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):

Blackstone Street	Bellingham	02019
a. Street Address	b. City/Town	c. Zip Code

Latitude and Longitude:

42.0667	-71.4936
d. Latitude	e. Longitude

62	001
f. Assessors Map/Plat Number	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		lou@wallstreetdevelopment.com
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

		lvarney@varneyproperties.com
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):

1,050.00	512.50	537.50
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid

A. General Information (continued)

6. General Project Description:

Construction of improvements to Blackstone Street, including the installation of infrastructure, utilities and site grading

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

1. ☐ Single Family Home
2. ☒ Residential Subdivision
3. ☐ Commercial/Industrial
4. ☐ Dock/Pier
5. ☐ Utilities
6. ☐ Coastal engineering Structure
7. ☐ Agriculture (e.g., cranberries, forestry)
8. ☐ Transportation
9. ☒ 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 CMR10.24(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	b. Certificate # (if registered land)
Book 4369	Page 120
c. Book	d. Page Number

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

1. ☐ 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.
2. ☒ 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.

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.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. ☐ Bank	N/A 1. linear feet	2. linear feet
b. ☐ Bordering Vegetated Wetland	1. square feet	2. square feet
c. ☐ Land Under Waterbodies and Waterways	N/A 1. square feet N/A 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. ☐ Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. ☐ Isolated Land Subject to Flooding	N/A 1. square feet N/A 2. cubic feet of flood storage lost	3. cubic feet replaced
f. ☐ Riverfront Area	1. Name of Waterway (if available) - **specify coastal or inland**	

2. Width of Riverfront Area (check one):

   ☐ 25 ft. - Designated Densely Developed Areas only

   ☐ 100 ft. - New agricultural projects only

   ☐ 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? ☐ Yes ☐ No

6. Was the lot where the activity is proposed created prior to August 1, 1996? ☐ Yes ☐ No

3. ☐ Coastal Resource Areas: (See 310 CMR 10.25-10.35)

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

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.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. ☐ Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. ☐ Land Under the Ocean	N/A 1. square feet N/A 2. cubic yards dredged	
c. ☐ Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. ☐ Coastal Beaches	N/A 1. square feet	2. cubic yards beach nourishment
e. ☐ Coastal Dunes	N/A 1. square feet	2. cubic yards dune nourishment

	Size of Proposed Alteration	Proposed Replacement (if any)
f. ☐ Coastal Banks	N/A 1. linear feet	
g. ☐ Rocky Intertidal Shores	N/A 1. square feet	
h. ☐ Salt Marshes	N/A 1. square feet	2. sq ft restoration, rehab., creation
i. ☐ Land Under Salt Ponds	N/A 1. square feet 2. cubic yards dredged	
j. ☐ Land Containing Shellfish	N/A 1. square feet	
k. ☐ Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above N/A 1. cubic yards dredged	
l. ☐ Land Subject to Coastal Storm Flowage	N/A 1. square feet	

4. ☐ Restoration/Enhancement
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. ☐ Project Involves Stream Crossings

a. number of new stream crossings _____ b. number of replacement stream crossings _____

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

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* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see http://www.mass.gov/eea/agencies/dfg/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.

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. ☐ Separate MESA review ongoing. N/A (a. NHESP Tracking #) N/A (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.

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

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

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.

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.

Blackstone Street Improvements in Bellingham, MA
a. Plan Title

Allen Engineering & Associates
b. Prepared By

Robert Truax
c. Signed and Stamped by

February 14, 2025
d. Final Revision Date

1 Inch = 40 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:

3786
2. Municipal Check Number

02/15/25
3. Check date

3787
4. State Check Number

02/15/25
5. Check date

Wall Street Development Corp.
6. Payor name on check: First Name

7. Payor name on check: Last Name

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.

Russ Petrozzi 1. Signature of Applicant	02/20/25 2. Date
Russ Petrozzi, Authorized Agent 3. Signature of Property Owner (if different)	02/20/25 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 1 Blackstone Street	Bellingham
a. Street Address	b. City/Town
3782	237.50
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	02062
e. City/Town	f. State	g. Zip Code
617-922-8700		lou@wallstreetdevelopment.com
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	02019
e. City/Town	f. State	g. Zip Code
		lvarney@varneyproperties.com
h. Phone Number	i. Fax Number	j. Email Address

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

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.

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)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Roadway Construction (Cat. 3)	1	1050.00	1050.00

Step 5/Total Project Fee: 500.00

Step 6/Fee Payments:

Total Project Fee:	1050.00 a. Total Fee from Step 5
State share of filing Fee:	512.50 b. 1/2 Total Fee **less** $12.50
City/Town share of filling Fee:	537.50 c. 1/2 Total Fee **plus** $12.50

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.)

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
   Map: 62, Parcel 001 and Map 66, 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

_2,377_____ Bordering Vegetated Wetlands (BVW) (See Attached)
__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___X___ No _____
Species: _Designation PH858_____

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

4. **Work is proposed in the following Resource Areas:**

☐ Bank	Total #of square feet of impacts:	.
☐ Beach or Flat	Total #of square feet of impacts:	
☐ Land Subject to Flooding (bordering or isolated)	Total # of square feet of impacts	.
☐ Bordering Vegetated Wetlands	Total # of square feet of impacts	2,302 SF
☐ Buffer Zone	Total # of square feet of impacts	33,640 SF
☐ Isolated Wetland	Total # of square feet of impacts	.
☐ Lakes or Ponds	Total # of square feet of impacts	
☐ Land under Water Bodies	Total # of square feet of impacts	
☐ Riverfront Area	Total # of square feet of impacts	
☐ Vernal Pool	Total # of square feet of impacts	

Total # of above

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

☐ Areas of Critical Environmental Concern	Total# of square feet of impacts	
☐ Buffer Zone 0 -25 feet	Total# of square feet of impacts	10,900 SF
☐ Estimated Habitat	Total# of square feet of impacts	146,500 SF
☐ Priority Habitat	Total# of square feet of impacts	146,500 SF
☐ 0 – 50 feet No Disturb Zone to Vernal Pool	Total# of square feet of impacts	
Total of above		

6.Work in buffer zone only:

☐ 0-25 feet	Total# of square feet of impacts	10,900 SF
☐ 25-50 feet	Total# of square feet of impacts	8,620 SF
☐ 50-100 feet	Total# of square feet of impacts	14,120 SF

Total of above: 33,640 SF

7. Project Description:

a. **Existing Conditions where work is proposed**

☐ Impervious
☐ Regulated Resource Area
☒ Other (Gravel Road)
☐ Lawn or landscaped area
☐ Wooded or natural area

b. **Description of proposed work:**
Construction of a residential multi-unit townhouse development, including access roads, associated utilities, stormwater management system and related site grading.

c. **Type of equipment required for project:**
Various types of mechanized earth moving equipment.

d. **Type of erosion control proposed:**
See attached plan and narrative.

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? __**0**__ 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.) **Waiver Requested**

The project consists of the construction of a pre-existing gravel road known as Blackstone Street. For the most part, this portion of Blackstone Street is mostly a gravel roadway with a mixture of vegetation along the shoulders of the roadway. Attached as Exhibit I are photos of the existing gravel road.

Fill & grading:

Amount of fill proposed for removal from site **0** cu yds.
Amount of fill proposed for use on site **0** 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.

See Attached Project Narrative.

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: 3/10/25

Name: (please print) Louis Petrozzi

Signature: Louis Petrozzi

Applicant Signature if different: _____

Revised 7/1/2013

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**	_____	**= $** _____
Category 2	**$125.00 per activity x**	_____	**= $** _____
Category 3	**$250.00 per activity x**	1	**= $ 250.00**
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% = $** _____
   Total Bylaw Fee Submitted **$ 250.00**

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
Assessor Map 66, Parcel 001

Resource Area Delineation to be Confirmed:

WF – B1 to WF – B45 =	**1,094 LF**
WF – C1 to WF- C30 =	**884 LF**
WF – A1 to WF – A12 =	**241 LF**
WF – A1 to WF – AA8 =	**158 LF**
Total:	**2,377 LF**

3820

WALL STREET DEVELOPMENT CORP.
P.O. BOX 272
WESTWOOD, MA 02090-0272
TEL. (781) 440-0306

NeedhamBank
53-7353/2113

3/01/25

PAY TO THE ORDER OF Bellingham - Town of

$ 537.50

DOLLARS

Town of Bellingham
10 Mechanic Street
Bellingham, MA 02019

MEMO Blackstone Street - NOI

Louis Petrozzi
AUTHORIZED SIGNATURE

⑈003820⑈ ⑆211373539⑆ 591693504⑈

HOLD TO LIGHT TO VIEW TRUE WATERMARK IN PAPER. HEAT SENSITIVE RED LOCK DISAPPEARS WHEN HEATED

3821

WALL STREET DEVELOPMENT CORP.
P.O. BOX 272
WESTWOOD, MA 02090-0272
TEL. (781) 440-0306

NeedhamBank
53-7353/2113

3/1/25

PAY TO THE ORDER OF Commonwealth of Massachusetts

$ 512.50

DOLLARS

Dept. of Environmental Protection
P.O. Box 4062
Boston, MA 02211

MEMO Blackstone Street - Bellingham NOI

Louis Petrozzi
AUTHORIZED SIGNATURE

⑈003821⑈ ⑆211373539⑆ 591693504⑈

HOLD TO LIGHT TO VIEW TRUE WATERMARK IN PAPER. HEAT SENSITIVE RED LOCK DISAPPEARS WHEN HEATED

3822

WALL STREET DEVELOPMENT CORP.
P.O. BOX 272
WESTWOOD, MA 02090-0272
TEL. (781) 440-0306

NeedhamBank
53-7353/2113

3/1/25

PAY TO THE ORDER OF Bellingham - Town of

$ 250.00

DOLLARS

Town of Bellingham
10 Mechanic Street
Bellingham, MA 02019

MEMO Blackstone Street - NOI / By law

Louis Petrozzi
AUTHORIZED SIGNATURE

⑈003822⑈ ⑆211373539⑆ 591693504⑈

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, President

The above stated authorization is hereby acknowledged and consented.

8/12/24
Elizabeth A. Varney, President **Date**
Varney Bros. Sand & Gravel, Inc.

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

elopment Corp.
OX 272
MA 02090

UNITED STATES POSTAL SERVICE.

Retail

G

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$17.30
Origin: 02062
03/03/25
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USPS GROUND ADVANTAGE®

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RDC 01

R006

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1 RABBIT HILL RD
WESTBOROUGH MA 01581-3336

USPS SIGNATURE® TRACKING #
9534 9136 2758 5062 9272 54

SEAL IT. SEND IT.

PEEL HERE
EDGE SEAL

TO:

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

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

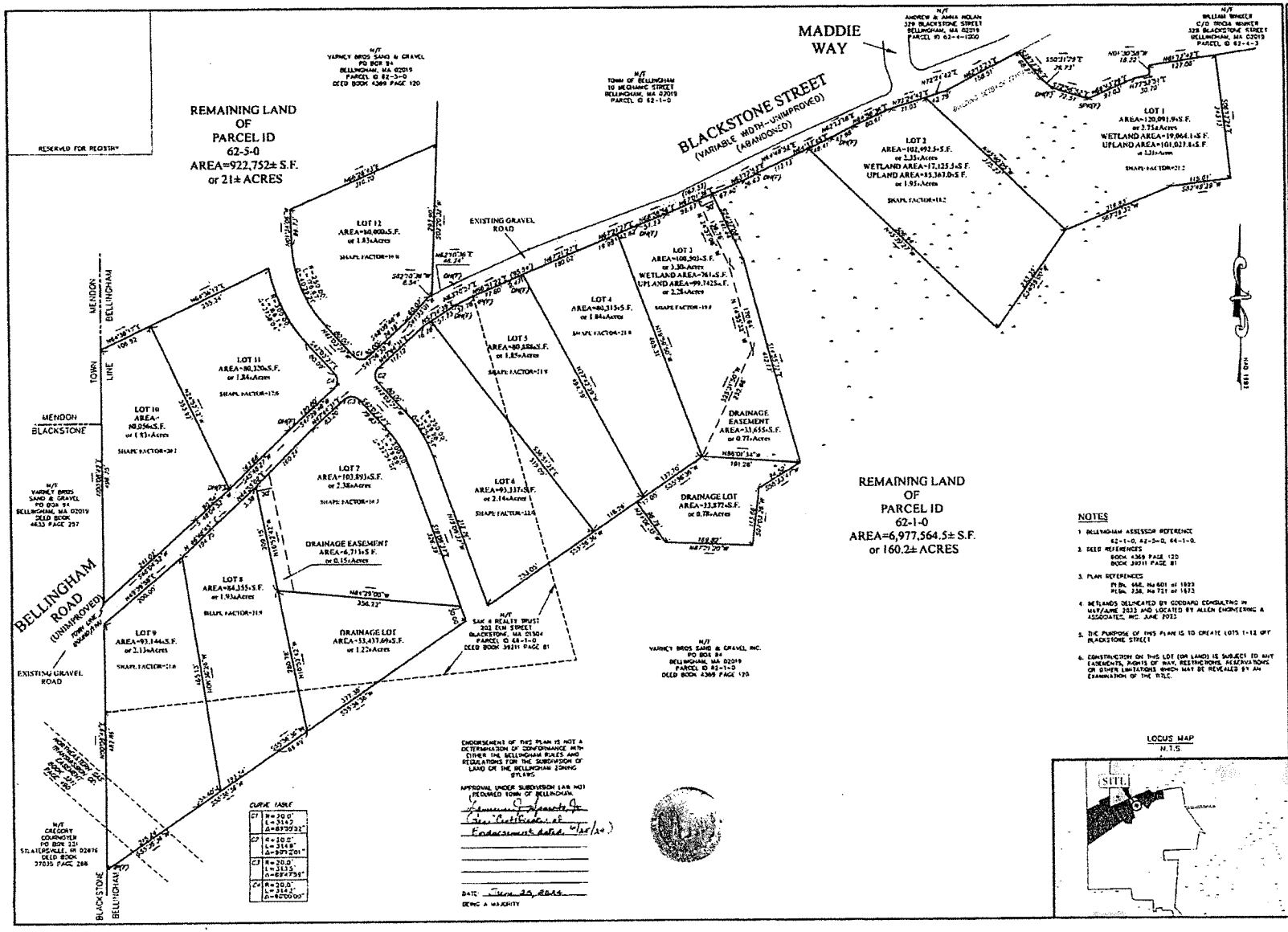
COMMONWEALTH OF MASSACHUSETTS

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

Amy Bartelloni
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
March 29, 2030



NOTES

1. BELLINGHAM ASSESSOR REFERENCE
   62-1-0, 62-5-0, 64-1-0.
2. DEED REFERENCES
   BOOK 4369 PAGE 120
   BOOK 39211 PAGE 81
3. PLAN REFERENCES
   PLBK. 668, No 601 of 1922
   PLBK. 238, No 751 of 1973
4. WETLANDS DELINEATED BY GODDARD CONSULTING IN MAY/JUNE 2023 AND LOCATED BY ALLEN ENGINEERING & ASSOCIATES, INC. JUNE 2023
5. THE PURPOSE OF THIS PLAN IS TO CREATE LOTS 1-12 OFF BLACKSTONE STREET
6. CONSTRUCTION ON THIS LOT (OR LAND) IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

CURVE TABLE

C1	R=30.0' L=31.42' Δ=89°59'32"
C2	R=30.0' L=31.48' Δ=90°00'01"
C3	R=20.0' L=31.73' Δ=89°27'38"
C4	R=20.0' L=31.42' Δ=90°00'00"

ENDORSEMENT OF THIS PLAN IS NOT A DETERMINATION OF CONFORMANCE WITH EITHER THE BELLINGHAM RULES AND REGULATIONS FOR THE SUBDIVISION OF LAND OR THE BELLINGHAM ZONING BYLAWS

APPROVAL UNDER SUBDIVISION LAW NOT REQUIRED TOWN OF BELLINGHAM

Endorsement date 6/26/24

DATE: June 25, 2024

BEING A MAJORITY

ZONING TABLE

ZONING DISTRICT:	AGRICULTURE
	REQUIRED
MIN. LOT SIZE / SOIL UPLAND	80,000 s.f. / 72,000 s.f.
MIN. FRONTAGE	200 FEET
SETBACKS	
FRONT	30 FEET
SIDE	15 FEET
REAR	30 FEET
SHAPE FACTOR $SF = \frac{(PERIMETER)^2}{LOT\ AREA}$	≤22

LEGEND

N/F	NOW OR FORMERLY
- -	WETLAND BOUNDARY
	STONE WALL
SH(T)	SPIKE HOLE FOUND
IP(F)	IRON PIPE FOUND
SP(F)	SPIKE FOUND

OWNERS:

Varney Brothers Sand & Gravel, Inc.
&
SAK II Realty Trust

PREPARED FOR

Wall Street Development Corp.
P.O. BOX 272
Westwood, MA 02090

TITLE:

PLAN OF LAND
OF
Blackstone Street
in
Bellingham, MA 02019

STAMP:

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN THE COMMONWEALTH OF MASSACHUSETTS AND IN COMPLIANCE WITH THE RULES AND REGULATIONS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS UNDER SECTION 256 CMR 6.00. THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS AND IS NOT A CERTIFICATION OF THE TITLE OR OWNERSHIP OF THE LAND HEREON.

PROFESSIONAL LAND SURVEYOR

PREPARED BY:

ALLEN ENGINEERING & ASSOCIATES, INC.
Civil Engineers - Surveyors
Land Development Consultants
140 Hartford Avenue East
Hyannis, Ma 01747
(508) 381-3212 - Phone

SCALE: 1"=60 FEET

DATE: January 29, 2024

REVISIONS

DATE	DESCRIPTION	BY

JOB NO 00454 SHEET 1 OF 1

MASSWILDLIFE

DIVISION OF
FISHERIES & WILDLIFE

1 Rabbit Hill Road, Westborough, MA 01581
p: (508) 389-6300 | f: (508) 389-7890
MASS.GOV/MASSWILDLIFE

November 7, 2024

Louis Petrozzi, President
WALL STREET DEVELOPMENT CORP.
Two Warthin Circle
Norwood, MA 02062
lou@wallstreetdevelopment.com

Proponent:	*Wall Street Development Corporation*
Location:	*Blackstone Street – Bellingham, MA* *Blackstone Street – Bellingham (Map 66, Lot 2) - D.M.J. Concrete Corp.* *Blackstone Street - Bellingham (Map 62, Lot 05 & Lot 01) Varney Bros.* *Blackstone Street – Bellingham (Map 66, Lot 01) – SAK II Realty Trust* *Bellingham Road - Blackstone, MA (Map 19, Lot 07) - Varney Bros.* *(collectively, the Property)*
NHESP Tracking No.:	*22-40875*

Dear Mr. Petrozzi,

The Natural Heritage & Endangered Species Program of the Massachusetts Division of Fisheries & Wildlife (the "Division") received your request for a pre-filing consultation for the above-noted parcels relative to the Massachusetts Endangered Species Act (M.G.L. c. 131A) and its implementing regulations (MESA; 321 CMR 10.00). The pre-filing information submitted to the Division includes a conceptual plan entitled PRELIMINARY Open Space Plan (April 9, 2024, no revisions; sheet 1 of 1; prepared by Allen Engineering & Associates, Inc. of Hopedale, MA; Attached) (the "Open Space Plan"). The project site is mapped as *Priority Habitat* for the Eastern Box Turtle (*Terrapene carolina*), a species state-listed as "Special Concern" pursuant to the MESA.

The project as shown on the Open Space Plan includes development of approximately ±116-acres of the ±214-acre Property (see properties/parcels under Location) by the Proponent. The development of the Property includes a residential development, access roads and associated drives, grading, utilities, snow storage and stormwater management basins and structures (the "Project"). The Project will result in a permanent loss of ±98-acres of Eastern Box Turtle habitat based upon the submitted pre-filing information and calculations, and further described in the May 3, 2024 email from Misty-Anne Marold (Division). Preliminarily, and in advance of a formal MESA determination, we anticipate that the Project will require a Conservation and Management Permit (321 CMR 10.23; "CMP") to proceed. However, in order for the Division to make a formal MESA determination, a formal filing and filing fee is required pursuant to 321 CMR 10.18[1]. Projects that result in a Take of state-listed species must apply and qualify for a CMP, which would require the submission of a CMP Application and its associated fee[2].

[1] https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review
[2] https://www.mass.gov/info-details/mesa-conservation-management-permit-overview

To be eligible for a CMP, the applicant must demonstrate that the project, as proposed, has avoided, minimized and mitigated impacts to State-listed Species consistent with the following performance standards (321 CMR 10.23(2):

(a) The applicant has adequately assessed alternatives to both temporary and permanent impacts to State-listed Species;

(b) An insignificant portion of the local population would be impacted by the project or activity; and

(c) The applicant agrees to carry out a conservation and management plan that provides a long-term Net Benefit to the conservation of the state-listed species impacted.

The Proponent has worked cooperatively with the Division to proactively address impacts to state-listed species relative to the proposed Project, including reducing the total area of disturbance and reconfiguring project design to maintain habitat continuity with existing protected lands to the west and through the site. Conceptually, it is our understanding that the Proponent proposes to meet the requirements of 321 CMR 10.23 with, but not limited to, the following elements:

1) Permanently protect approximately ±98-acres of onsite habitat through a Division-approved Conservation Restriction ("CR") pursuant to Sections 31-33 of Chapter 184, or as otherwise allowed by the Division in a configuration substantially like that shown on the Open Space Plan. The CR would be held by any entity deemed qualified by the Executive Office of Energy and Environmental Affairs-Division of Conservation Services. The boundaries of the CR would include Division-approved monumentation and signage. As presently proposed, the proposed Open Space includes stormwater structures, construction of which would be a loss of habitat for Eastern Box Turtle and inclusion of these structures does not provide habitat for the purpose of meeting long-term Net Benefit pursuant to 321 CMR 10.23.[3]

2) Manage the Open Space and create nesting habitats to improve and expand habitat quality for state-listed turtles pursuant to a habitat management plan developed by the Proponent in consultation with the Division. Long-term management of successional habitats typically requires periodic mowing to maintain an "old field" type of habitat. Long-term management of nesting habitats may include soil scarification, sand importation, invasive plant control and the like to maintain open sandy soils with patches of suitable native vegetation cover.

3) Establish a funding mechanism, either via an initial endowment or regular allocation of fees from a Homeowners Association (or similar), to ensure that long-term habitat management continues in perpetuity. The funding mechanism and associated funding amount shall be mutually agreed upon by the Proponent and the Division.

4) Install permanent turtle-barriers to physically demarcate the Open Space boundary and prevent turtles from entering developed portions of the property. The type, size, and location of the permanent barriers shall be mutually agreed upon by the Proponent and the Division.

5) Incorporate wingwalls or similar along the central section of the development to direct turtles off the roadway and through the culverted crossings. The type, size, and location of the turtle direction and passage devices shall be mutually agreed upon by the Proponent and the Division.

6) Exclude vertical curbs on roadways. If curbing is required, the Project will use Type D curbs, cape-cod berms or similar to allow for turtles to safely traverse into and escape Project roadways. Curbing design

[3] Information about CRs can be found on the EEA website (https://www.mass.gov/info-details/conservation-restriction-review-program). Please obtain the CR template from the Division, as we require the use of a modified version.

and placement shall be mutually agreed upon by the Proponent, after consultation with the municipality, and the Division.

7) Include traffic calming measures, signage, and other measures to reduce road speeds. Such measures and devices and their placement shall be agreed upon by the Proponent, after consultation with the municipality, and the Division.

8) Use native plant species for all areas not maintained as lawn. Exclude all prohibited or invasive plant species from landscaping plans.

9) Implement a Division-approved turtle protection plan.

The Division anticipates that the Project can qualify for a CMP, provided the Project's MESA CMP Application includes the components outlined above and the final Project's impact calculations are substantially similar to those outlined by this pre-filing consultation letter and May 3, 2024 email from Misty-Anne Marold (Division) to the Proponent. The Division encourages the Proponent to continue examining opportunities to further avoid and minimize impacts to state-listed species and their habitat as the Project moves into the design phase.

The Property Owners and the Proponent have the right to conduct Eastern Box Turtle surveys and or associated investigations pursuant to Division-approved protocol(s) implemented by Division-approved biologist(s). The results of all surveys or any other field efforts relative to Eastern Box Turtles shall be submitted to the Division, in writing, and will be incorporated into the Division's review of this project subject to 321 CMR 10.18 and, if applicable, 321 CMR 10.23. The Division understands that the Property Owners reserve their rights under 321 CMR 10.12(8).

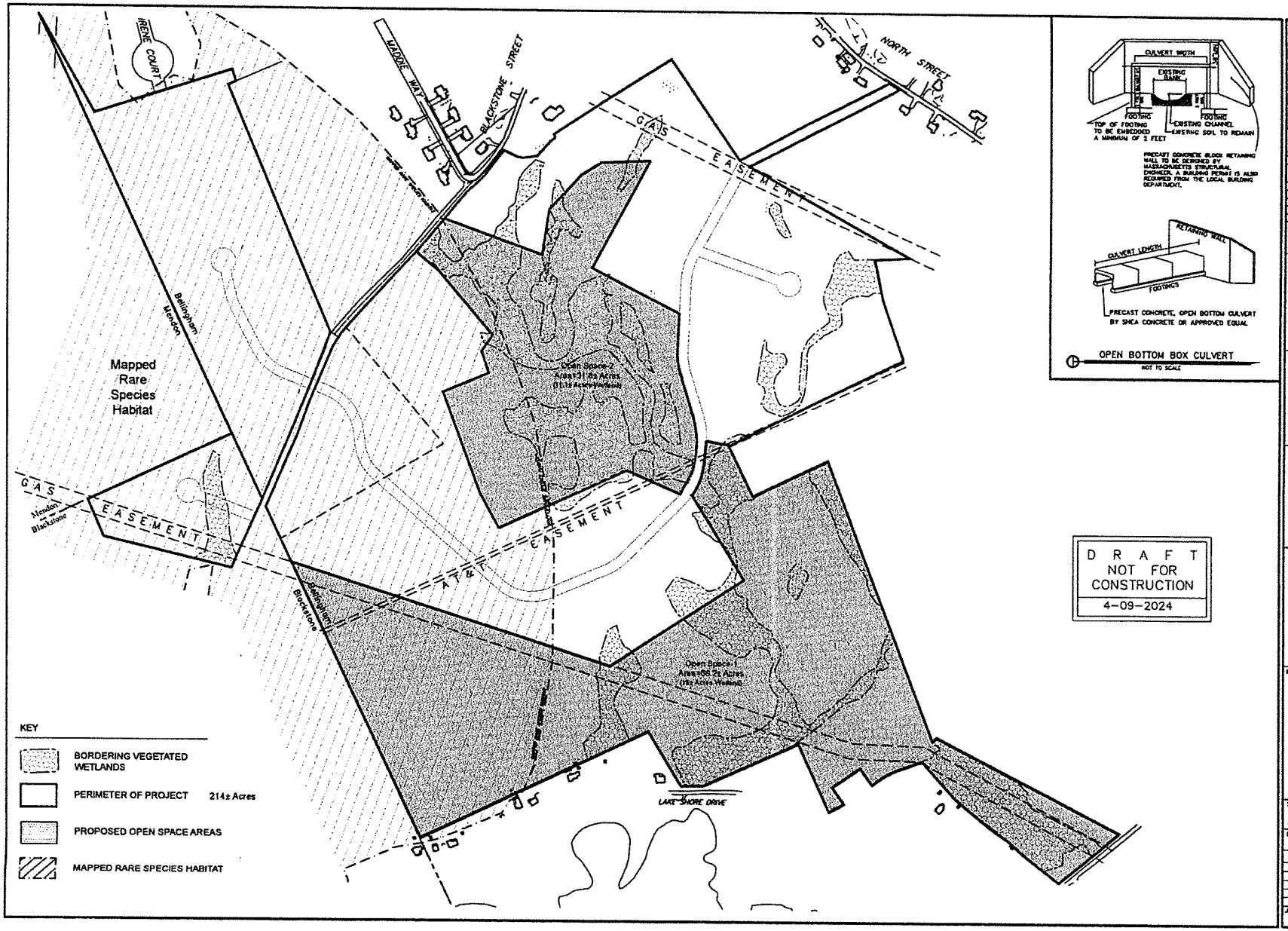
This letter constitutes pre-filing guidance and does **not** impose obligations upon any party, including the Proponent or Property Owners. This letter does **not** authorize any work or activities not otherwise exempt pursuant to 321 CMR 10.14. Prior to initiation of any work or activities on the Property, the parties are subject to all MESA filing and review requirements (321 CMR 10.18) and compliance with any final MESA determination (321 CMR 10.18, 10.23). In addition, any non-exempt work or activities proposed on the Property must be consistent with the anti-segmentation provisions of the MESA (321 CMR 10.16).

Please do not hesitate to contact Misty-Anne R. Marold, Senior Endangered Species Review Biologist, at (508) 389-6356 (misty-anne.marold@mass.gov) if you have any questions.

Sincerely,

Jesse Leddick
Assistant Director
Natural Heritage and Endangered Species Program

CC: Richard Nylen, via email rnylen@ldnllp.com



ZONING TABLE

ZONING DISTRICT: AGRICULTURE

	REQUIRED
MIN. LOT SIZE BOX UPLAND	60,000 s.f. 72,000 s.f.
MIN. FRONTAGE	200 FEET
SETBACKS:	
FRONT	30 FEET
SIDE	15 FEET
REAR	20 FEET
SHAPE FACTOR $SF = \frac{(PERIMETER)^2}{LOT\ AREA}$	≤22

LEGEND

EXISTING FENCE
(F) FOUND
H/F HOW OR FORMERLY
UTILITY POLE
OVERHEAD WIRES

OWNERS:

Varney Brothers Sand & Gravel, Inc.
&
DMJ Concrete Corp.
&
SAK Realty

PREPARED FOR:

Lou Petrozzi
Wall Street
Development Corp.
2 Warthin Circle
Norwood, MA 02062

TITLE:

Preliminary Open Space Plan
Off
Blackstone Street
In
Bellingham, MA 02019

PREPARED BY:

ALLEN ENGINEERING & ASSOCIATES, INC.
Civil Engineers - Surveyors
Land Development Consultants
140 Hartford Avenue East
Hopedale, Ma 01747
(508) 381-3212 • Phone
www.allen-ea.com

SCALE: 1"=200 FEET

DATE: April 9, 2024

REVISIONS

DATE	DESCRIPTION	BY

JOB NO: 00454

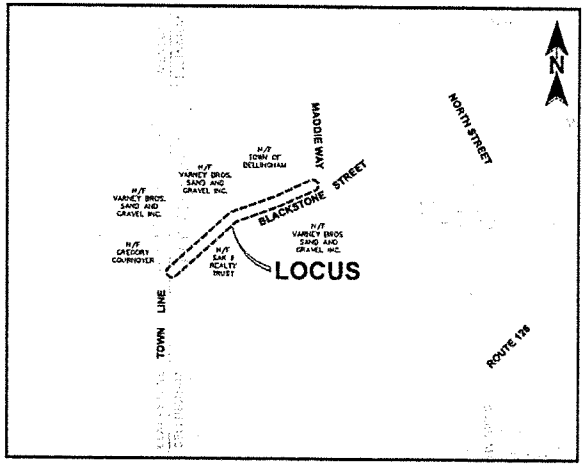
SHEET: 1 OF 1

Blackstone Street Improvements

in

Bellingham, Massachusetts

PLAN INDEX	
TITLE	SHEET
COVER SHEET	C-1
SITE INDEX PLAN (1"=100')	C-2
EXISTING CONDITIONS PLANS (1"=40')	C-3-C4
PLAN AND PROFILES (1"=30')	C5-C7
STORMWATER BASINS (1=40')	C8-C9
CONSTRUCTION DETAILS	C10-C11



LOCUS MAP
1"=800'

PREPARED BY:

ALLEN ENGINEERING
& ASSOCIATES, INC.
Civil Engineers · Surveyors
Land Development Consultants
140 Hartford Avenue East
Hopedale, Ma 01747
(508) 381-3212 · www.allen-ea.com

February 14, 2025

Revisions			
NO.	DATE	DESCRIPTION	BY

Owners:

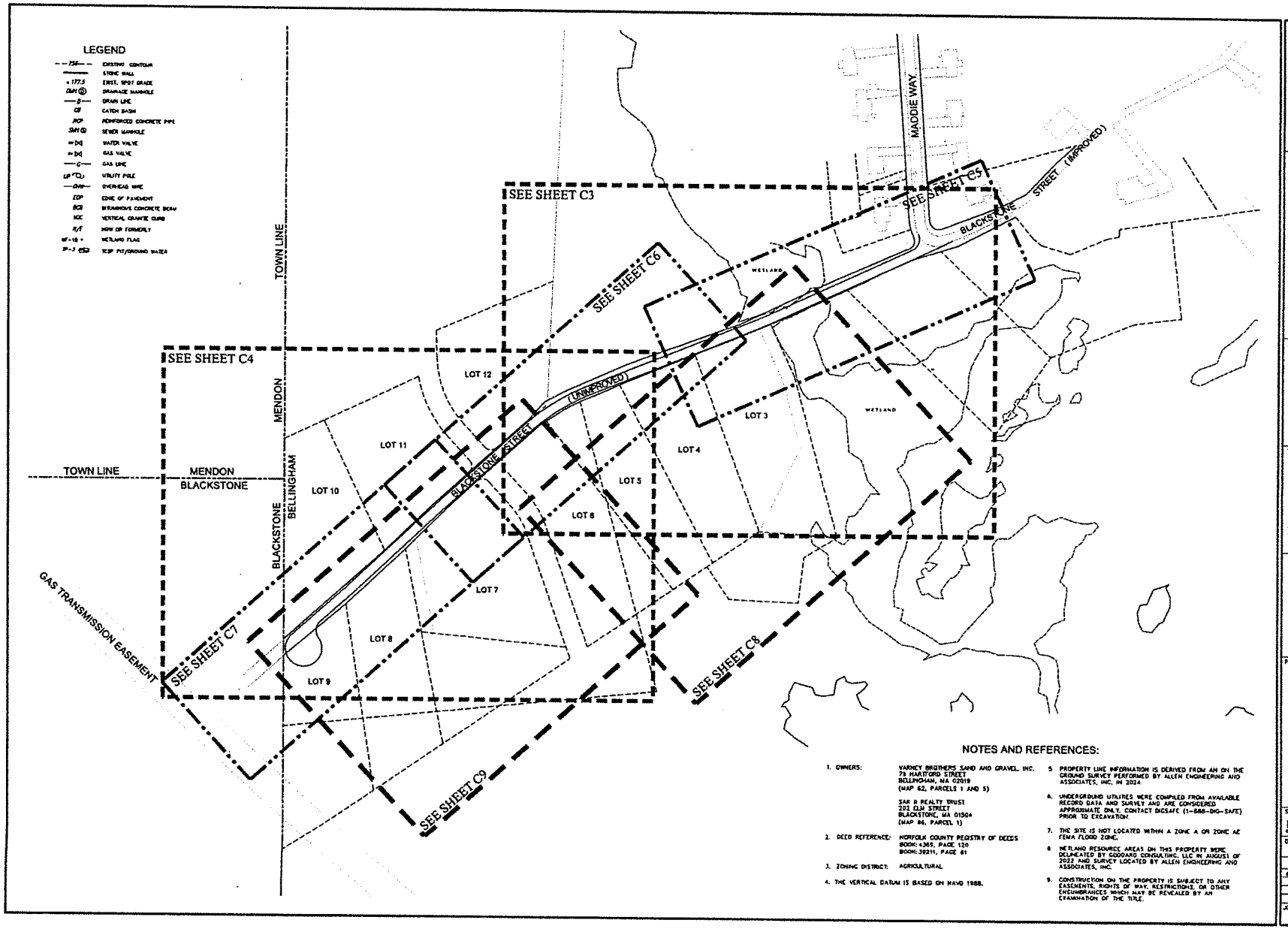
Varney Bros Sand
and Gravel, Inc.
79 Hartford Street
Bellingham, MA 02019
(Map 62, Parcels 1 and 5)

SAK II Realty Trust
202 Elm Street
Blackstone, MA 01504
(Map 66, Parcel 1)

Proponent:

Wall Street
Development Corp.
P.O. Box 272
Westwood, MA 02090

JOB NO: 00454 | SHEET: C-1



NOTES AND REFERENCES:

1. OWNERS: VARNEY BROTHERS SAND AND GRAVEL, INC. 79 HARTFORD STREET BELLINGHAM, MA 02019 (MAP 62, PARCELS 1 AND 5)
   SAK II REALTY TRUST 202 ELM STREET BLACKSTONE, MA 01504 (MAP 86, PARCEL 1)
2. DEED REFERENCE: NORFOLK COUNTY REGISTRY OF DEEDS BOOK: 4369, PAGE 120 BOOK: 39211, PAGE 81
3. ZONING DISTRICT: AGRICULTURAL
4. THE VERTICAL DATUM IS BASED ON NAVD 1988.
5. PROPERTY LINE INFORMATION IS DERIVED FROM AN ON THE GROUND SURVEY PERFORMED BY ALLEN ENGINEERING AND ASSOCIATES, INC. IN 2024.
6. UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD DATA AND SURVEY AND ARE CONSIDERED APPROXIMATE ONLY. CONTACT DIGSAFE (1-888-DIG-SAFE) PRIOR TO EXCAVATION.
7. THE SITE IS NOT LOCATED WITHIN A ZONE A OR ZONE AE FEMA FLOOD ZONE.
8. WETLAND RESOURCE AREAS ON THIS PROPERTY WERE DELINEATED BY GOODARD CONSULTING, LLC IN AUGUST OF 2022 AND SURVEY LOCATED BY ALLEN ENGINEERING AND ASSOCIATES, INC.
9. CONSTRUCTION ON THE PROPERTY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

OWNERS:

Varney Bros Sand and Gravel, Inc.
79 Hartford Street
Bellingham, MA 02019

SAK II Realty Trust
202 Elm Street
Blackstone, MA 01504

APPLICANT:

Wall Street Development Corp.
P.O. Box 272
Westwood, MA 02090

TITLE:

SITE INDEX MAP
for
Blackstone Street Improvements
North Street/Blackstone Street
Bellingham, MA

PROFESSIONAL ENGINEER

PREPARED BY:

ALLEN ENGINEERING & ASSOCIATES
Civil Engineers · Surveyors
Land Development Consultants
140 Hartford Avenue East
Hopedale, Ma 01747
(508) 381-3212 · www.allen-ea.com

SCALE: 1"=100 FEET

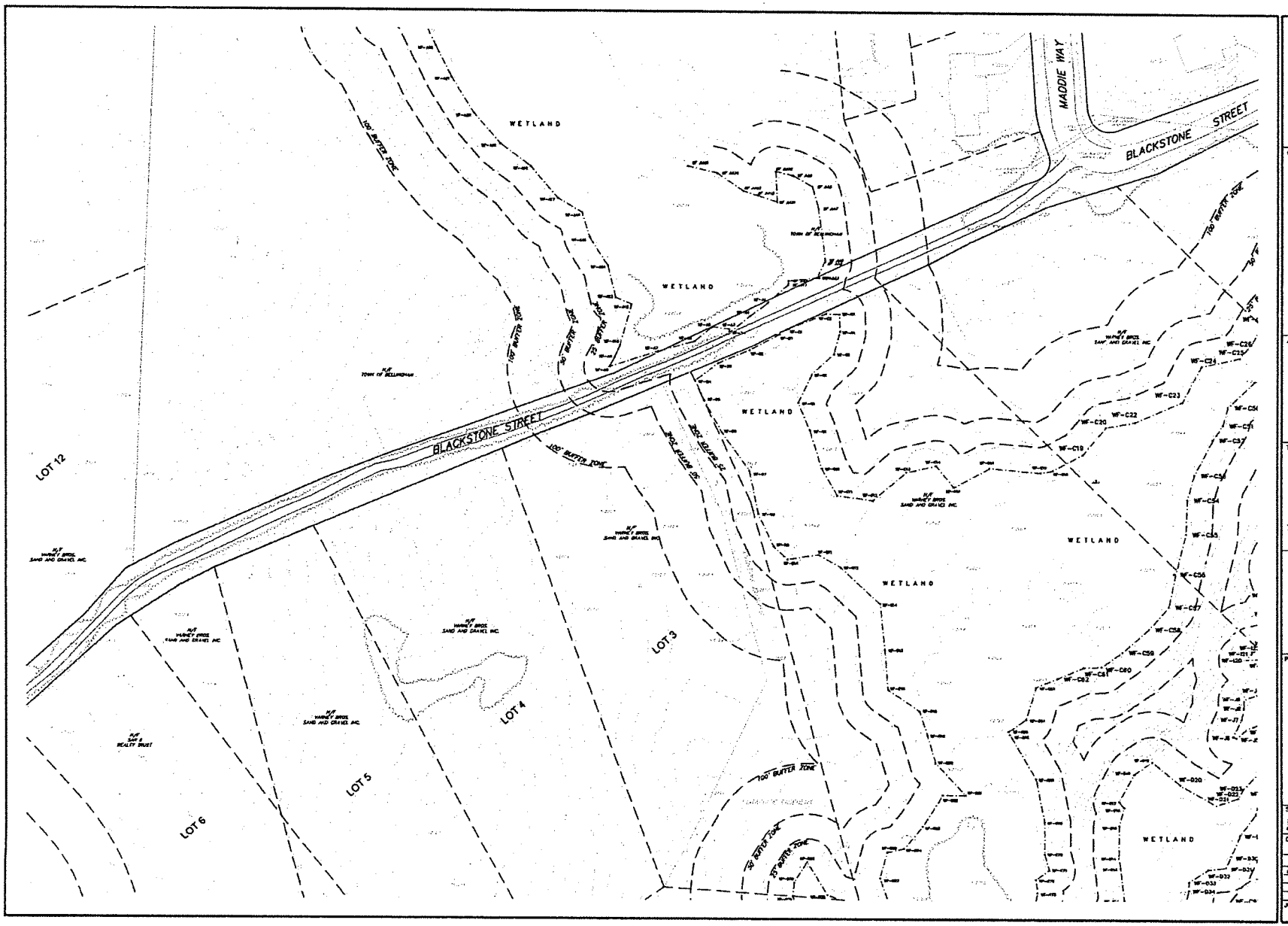
DATE: February 14, 2025

REVISIONS

#	DATE	DESCRIPTION	INIT

JOB NO: 00454

SHEET: C-2



OWNERS:

Varney Bros Sand and Gravel, Inc.
79 Hartford Street
Bellingham, MA 02019

SAK II Realty Trust
202 Elm Street
Blackstone, MA 01504

APPLICANT:

Wall Street Development Corp.
P.O. Box 272
Westwood, MA 02090

TITLE:

EXISTING CONDITIONS
for
Blackstone Street Improvements
North Street/Blackstone Street
Bellingham, MA

PROFESSIONAL LAND SURVEYOR

PREPARED BY:

ALLEN ENGINEERING & ASSOCIATES
Civil Engineers · Surveyors
Land Development Consultants
140 Hartford Avenue East
Hopedale, Ma 01747
(508) 381-3212 · www.allen-ea.com

SCALE: 1"=40' FEET

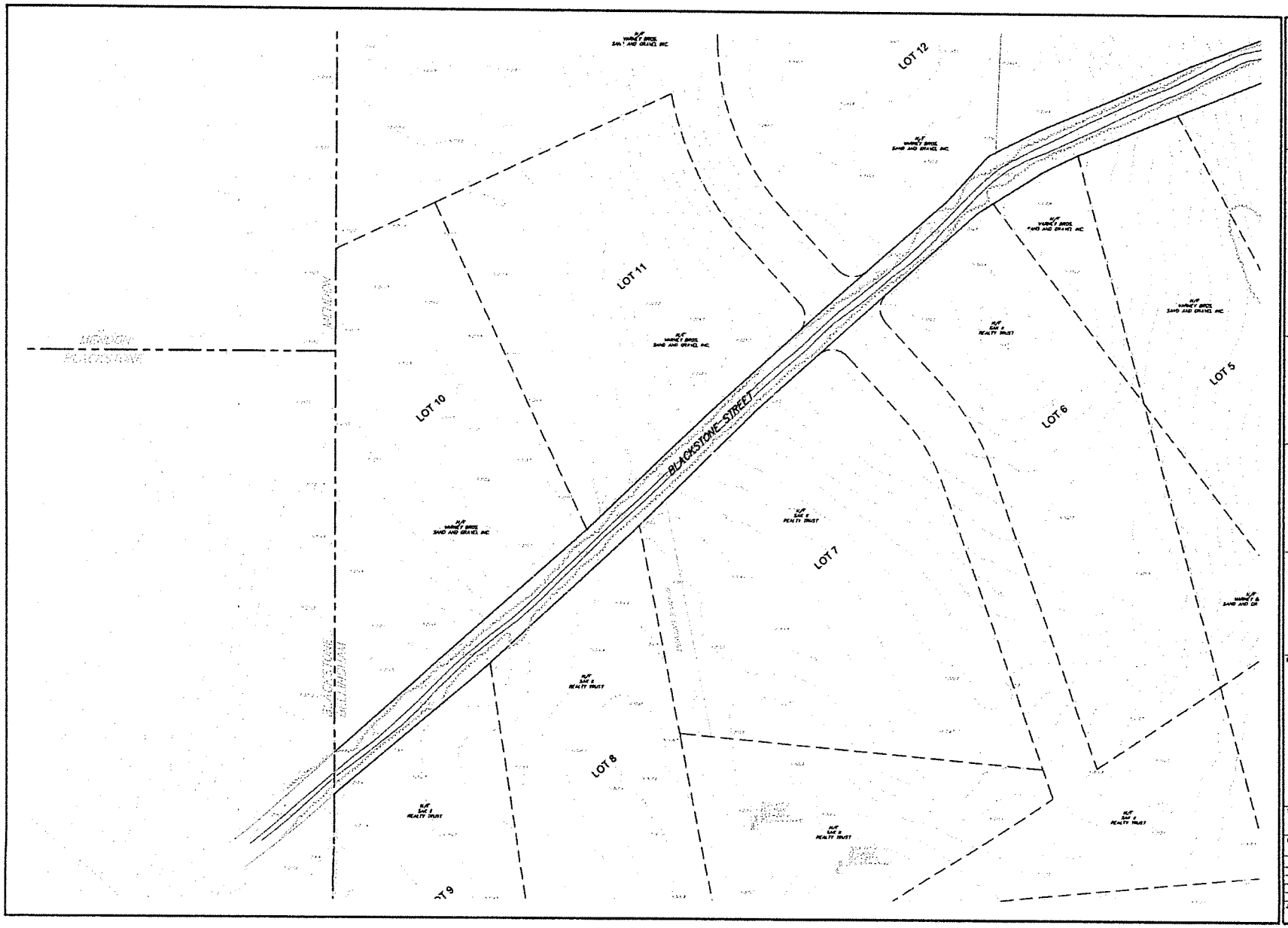
DATE: February 14, 2025

REVISIONS

#	DATE	DESCRIPTION	PBT

JOB NO: 00454

SHEET: C-3



OWNERS:

Varney Bros Sand and Gravel, Inc.
79 Hartford Street
Bellingham, MA 02019

SAK II Realty Trust
202 Elm Street
Blackstone, MA 01504

APPLICANT:

Wall Street Development Corp.
P.O. Box 272
Westwood, MA 02090

TITLE:

EXISTING CONDITIONS
for
Blackstone Street Improvements
North Street/Blackstone Street
Bellingham, MA

PROFESSIONAL LAND SURVEYOR

PREPARED BY:

ALLEN ENGINEERING & ASSOCIATES
Civil Engineers - Surveyors
Land Development Consultants
140 Hanford Avenue East
Hopedale, Ma 01747
(508) 381-3212 - www.allen-ea.com

SCALE: 1" = 40 FEET
0 40 80 120

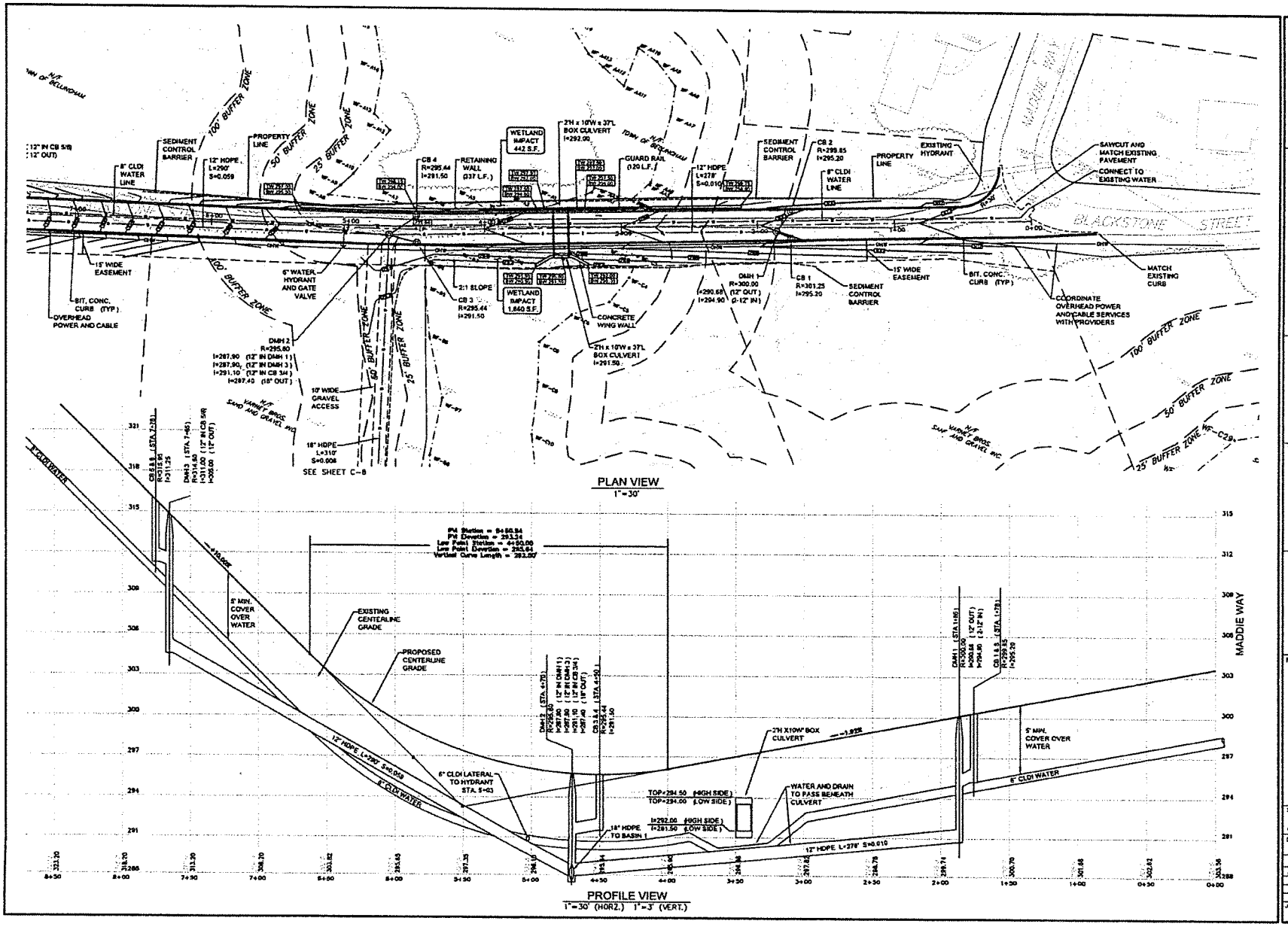
DATE: February 14, 2025

REVISIONS

#	DATE	DESCRIPTION	INIT

JOB NO: 00454

SHEET: C-4



OWNERS:

Varney Bros Sand and Gravel, Inc.
79 Hartford Street
Bellingham, MA 02019

SAK II Realty Trust
202 Elm Street
Blackstone, MA 01504

APPLICANT:

Wall Street Development Corp.
P.O. Box 272
Westwood, MA 02090

TITLE:

PLAN AND PROFILE
for
Preliminary Subdivision Plan
North Street/Blackstone Street
Bellingham, MA

PROFESSIONAL ENGINEER

PREPARED BY:

ALLEN ENGINEERING & ASSOCIATES
Civil Engineers - Surveyors
Land Development Consultants
140 Hartford Avenue East
Hopedale, Ma 01747
(508) 381-1212 · www.allen-ea.com

SCALE: 1"=30' FEET

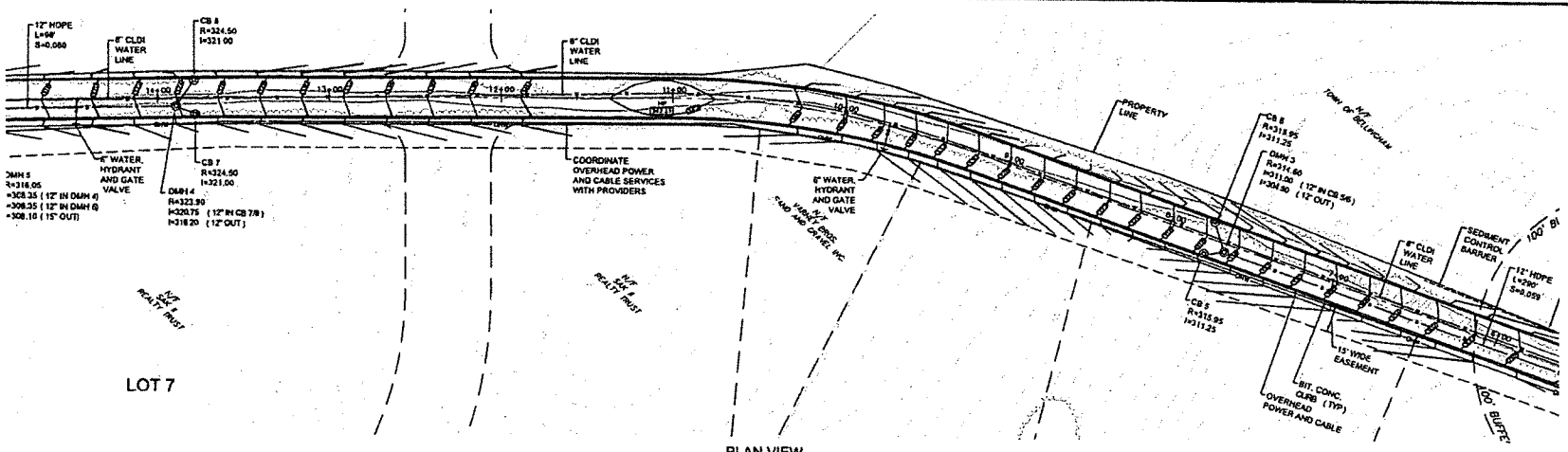
DATE: February 14, 2025

REVISIONS

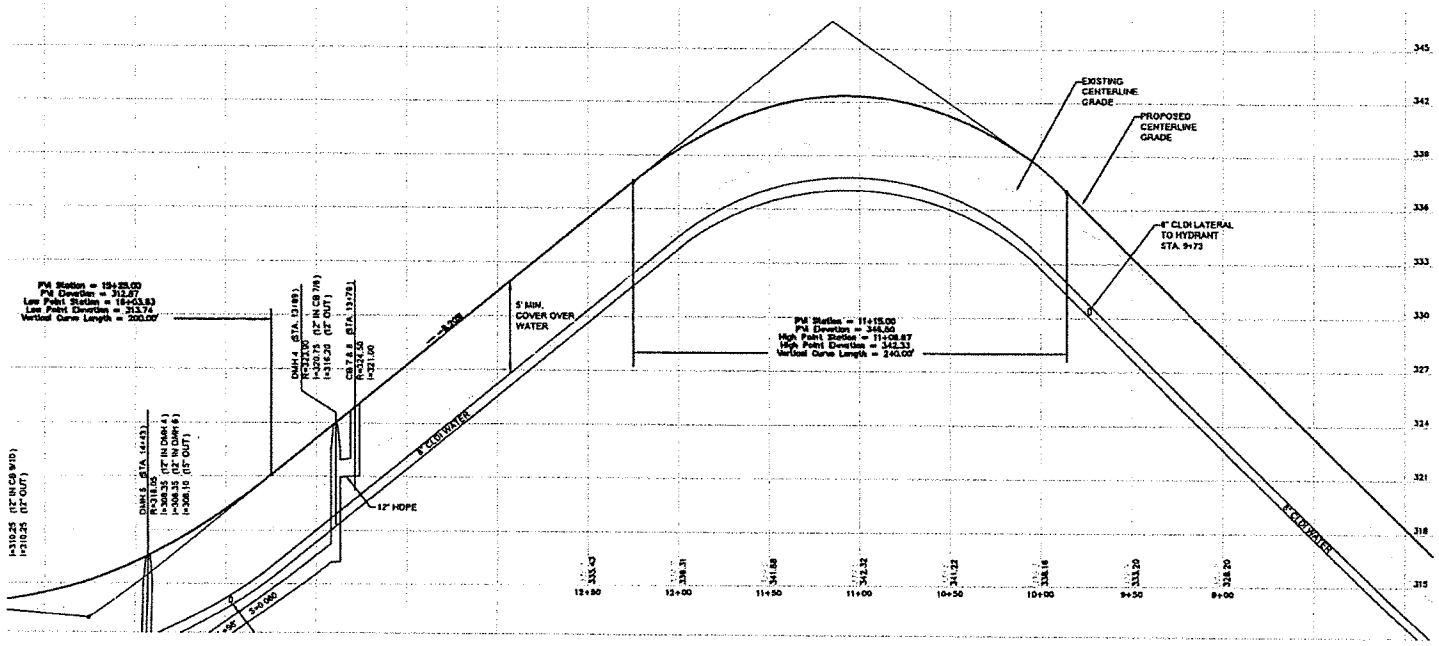
#	DATE	DESCRIPTION	INIT

JOB NO: 00454

SHEET: C-5



PLAN VIEW
1"=30'



PROFILE VIEW
1"=30' (HORZ.) 1"=3' (VERT.)

OWNERS:

Varney Bros Sand and Gravel, Inc.
79 Hartford Street
Bellingham, MA 02019

SAK II Realty Trust
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Blackstone, MA 01504

APPLICANT:

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PLAN AND PROFILE
for
Preliminary Subdivision Plan
North Street/Blackstone Street
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PROFESSIONAL ENGINEER

PREPARED BY:

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Civil Engineers - Surveyors
Land Development Consultants
140 Hartford Avenue East
Hopedale, Ma 01747
(508) 381-3212 • www.allen-ea.com

SCALE: 1"=30 FEET
0 30 60 90

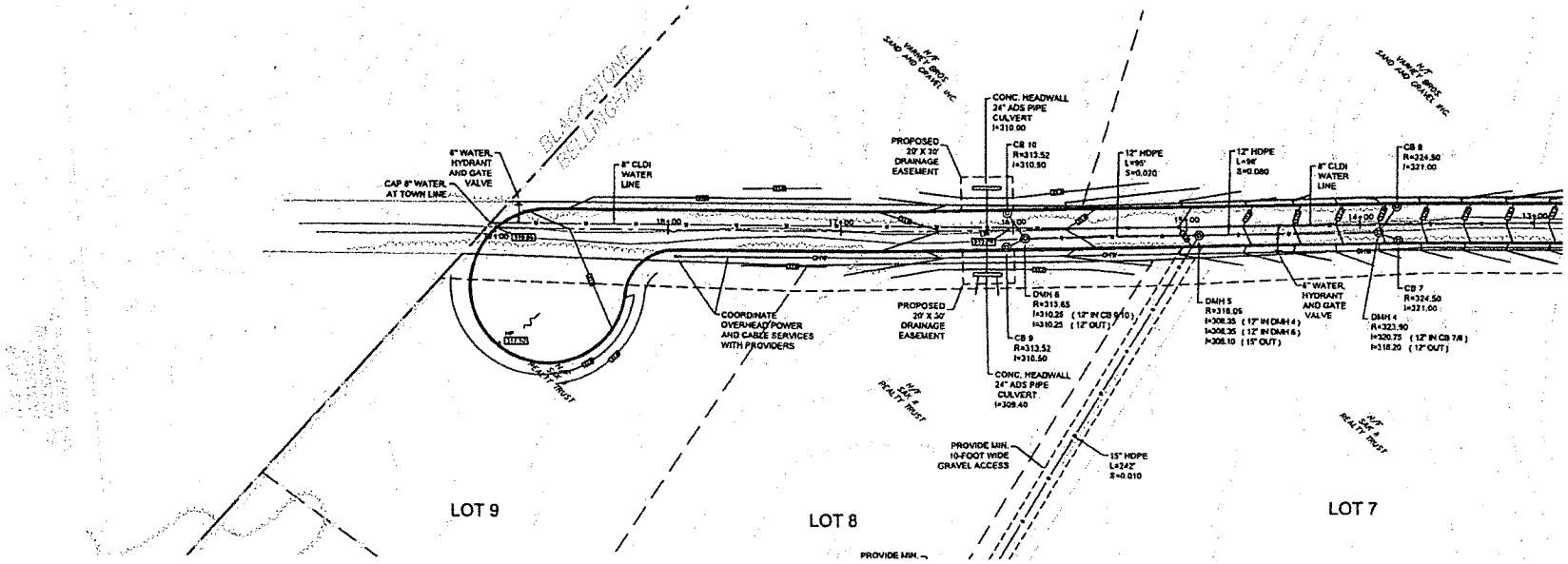
DATE: February 14, 2025

REVISIONS

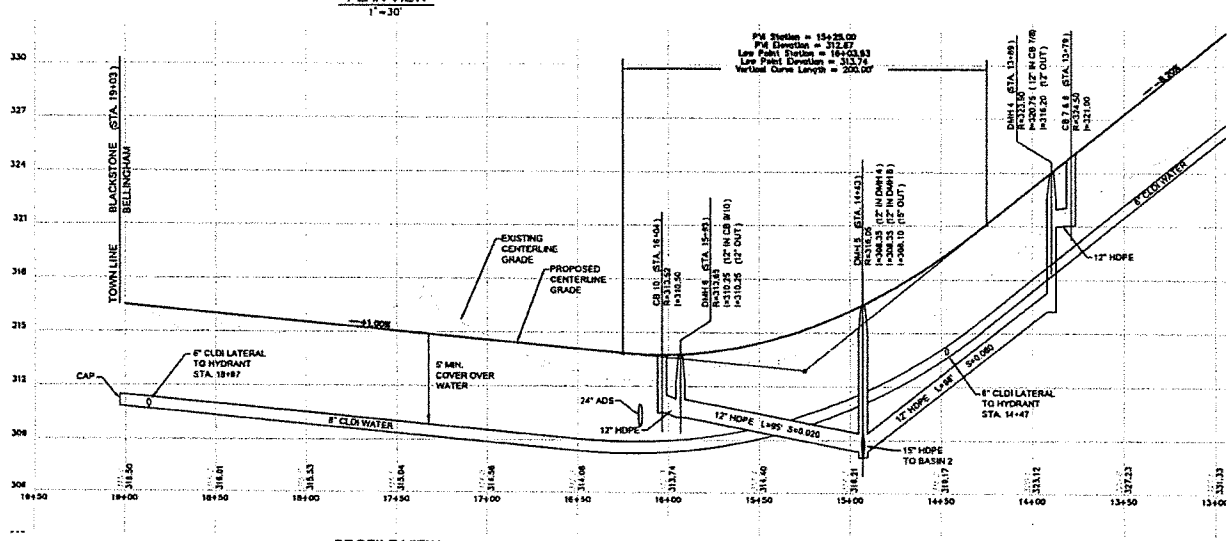
#	DATE	DESCRIPTION	INIT

JOB NO: 00454

SHEET: C-6



PLAN VIEW
1"=30'



PROFILE VIEW
1"=30' (HORZ.) 1"=3' (VERT.)

OWNERS:

Varney Bros Sand and Gravel, Inc.
79 Hartford Street
Bellingham, MA 02019

SAK II Realty Trust
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Blackstone, MA 01504

APPLICANT:

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TITLE:

PLAN AND PROFILE
for
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North Street/Blackstone Street
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PROFESSIONAL ENGINEER

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SCALE: 1"=30 FEET

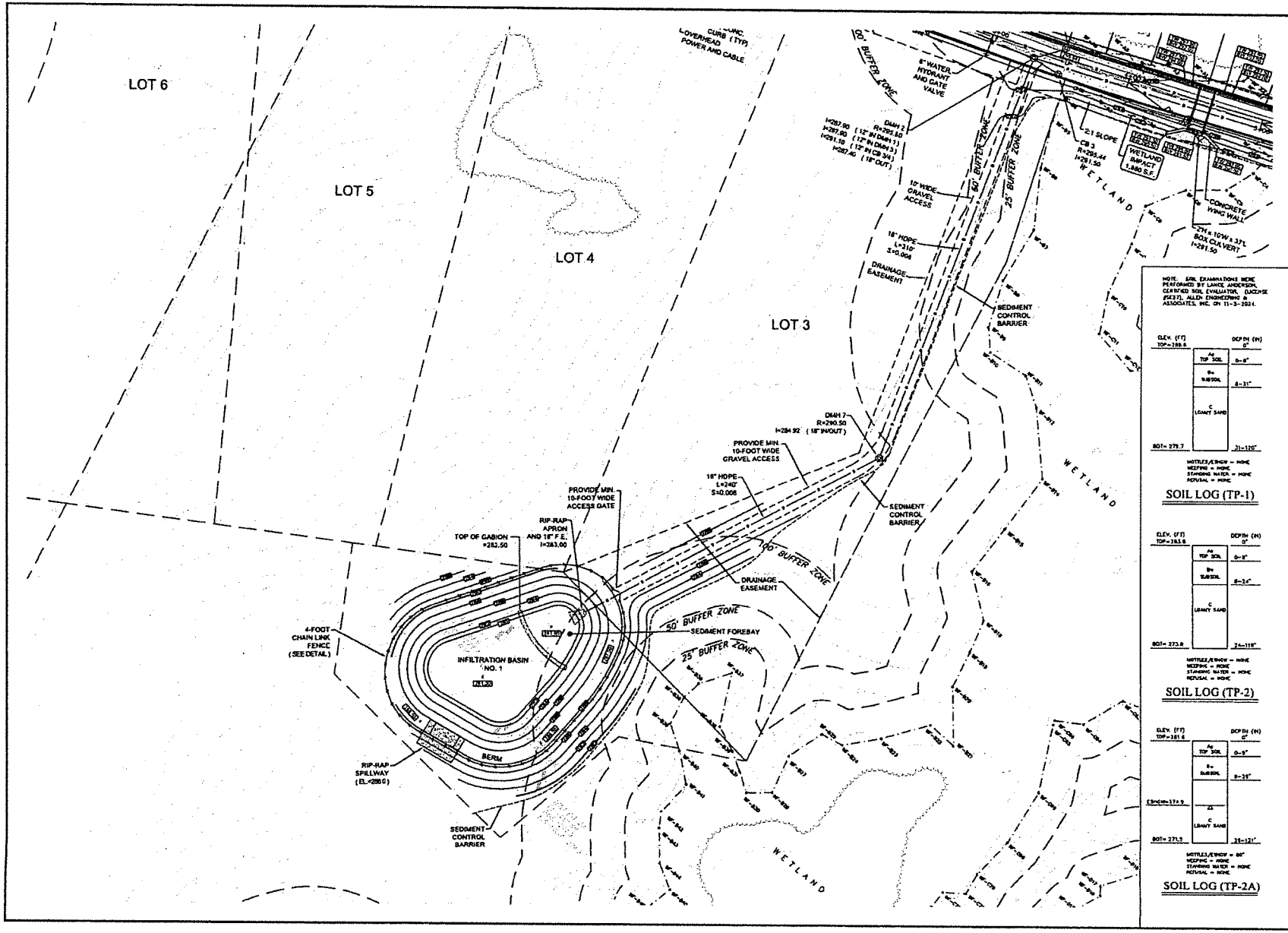
DATE: February 14, 2025

REVISIONS

#	DATE	DESCRIPTION	INIT

JOB NO: 00454

SHEET: C-7



NOTE: SOIL EXAMINATIONS WERE PERFORMED BY LANCE ANDERSON, CERTIFIED SOIL EVALUATOR, (LICENSE #SE27), ALLEN ENGINEERING & ASSOCIATES, INC. ON 11-3-2021.

ELEV. (FT) TOP=288.8		DEPTH (IN) 0"
	Ap TOP SOIL	0-8"
	Bw SUBSOIL	8-31"
	C LOAMY SAND	
BOT= 279.7		31-120"

MOTTLES/EZ-HIGH = NONE
WEEPING = NONE
STANDING WATER = NONE
REFUSAL = NONE

SOIL LOG (TP-1)

ELEV. (FT) TOP=283.6		DEPTH (IN) 0"
	Ap TOP SOIL	0-8"
	Bw SUBSOIL	8-24"
	C LOAMY SAND	
BOT= 273.8		24-119"

MOTTLES/EZ-HIGH = NONE
WEEPING = NONE
STANDING WATER = NONE
REFUSAL = NONE

SOIL LOG (TP-2)

ELEV. (FT) TOP=281.6		DEPTH (IN) 0"
	Ap TOP SOIL	0-8"
	Bw SUBSOIL	8-25"
EZ-HIGH=17.4.9	Zz	
	C LOAMY SAND	
BOT= 271.9		25-121"

MOTTLES/EZ-HIGH = 86"
WEEPING = NONE
STANDING WATER = NONE
REFUSAL = NONE

SOIL LOG (TP-2A)

OWNERS:

Varney Bros Sand and Gravel, Inc.
79 Hartford Street
Bellingham, MA 02019

SAK II Realty Trust
202 Elm Street
Blackstone, MA 01504

APPLICANT:

Wall Street Development Corp.
P.O. Box 272
Westwood, MA 02090

TITLE:

STORMWATER BASIN NO. 1
for
Blackstone Street Improvements
North Street/Blackstone Street
Bellingham, MA

PROFESSIONAL ENGINEER

PREPARED BY:

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Civil Engineers · Surveyors
Land Development Consultants
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(508) 381-3212 · www.allen-ea.com

SCALE: 1"=30 FEET

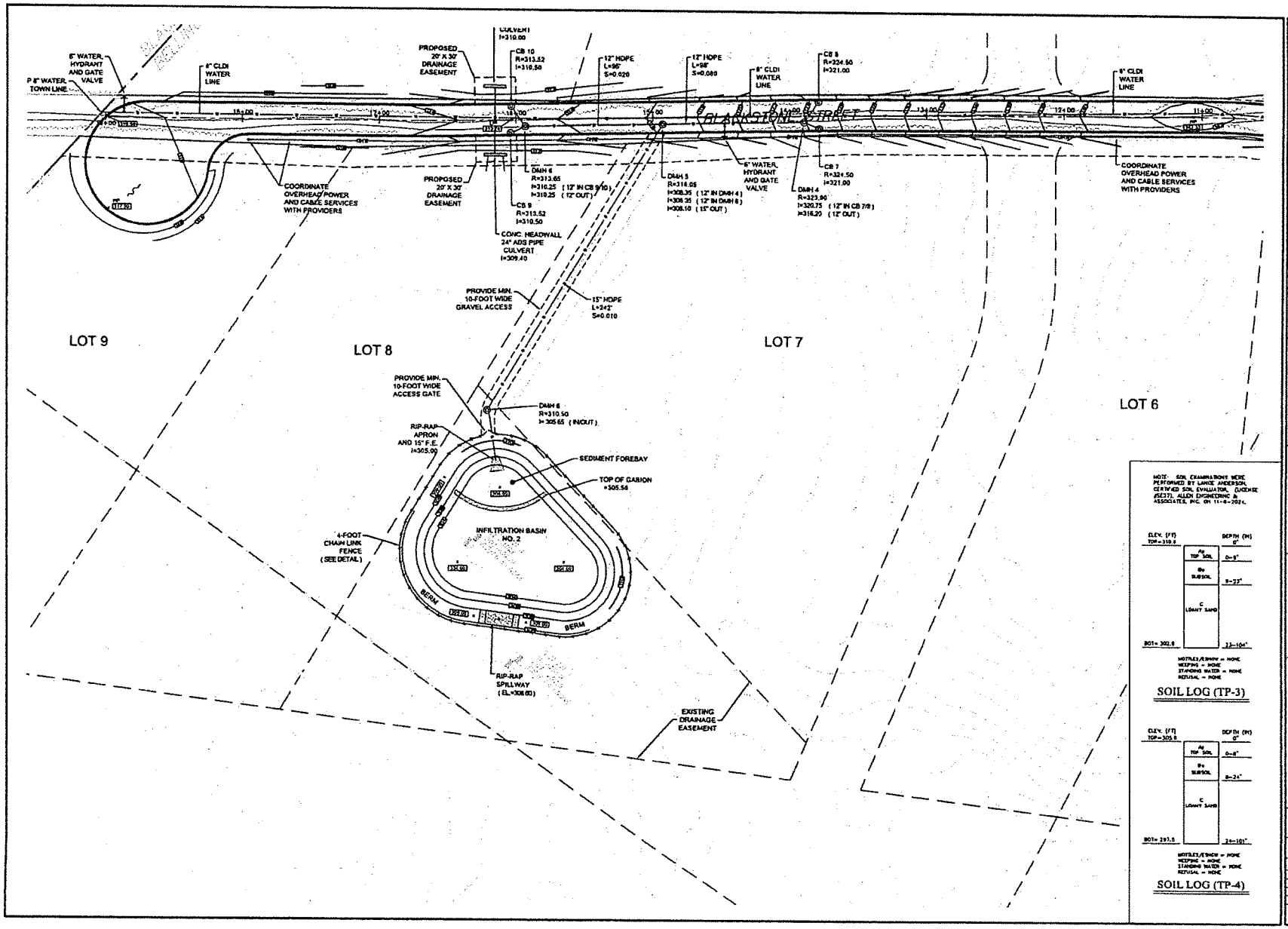
DATE: February 14, 2025

REVISIONS

#	DATE	DESCRIPTION	INIT

JOB NO: 00454

SHEET: C-8



OWNERS:

Varney Bros Sand and Gravel, Inc.
79 Hartford Street
Bellingham, MA 02019

SAK II Realty Trust
202 Elm Street
Blackstone, MA 01504

APPLICANT:

Wall Street Development Corp.
P.O. Box 272
Westwood, MA 02090

TITLE:

STORMWATER BASIN NO. 2
for
Blackstone Street Improvements
North Street/Blackstone Street
Bellingham, MA

PROFESSIONAL ENGINEER

PREPARED BY:

ALLEN ENGINEERING & ASSOCIATES
Civil Engineers · Surveyors
Land Development Consultants
140 Hartford Avenue East
Hopedale, Ma 01747
(508) 381-1212 · www.allen-ea.com

SCALE: 1"=30 FEET
0 30 60 90

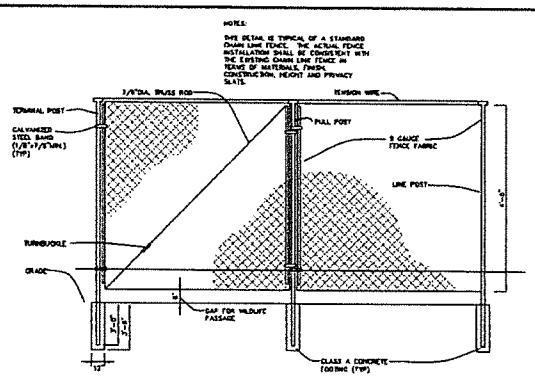
DATE: February 14, 2025

REVISIONS

#	DATE	DESCRIPTION	SHT

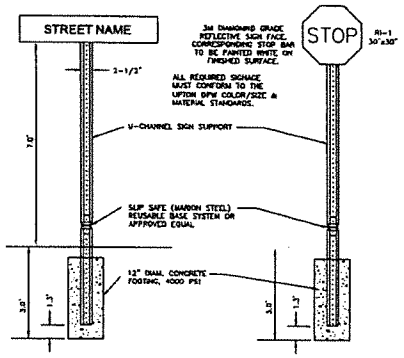
JOB NO: 00454

SHEET: C-9



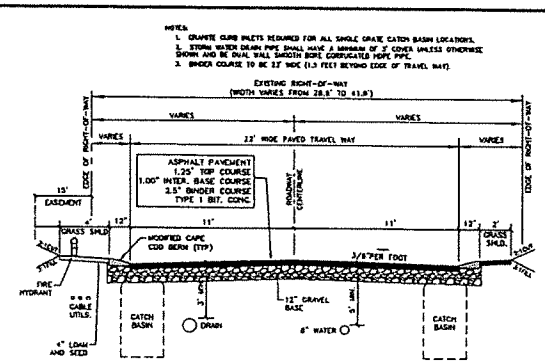
TYPICAL CHAIN LINK FENCE (AT STORMWATER BASINS)

NOT TO SCALE



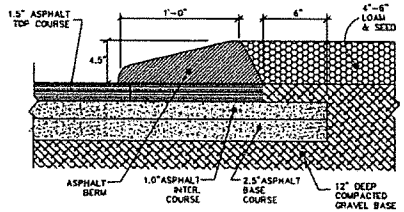
SIGN DETAIL

NOT TO SCALE



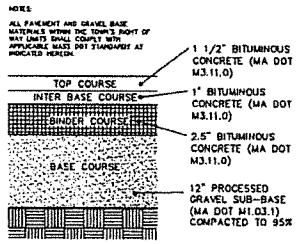
ROADWAY CROSS-SECTION (TYPICAL)

NOT TO SCALE



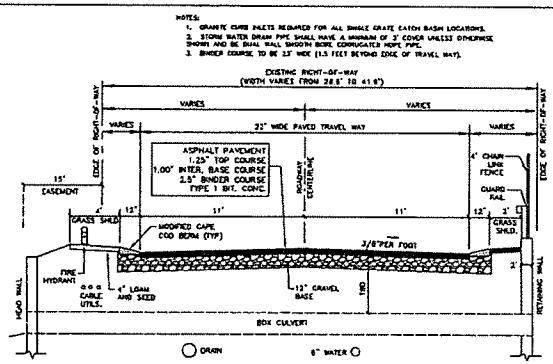
MODIFIED CAPE COD BERM

NOT TO SCALE



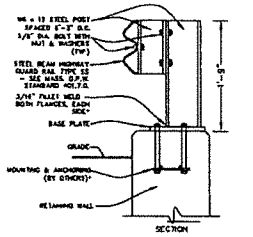
TYPICAL PAVING SECTION

NOT TO SCALE



ROADWAY CROSS-SECTION (AT WETLAND)

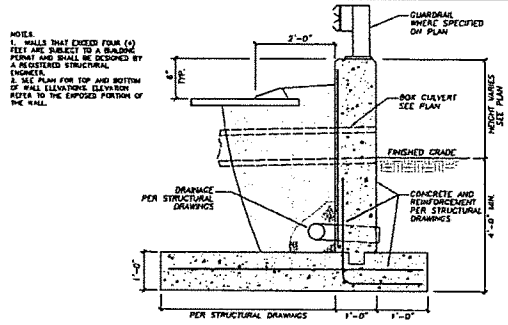
NOT TO SCALE



NOTE: MOUNTING AND ANCHORING SYSTEM TO BE DESIGNED BY THE WALL DESIGNER/STRUCTURAL ENGINEER.

WALL MOUNTED STEEL GUIDE RAIL

NOT TO SCALE



TYPICAL CONCRETE RETAINING WALL

NOT TO SCALE

OWNERS:

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79 Hartford Street
Bellingham, MA 02019

SAK II Realty Trust
202 Elm Street
Blackstone, MA 01504

APPLICANT:

Wall Street Development Corp.
P.O. Box 272
Westwood, MA 02090

TITLE:

CONSTRUCTION DETAILS

for

Blackstone Street Improvements

North Street/Blackstone Street

Bellingham, MA

PROFESSIONAL ENGINEER

PREPARED BY:

ALLEN ENGINEERING & ASSOCIATES

Civil Engineers · Surveyors
Land Development Consultants

140 Hartford Avenue East
Hopedale, Ma 01747
(508) 381-1212 · www.allen-ea.com

SCALE:

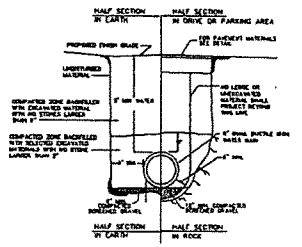
DATE: February 14, 2025

REVISIONS

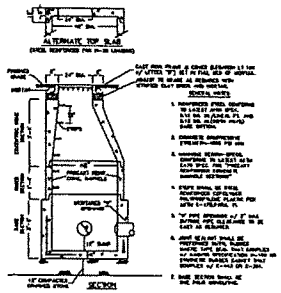
#	DATE	DESCRIPTION	INIT

JOB NO: 00454

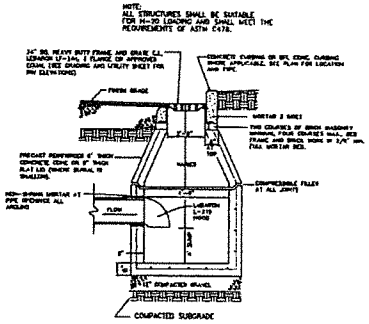
SHEET: C-10



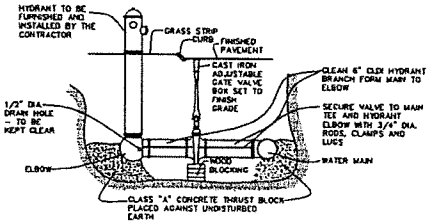
TYPICAL TRENCH DETAIL FOR WATER PIPE
NOT TO SCALE



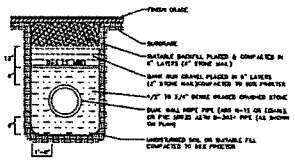
48" DIAMETER PRECAST DRAIN MANHOLE FOR PIPE DIAMETERS UP TO 24"
NOT TO SCALE



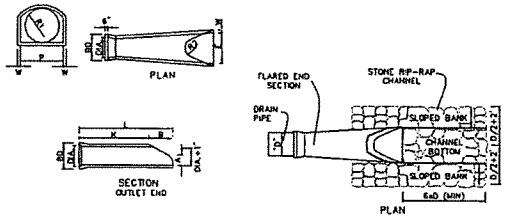
TYPICAL PRECAST CONCRETE CATCH BASIN
NOT TO SCALE



TYPICAL HYDRANT
NOT TO SCALE



PVC/HDPE PIPE TRENCH
NOT TO SCALE



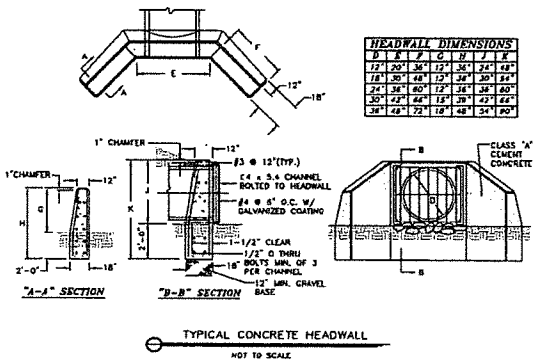
NOTES:

1. FILTER MATERIAL BENEATH RIP-RAP UNLESS BANK IS OF GRAVEL & COURSE SAND MIX (5" MIN. THICKNESS).
2. MIN. STONE WEIGHT = 50LBS. MAX. STONE WEIGHT = 125LBS.
3. 75% OF TOTAL STONE VOLUME TO BE MIN. 75LBS. STONE.
4. SEE M.D.P.W. STANDARDS M2.02.3.
5. MIN. DEPTH OF RIP RAP TO BE 18".

FLARED END SECTION DIMENSION SCHEDULE

DIA.	W	A	B	C	D	E	BD	K	L	P	DIA+1"	R1	R2	S	G	SLOPE
12"	2"	4"	2'-0"	4'-7/8"	8'-1-3/8"	2'-0"	20"	4'-6-1/8"	6'-8-1/8"	19-13/14"	13"	10-1/8"	9"	4"	2.5"	3:1
18"	2"	6"	2'-0"	4'-7/8"	8'-1-3/8"	2'-0"	20"	4'-6-1/8"	6'-8-1/8"	19-13/14"	19"	16-1/8"	12"	4"	2.5"	3:1
24"	2"	8"	3'-0"	4'-7/8"	8'-1-3/8"	2'-0"	20"	4'-6-1/8"	7'-8-1/8"	19-13/14"	25"	20-1/8"	18"	4"	2.5"	3:1

FLARED END SECTION
NOT TO SCALE



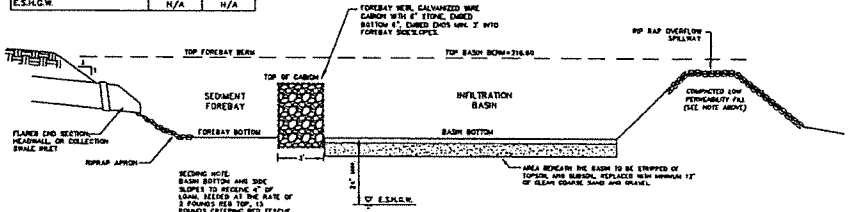
HEADWALL DIMENSIONS						
D	A	F	C	H	J	K
12"	20"	36"	12"	36"	24"	48"
18"	30"	48"	12"	36"	30"	54"
24"	36"	60"	12"	36"	38"	60"
30"	42"	66"	12"	39"	42"	66"
36"	48"	72"	12"	48"	54"	90"

TYPICAL CONCRETE HEADWALL
NOT TO SCALE

BASIN ELEVATION SCHEDULE

	BASIN #1	BASIN #2
TOP OF BERM	288.50	308.00
RIP-RAP OVERFLOW SPILLWAY	288.00	308.60
TOP OF GABION	282.50	305.50
BOTTOM OF FOREBAY/BASIN	281.00	304.00
E.S.H.G.W.	N/A	N/A

BERM NOTE:
COMPACTED LOW PERMEABILITY FILL MATERIAL SHALL BE WELL GRADED, SILTY, GRAVELLY SAND WITH A MINIMUM OF 15% PASSING SIEVE #200. FILL SHALL BE FREE OF STONES GREATER THAN 6" IN DIA., ORGANIC MATTER, CONSTRUCTION DEBRIS, SNOW OR FROZEN SOIL. MATERIAL SHALL BE PLACED AND COMPACTED IN LIFTS NOT EXCEEDING 8" IN DEPTH. COMPACTION SHALL BE ACHIEVED BY CONSTRUCTING PASSES WITH HEAVY EQUIPMENT AND APPROPRIATE COMPACTORS. MINIMUM DEGREE OF COMPACTION SHALL BE 95% OF MAXIMUM DRY DENSITY AS SPECIFIED BY A.S.T.M. D1557C. PROVIDE ANTI-SEEPAGE COLLAR AROUND DRAIN PIPE PENETRATIONS IN BERM.



STORMWATER COLLECTION AND INFILTRATION BASIN
NOT TO SCALE

OWNERS:

Varney Bros Sand and Gravel, Inc.
79 Hanford Street
Bellingham, MA 02019

SAK II Realty Trust
202 Elm Street
Blackstone, MA 01504

APPLICANT:

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PROFESSIONAL ENGINEER

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(508) 381-3212 · www.allen-ea.com

SCALE:

DATE: February 14, 2025

REVISIONS

#	DATE	DESCRIPTION	INIT

JOB NO: 00454

SHEET: C-11

Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 2 – Determination of Applicability

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

Bellingham
Municipality

A. General Information

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

From:

Bellingham
Conservation Commission

To: Applicant

Louis Petrozzi/ Wall Street Development Corp.
Name

P.O. Box 272
Mailing Address

Westwood | MA | 02090
City/Town | State | Zip Code

617-922-8700
Phone Number

alou@wallstreetdevelopment.com
Email Address

Property Owner (if different from applicant):

(1) Rosenfeld Concrete Corp. and (2) Varney Bros. Sand & Gravel, Inc.
Name

(1) 100 North Washington Stree, 2nd Floor and (2) 79 Hartford Street
Mailing Address

(1) Boston 2) Bellingham | MA | (1) 02114 and (2) 0201
City/Town | State | Zip Code

Phone Number

Email Address (if known)

1. Project Location:

Blackstone Street
Street Address

Bellingham
City/Town

How to find Latitude and Longitude

Latitude (Decimal Degrees Format with 5 digits after decimal e.g. XX.XXXXX)

Longitude (Decimal Degrees Format with 5 digits after decimal e.g. -XX.XXXXX)

and how to convert to decimal degrees

62-01, 62-05 & 66-01
Assessors Map/Plat Number

Parcel/Lot Number

2. Date Request Filed:

11/26/2024

B. Determination

Pursuant to the authority of M.G.L. c. 131, § 40, the Conservation Commission considered your Request for Determination of Applicability, with its supporting documentation, and made the following Determination.

Project Description (if applicable):

The applicant requests to determine the status of a stream, known as Quick Stream, shown on the USGS topographic map as a perennial stream on the above referenced properties. Based on the persistent, non-flowing conditions recorded during the month of September 2024 the applicant requests the stream be determined intermittent and therefore, not subject to the Riverfront Regulation.

Title and Date (or Revised Date if applicable) of Final Plans and Other Documents:

Title	Date
Perennial Stream Determination - Report by Goddard Consulting pg 1-18	11/18/2024
Overcoming Perennial Stream Status - Report by EcoTec, Inc.	7/27/2012

B. Determination (cont.)

The following Determination(s) is/are applicable to the proposed site and/or project relative to the Wetlands Protection Act and regulations:

Positive Determination
Note: No work within the jurisdiction of the Wetlands Protection Act may proceed until a final Order of Conditions (issued following submittal of a Notice of Intent or Abbreviated Notice of Intent) has been received from the issuing authority (i.e., Conservation Commission or the Department of Environmental Protection).

☐ 1. The area described on the referenced plan(s) is an area subject to jurisdiction under the Act. Removing, filling, dredging, or altering of the area requires the filing of a Notice of Intent.

☒ 2a. The boundary delineations of the following resource areas described on the referenced plan(s) are confirmed as accurate. Therefore, the resource area boundaries confirmed in this Determination are binding as to all decisions rendered pursuant to the Wetlands Protection Act and its regulations regarding such boundaries for as long as this Determination is valid.

This determination confirms there is no Riverfront Area associated with the stream, known as Quick Stream, within the subject property. This determination makes no determination of down gradient sections of stream.

☒ 2b. The boundaries of Wetlands Resource Area(s) and Buffer Zone(s) listed below are not confirmed by this Determination, regardless of whether such boundaries are contained on the plans attached to this Determination or to the Request for Determination.

The resource area boundaries on site including Bank, Bordering Vegetated Wetlands (BVW), Land Subject to Flooding and their respective buffer zones are not confirmed by this determination.

☐ 3. The work described on referenced plan(s) and document(s) is within an area subject to jurisdiction under the Act and will remove, fill, dredge, or alter that area. Therefore, said work requires the filing of a Notice of Intent.

☐ 4. The work described on referenced plan(s) and document(s) is within the Buffer Zone and will alter an Area subject to jurisdiction under the Act. Therefore, said work requires the filing of a Notice of Intent

☐ 5. The area and/or work described on referenced plan(s) and document(s) is subject to review and approval by:

_____
Name of Municipality

Pursuant to the following municipal wetland ordinance or bylaw:

_____ _____
Name Ordinance or Bylaw Citation

B. Determination (cont.)

☐ 6. The following area and/or work, if any, is subject to a municipal ordinance or bylaw but not subject to the Massachusetts Wetlands Protection Act:

☐ 7. If a Notice of Intent is filed for the work in the Riverfront Area described on referenced plan(s) and document(s), which includes all or part of the work described in the Request, the applicant must consider the following alternatives. (Refer to the wetland regulations at 10.58(4)(c) 2. for more information about the scope of alternatives requirements):

☐ Alternatives limited to the lot on which the project is located.

☐ Alternatives limited to the lot on which the project is located, the subdivided lots, and any adjacent lots formerly or presently owned by the same owner.

☐ Alternatives limited to the original parcel on which the project is located, the subdivided parcels, any adjacent parcels, and any other land which can reasonably be obtained within the municipality.

☐ Alternatives extend to any sites which can reasonably be obtained within the appropriate region of the state.

Negative Determination

Note: No further action under the Wetlands Protection Act is required by the applicant. However, if the Department is requested to issue a Superseding Determination of Applicability, work may not proceed on this project unless the Department fails to act on such request within 35 days of the date the request is post-marked for certified mail or hand delivered to the Department. Work may then proceed at the owner's risk only upon notice to the Department and to the Conservation Commission. Requirements for requests for Superseding Determinations are listed at the end of this document.

☐ 1. The area described in the Request is not an area subject to jurisdiction under the Act or the Buffer Zone.

☐ 2. The work described in the Request is within an area subject to jurisdiction under the Act, but will not remove, fill, dredge, or alter that area. Therefore, said work does not require the filing of a Notice of Intent.

☐ 3. The work described in the Request is within the Buffer Zone, as defined in the regulations, but will not alter an Area subject to jurisdiction under the Act. Therefore, said work does not require the filing of a Notice of Intent, subject to the following conditions (if any).

☐ 4. The work described in the Request is not within an Area subject to jurisdiction under the Act (including the Buffer Zone). Therefore, said work does not require the filing of a Notice of Intent, unless and until said work alters an Area subject to jurisdiction under the Act.

B. Determination (cont.)

☐ 5. The area described in the Request is subject to jurisdiction under the Act. Since the work described therein meets the requirements for the following exemption, as specified in the Act and the regulations, no Notice of Intent is required:

Exempt Activity (site applicable statutory/regulatory provisions)

☒ 6. The area and/or work described in the Request is not subject to additional review and approval by:

Bellingham
Name of Municipality

Pursuant to a municipal wetlands' ordinance or bylaw.

Bellingham Wetlands Protection Bylaw — Name
Chapter 247 Wetlands Regulations — Ordinance or Bylaw Citation

C. Authorization

This Determination is issued to the applicant and delivered as follows:

☒ By hand delivery on 1/29/2025
Date

☐ By certified mail, return receipt request on
Date

Certified Mail Number

A copy of this Determination has been sent on the same date, considered the date of issuance, to the appropriate DEP Regional Office and the property owner (if not the applicant) in the manner as follows:

DEP

☒ By eDEP DOA Submittal Platform (Attach this form and supporting documents)

☐ By USPS mail
Date

☐ By hand delivery
Date

Property Owner (If not applicant)

☐ By mail
Date

☐ By hand delivery
Date

C. Authorization (cont.)

This Determination is valid for **three years** from the date of issuance (except Determinations for Vegetation Management Plans which are valid for the duration of the Plan). This Determination does not relieve the applicant from complying with all other applicable federal, state, or local statutes, ordinances, bylaws, or regulations.

This Determination must be signed by a majority of the Conservation Commission. As noted above, a copy must be sent to the appropriate DEP Regional Office (see https://www.mass.gov/service-details/massdep-regional-offices-by-community) and the property owner (if different from the applicant) on the same date that the Applicant is issued this Determination.

Bellingham Conservation Commission
Issuing Authority

Signatures

Signature	Printed Name
	Michael O'Herron
Neal Stanley — dotloop verified 01/29/25 8:52 AM EST N7WQ-UHMP-GJ5C-FGHD	Neal D. Stanley
	Arianne Barton
Steven Kohler — dotloop verified 01/29/25 8:45 AM EST LGH1-2LXY-2JUX-5XJP	Steven Kohler
James Clancy — dotloop verified 01/28/25 7:54 PM EST PDXU-WMRJ-HFUE-1EAR	James Clancy
	Don Coelho
Pamela Francis — dotloop verified 01/29/25 7:02 AM EST UCW9-VVNP-UJ5G-LOFX	Pamela Francis
Hannah Chace	Hannah Chace - Agent

D. Appeals

The applicant, owner, any person aggrieved by this Determination, any owner of land abutting the land upon which the proposed work is to be done, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate Department of Environmental Protection Regional Office (see https://www.mass.gov/service-details/massdep-regional-offices-by-community) to issue a Superseding Determination of Applicability. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and Fee Transmittal Form (see Request for Departmental Action Fee Transmittal Form) as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Determination. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant if he/she is not the appellant. The request shall state clearly and concisely the objections to the Determination which is being appealed. To the extent that the Determination is based on a municipal ordinance or bylaw and not on the Massachusetts Wetlands Protection Act or regulations, the Department of Environmental Protection has no appellate jurisdiction.

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 March 3, 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 March 3, 2025 for the property known as 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.

Louis Petrozzi
Signature

3/3/25
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 Blackstone Street in Bellingham, MA. Said activity includes 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

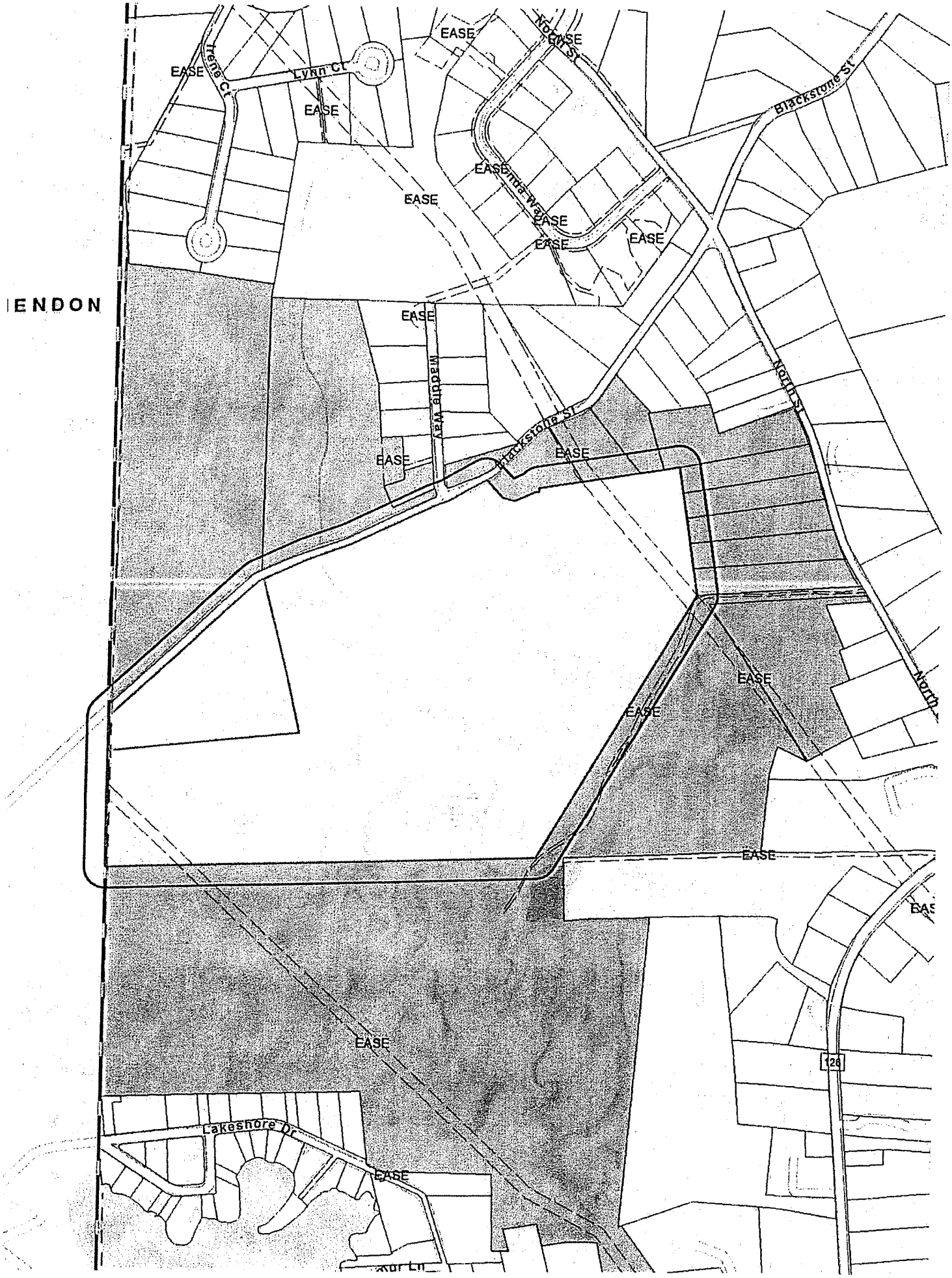
Mailing Address: NORTH STREET REALTY TRUST
STEEVES, THOMAS P, TR
PO BOX 315
MILLBURY, MA 01527

CAI Technologies
www.cai-tech.com
Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

100 feet Abutters List Report

Bellingham, MA
January 21, 2025

Parcel Number:	0063-0003-0000	Mailing Address:	PELLETIER ANDREW J & SUNNY F 58 NORTH ST BELLINGHAM, MA 02019
CAMA Number:	0063-0003-0000		
Property Address:	58 NORTH ST		
Parcel Number:	0063-002D-0000	Mailing Address:	STEEVES THOMAS P PO BOX 315 MILLBURY, MA 01527
CAMA Number:	0063-002D-0000		
Property Address:	54 NORTH ST		
Parcel Number:	0063-002E-0000	Mailing Address:	DEWITT, NEAL A JR + SOM 56 NORTH ST BELLINGHAM, MA 02019
CAMA Number:	0063-002E-0000		
Property Address:	56 NORTH ST		
Parcel Number:	0063-02-A-0000	Mailing Address:	PORRECA EDWARD J & KATHLEEN E KEELER SCOTT F & KRISTEN 46-48 NORTH ST BELLINGHAM, MA 02019
CAMA Number:	0063-02-A-0000		
Property Address:	46 48 NORTH ST		
Parcel Number:	0063-02-B-0000	Mailing Address:	STEEVES, THOMAS P PO BOX 315 MILLBURY, MA 01527
CAMA Number:	0063-02-B-0000		
Property Address:	50 52 NORTH ST		
Parcel Number:	0066-0002-0000	Mailing Address:	D M J CONCRETE CORP PO BOX 9187 BOSTON, MA 02114
CAMA Number:	0066-0002-0000		
Property Address:	BLACKSTONE ST		


ENDON
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Irene Ct
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Blackstone St
North St
Magnolia Way
Blackstone St
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North St
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320 BLACKSTONE ST
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COURNOYER, PAULINE C, L/E
COURNOYER, GERARD
79 NORTH ST
BELLINGHAM, MA 02019

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328 BLACKSTONE ST
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