bellingham, Massachusetts 02019
508-657-2862 * FAX 508-657-2894
Email: Assessors@bellinghamma.org
www.bellinghamma.org

January 21, 2025

THE PROPERTY OWNERS LISTED HEREIN ARE THE KNOWN ABUTTERS TO
THE PROPERTY OWNERS:

100 feet Abutters – Conservation Commission – Map 62 Parcel 0001
Map 66 Parcel 0001

Property Address(es): Blackstone Street
Bellingham, MA 02019

Owner(s) of Record: Varney Bros Sand & Gravel
PO Box 94
Bellingham, MA 02019

Sak II Realty Trust Wayne P & Scott W Kimball-TRS
202 Elm St
Blackstone, MA 01504

Requested by Louis Petrozzi
PO Box 272
Westwood, MA

ABUTTERS ATTACHED

Certified: Michelle Nowlan
Michelle Nowlan, Principal Clerk



100 feet Abutters List Report

Bellingham, MA

January 21, 2025

Subject Properties:

Parcel Number: 0062-0001-0000
CAMA Number: 0062-0001-0000
Property Address: BLACKSTONE ST

Mailing Address: VARNEY BROS SAND + GRAVEL
PO BOX 94
BELLINGHAM, MA 02019

Parcel Number: 0066-0001-0000
CAMA Number: 0066-0001-0000
Property Address: BLACKSTONE ST

Mailing Address: SAK II REALTY TRUST WAYNE P &
SCOTT W KIMBALL-TRS
202 ELM ST
BLACKSTONE, MA 01504

Abutters:

Parcel Number: 0062-0004-0000
CAMA Number: 0062-0004-0000
Property Address: MADDIE WY

Mailing Address: TOWN OF BELLINGHAM
CONSERVATION COMMISSION
10 MECHANIC STREET
BELLINGHAM, MA 02019

Parcel Number: 0062-0004-0001
CAMA Number: 0062-0004-0001
Property Address: 320 BLACKSTONE ST

Mailing Address: CHIAPPONE THOMAS J & SHERILYN
320 BLACKSTONE ST
BELLINGHAM, MA 02019

Parcel Number: 0062-0004-0002
CAMA Number: 0062-0004-0002
Property Address: 324 BLACKSTONE ST

Mailing Address: DAIGLE RICHARD A & BRENDA
324 BLACKSTONE ST-P O BOX 489
BELLINGHAM, MA 02019

Parcel Number: 0062-0004-0003
CAMA Number: 0062-0004-0003
Property Address: 328 BLACKSTONE ST

Mailing Address: WINIKER WILLIAM W + MALONEY
WINIKER TRICIA
328 BLACKSTONE ST
BELLINGHAM, MA 02019

Parcel Number: 0062-0004-0012
CAMA Number: 0062-0004-0012
Property Address: 2 MADDIE WY

Mailing Address: GRZESIAK, LISA
2 MADDIE WY
BELLINGHAM, MA 02019

Parcel Number: 0062-0004-1000
CAMA Number: 0062-0004-1000
Property Address: 329 BLACKSTONE ST

Mailing Address: NOLAN, ANDREW J & JANNA J
329 BLACKSTONE ST
BELLINGHAM, MA 02019

Parcel Number: 0062-0005-0000
CAMA Number: 0062-0005-0000
Property Address: BLACKSTONE ST

Mailing Address: VARNEY BROS SAND + GRAVEL
PO BOX 94
BELLINGHAM, MA 02019

Parcel Number: 0063-0001-0000
CAMA Number: 0063-0001-0000
Property Address: NORTH ST

Mailing Address: COURNOYER, PAULINE C, L/E
COURNOYER, GERARD
79 NORTH ST
BELLINGHAM, MA 02019

Parcel Number: 0063-0002-0000
CAMA Number: 0063-0002-0000
Property Address: 42 44 NORTH ST

Mailing Address: NORTH STREET REALTY TRUST
STEEVES, THOMAS P, TR
PO BOX 315
MILLBURY, MA 01527



100 feet Abutters List Report

Bellingham, MA

January 21, 2025

Parcel Number: 0063-0003-0000
CAMA Number: 0063-0003-0000
Property Address: 58 NORTH ST

Mailing Address: PELLETIER ANDREW J & SUNNY F
58 NORTH ST
BELLINGHAM, MA 02019

Parcel Number: 0063-002D-0000
CAMA Number: 0063-002D-0000
Property Address: 54 NORTH ST

Mailing Address: STEEVES THOMAS P
PO BOX 315
MILLBURY, MA 01527

Parcel Number: 0063-002E-0000
CAMA Number: 0063-002E-0000
Property Address: 56 NORTH ST

Mailing Address: DEWITT, NEAL A JR + SOM
56 NORTH ST
BELLINGHAM, MA 02019

Parcel Number: 0063-02-A-0000
CAMA Number: 0063-02-A-0000
Property Address: 46 48 NORTH ST

Mailing Address: PORRECA EDWARD J & KATHLEEN E
KEELER SCOTT F & KRISTEN
46-48 NORTH ST
BELLINGHAM, MA 02019

Parcel Number: 0063-02-B-0000
CAMA Number: 0063-02-B-0000
Property Address: 50 52 NORTH ST

Mailing Address: STEEVES, THOMAS P
PO BOX 315
MILLBURY, MA 01527

Parcel Number: 0066-0002-0000
CAMA Number: 0066-0002-0000
Property Address: BLACKSTONE ST

Mailing Address: D M J CONCRETE CORP
PO BOX 9187
BOSTON, MA 02114



www.cai-tech.com

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1/21/2025

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