



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

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

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

a. Street Address

Bellingham

b. City/Town

02019

c. Zip Code

Latitude and Longitude:

42.0667

d. Latitude

-71.4936

e. Longitude

62

f. Assessors Map/Plat Number

001

g. Parcel /Lot Number

2. Applicant:

Louis

a. First Name

Petrozzi

b. Last Name

Wall Street Development Corp.

c. Organization

Two Warthin Circle

d. Street Address

Norwood

e. City/Town

MA

f. State

02062

g. Zip Code

671-922-8700

h. Phone Number

i. Fax Number

lou@wallstreetdevelopment.com

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

e. City/Town

MA

f. State

02019

g. Zip Code

h. Phone Number

i. Fax Number

lvarney@varneyproperties.com

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

a. Total Fee Paid

512.50

b. State Fee Paid

537.50

c. City/Town Fee Paid



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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 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)

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.



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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.

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	2. square feet
	N/A	
	3. cubic yards dredged	

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. ☐ Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	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.



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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. ☐ 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
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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



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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/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.



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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. ☐ 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)

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.



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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

Robert Truax

b. Prepared By

c. Signed and Stamped by

February 14, 2025

1 Inch = 40 Feet

d. Final Revision Date

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



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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 Petrucci

1. Signature of Applicant

02/20/25

2. Date

Russ Petrucci, 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
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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

a. Street Address

3782

c. Check number

Bellingham

b. City/Town

237.50

d. Fee amount

2. Applicant Mailing Address:

Louis

a. First Name

Petrozzi

b. Last Name

Wall Street Development Corp.

c. Organization

Two Warthin Circle

d. Mailing Address

Norwood

e. City/Town

MA

f. State

02062

g. Zip Code

617-922-8700

h. Phone Number

i. Fax Number

lou@wallstreetdevelopment.com

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

e. City/Town

MA

f. State

02019

g. Zip Code

h. Phone Number

i. Fax Number

lvarney@varneyproperties.com

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).



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

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: _____

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 <u>1</u>	= \$ <u>250.00</u>
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	\$ <u>250.00</u>

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:

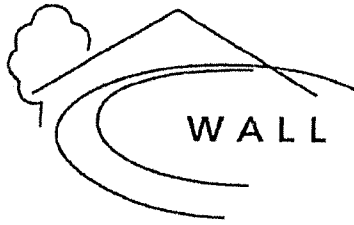
WF – B1 to WF – B45 = 1,094 LF

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



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.
Date 8/12/24

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

Development Corp.
Box 272
MA 02090

 Retail	
G	US POSTAGE PAID
	\$17.30
Origin: 02062 03/03/25 2458310462-22	
USPS GROUND ADVANTAGE®	
7 Lb 9.8 Oz RDC 01	
R006	
SHIP TO: 1 RABBIT HILL RD WESTBOROUGH MA 01581-3336	
	
USPS SIGNATURE® TRACKING #	
	
9534 9136 2758 5062 9272 54	

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.

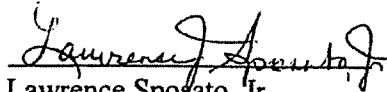
The Form-A Application included a plan entitled "Plan of Land on Blackstone Street in Bellingham, MA", dated January 29, 2024, prepared by Allen Engineering & Associates, Inc. (the "ANR Plan").

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

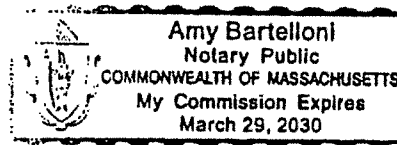


COMMONWEALTH OF MASSACHUSETTS

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



REMAINING LAND OF PARCEL ID 62-5-0 AREA=922,752± S.F. or 21± ACRES

REMAINING LAND OF PARCEL ID 62-1-0 AREA=6,977,564± S.F. or 160.2± ACRES

NOTES

1. ALL LOTS ARE SUBJECT TO THE BELTINGHAM AREA RESERVATION. SEE BELTINGHAM AREA RESERVATION MAP, PLAT 1, 62-1-0, 62-1-1, 62-1-2, 62-1-3, 62-1-4, 62-1-5, 62-1-6, 62-1-7, 62-1-8, 62-1-9, 62-1-10, 62-1-11, 62-1-12, 62-1-13, 62-1-14, 62-1-15, 62-1-16, 62-1-17, 62-1-18, 62-1-19, 62-1-20, 62-1-21, 62-1-22, 62-1-23, 62-1-24, 62-1-25, 62-1-26, 62-1-27, 62-1-28, 62-1-29, 62-1-30, 62-1-31, 62-1-32, 62-1-33, 62-1-34, 62-1-35, 62-1-36, 62-1-37, 62-1-38, 62-1-39, 62-1-40, 62-1-41, 62-1-42, 62-1-43, 62-1-44, 62-1-45, 62-1-46, 62-1-47, 62-1-48, 62-1-49, 62-1-50, 62-1-51, 62-1-52, 62-1-53, 62-1-54, 62-1-55, 62-1-56, 62-1-57, 62-1-58, 62-1-59, 62-1-60, 62-1-61, 62-1-62, 62-1-63, 62-1-64, 62-1-65, 62-1-66, 62-1-67, 62-1-68, 62-1-69, 62-1-70, 62-1-71, 62-1-72, 62-1-73, 62-1-74, 62-1-75, 62-1-76, 62-1-77, 62-1-78, 62-1-79, 62-1-80, 62-1-81, 62-1-82, 62-1-83, 62-1-84, 62-1-85, 62-1-86, 62-1-87, 62-1-88, 62-1-89, 62-1-90, 62-1-91, 62-1-92, 62-1-93, 62-1-94, 62-1-95, 62-1-96, 62-1-97, 62-1-98, 62-1-99, 62-1-100, 62-1-101, 62-1-102, 62-1-103, 62-1-104, 62-1-105, 62-1-106, 62-1-107, 62-1-108, 62-1-109, 62-1-110, 62-1-111, 62-1-112, 62-1-113, 62-1-114, 62-1-115, 62-1-116, 62-1-117, 62-1-118, 62-1-119, 62-1-120, 62-1-121, 62-1-122, 62-1-123, 62-1-124, 62-1-125, 62-1-126, 62-1-127, 62-1-128, 62-1-129, 62-1-130, 62-1-131, 62-1-132, 62-1-133, 62-1-134, 62-1-135, 62-1-136, 62-1-137, 62-1-138, 62-1-139, 62-1-140, 62-1-141, 62-1-142, 62-1-143, 62-1-144, 62-1-145, 62-1-146, 62-1-147, 62-1-148, 62-1-149, 62-1-150, 62-1-151, 62-1-152, 62-1-153, 62-1-154, 62-1-155, 62-1-156, 62-1-157, 62-1-158, 62-1-159, 62-1-160, 62-1-161, 62-1-162, 62-1-163, 62-1-164, 62-1-165, 62-1-166, 62-1-167, 62-1-168, 62-1-169, 62-1-170, 62-1-171, 62-1-172, 62-1-173, 62-1-174, 62-1-175, 62-1-176, 62-1-177, 62-1-178, 62-1-179, 62-1-180, 62-1-181, 62-1-182, 62-1-183, 62-1-184, 62-1-185, 62-1-186, 62-1-187, 62-1-188, 62-1-189, 62-1-190, 62-1-191, 62-1-192, 62-1-193, 62-1-194, 62-1-195, 62-1-196, 62-1-197, 62-1-198, 62-1-199, 62-1-200, 62-1-201, 62-1-202, 62-1-203, 62-1-204, 62-1-205, 62-1-206, 62-1-207, 62-1-208, 62-1-209, 62-1-210, 62-1-211, 62-1-212, 62-1-213, 62-1-214, 62-1-215, 62-1-216, 62-1-217, 62-1-218, 62-1-219, 62-1-220, 62-1-221, 62-1-222, 62-1-223, 62-1-224, 62-1-225, 62-1-226, 62-1-227, 62-1-228, 62-1-229, 62-1-230, 62-1-231, 62-1-232, 62-1-233, 62-1-234, 62-1-235, 62-1-236, 62-1-237, 62-1-238, 62-1-239, 62-1-240, 62-1-241, 62-1-242, 62-1-243, 62-1-244, 62-1-245, 62-1-246, 62-1-247, 62-1-248, 62-1-249, 62-1-250, 62-1-251, 62-1-252, 62-1-253, 62-1-254, 62-1-255, 62-1-256, 62-1-257, 62-1-258, 62-1-259, 62-1-260, 62-1-261, 62-1-262, 62-1-263, 62-1-264, 62-1-265, 62-1-266, 62-1-267, 62-1-268, 62-1-269, 62-1-270, 62-1-271, 62-1-272, 62-1-273, 62-1-274, 62-1-275, 62-1-276, 62-1-277, 62-1-278, 62-1-279, 62-1-280, 62-1-281, 62-1-282, 62-1-283, 62-1-284, 62-1-285, 62-1-286, 62-1-287, 62-1-288, 62-1-289, 62-1-290, 62-1-291, 62-1-292, 62-1-293, 62-1-294, 62-1-295, 62-1-296, 62-1-297, 62-1-298, 62-1-299, 62-1-300, 62-1-301, 62-1-302, 62-1-303, 62-1-304, 62-1-305, 62-1-306, 62-1-307, 62-1-308, 62-1-309, 62-1-310, 62-1-311, 62-1-312, 62-1-313, 62-1-314, 62-1-315, 62-1-316, 62-1-317, 62-1-318, 62-1-319, 62-1-320, 62-1-321, 62-1-322, 62-1-323, 62-1-324, 62-1-325, 62-1-326, 62-1-327, 62-1-328, 62-1-329, 62-1-330, 62-1-331, 62-1-332, 62-1-333, 62-1-334, 62-1-335, 62-1-336, 62-1-337, 62-1-338, 62-1-339, 62-1-340, 62-1-341, 62-1-342, 62-1-343, 62-1-344, 62-1-345, 62-1-346, 62-1-347, 62-1-348, 62-1-349, 62-1-350, 62-1-351, 62-1-352, 62-1-353, 62-1-354, 62-1-355, 62-1-356, 62-1-357, 62-1-358, 62-1-359, 62-1-360, 62-1-361, 62-1-362, 62-1-363, 62-1-364, 62-1-365, 62-1-366, 62-1-367, 62-1-368, 62-1-369, 62-1-370, 62-1-371, 62-1-372, 62-1-373, 62-1-374, 62-1-375, 62-1-376, 62-1-377, 62-1-378, 62-1-379, 62-1-380, 62-1-381, 62-1-382, 62-1-383, 62-1-384, 62-1-385, 62-1-386, 62-1-387, 62-1-388, 62-1-389, 62-1-390, 62-1-3



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 10.18¹. 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 fee².

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>

MASSWILDLIFE

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).

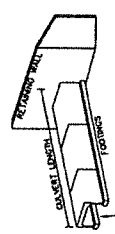
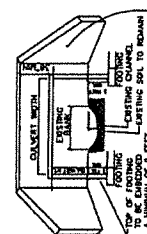
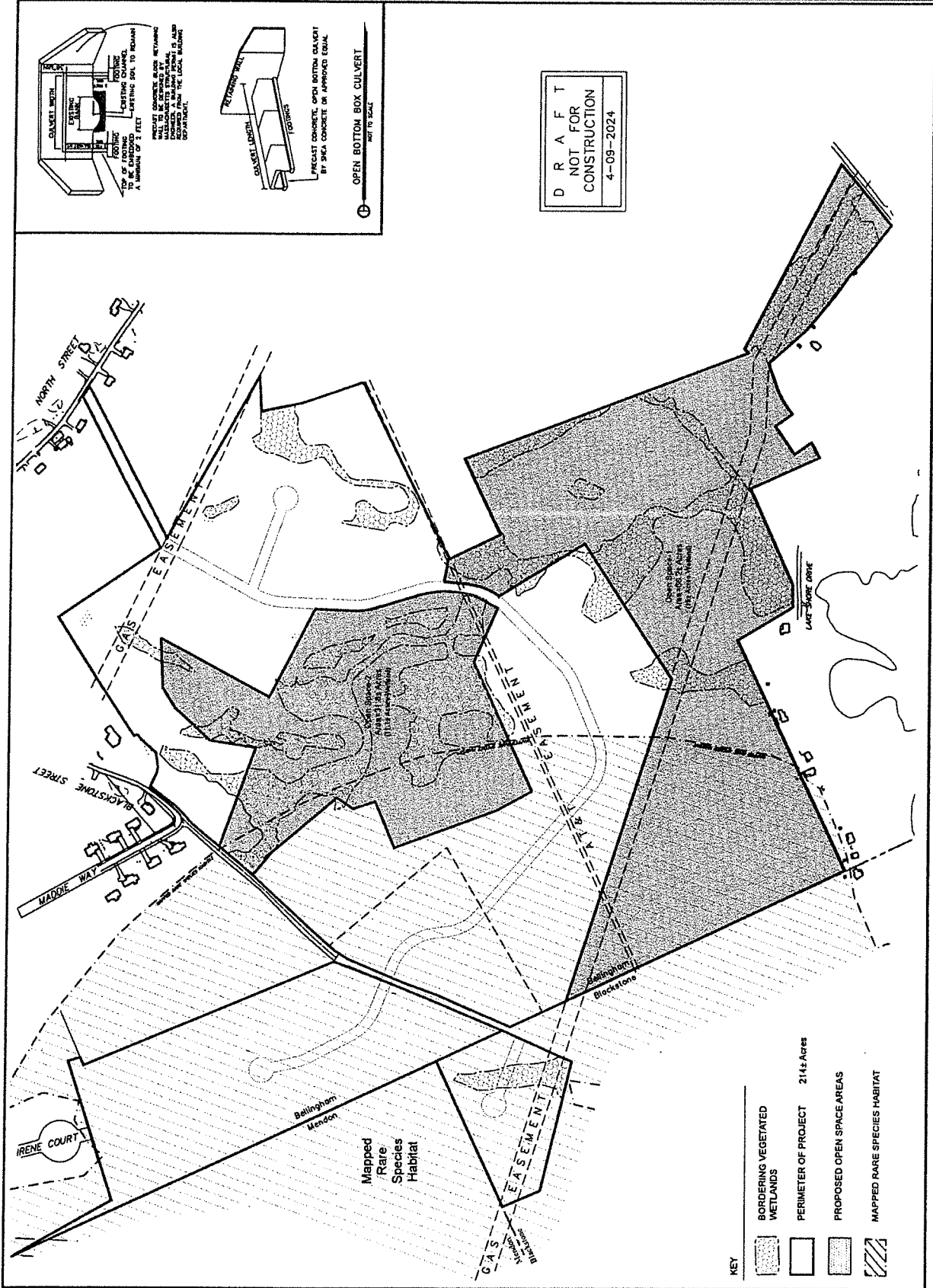
Please do not hesitate to contact Misty-Anne R. Marold, Senior Endangered Species Review Biologist, at (508) 389-6356 (misty-anne.marold@mass.gov) if you have any questions.

Sincerely,



Jesse Leddick
Assistant Director
Natural Heritage and Endangered Species Program

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



OPEN BOTTOM BOX CULVERT
NOT TO SCALE

ZONING TABLE

USE	LOT SIZE	REQUIRED
MIN.	FRONTAGE	200 FEET
MIN.	FRONTAGE	75,000 S.F.
MIN.	FRONTAGE	200 FEET
MIN.	FRONTAGE	20 FEET
MIN.	FRONTAGE	15 FEET
MIN.	FRONTAGE	20 FEET
MIN.	FRONTAGE	20 FEET

LEGEND

FOOTING	FOOTING
WALL	WALL
WALL	WALL
WALL	WALL
WALL	WALL
WALL	WALL
WALL	WALL
WALL	WALL

CONCRETE

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

OF

Blackstone Street

Bellingham, MA 02019

PREPARED BY:

ALLEN ENGINEERING & ASSOCIATES, INC.

Civil Engineer, Surveyor

Land Development Consultants

180 Highland Avenue East

Hopkinton, MA 01747

508-321-5212 • Fax: 508-321-5213

SCALE:

1" = 500' (PLAN)

1" = 10' (SECTION)

DATE:

April 9, 2024

REVISIONS

DATE	DESCRIPTION	BY

208 P.C. 00454

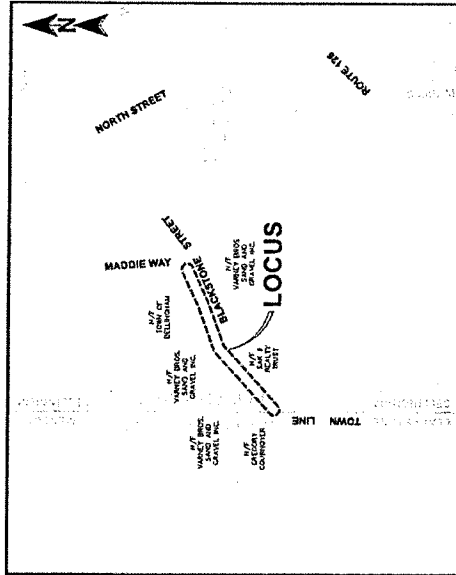
1 OF 1

Blackstone Street Improvements in Bellingham, Massachusetts

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

February 14, 2025

Revisions		
NO.	DATE	DESCRIPTION



LOCUS MAP
1"=800'

PREPARED BY:



**ALLEN ENGINEERING
& ASSOCIATES, INC.**
Civil Engineers - Surveyors
Land Development Consultants
140 Hanford Avenue East
Hopedale, MA 01747
(508) 381-3212 • www.allen-ca.com

Owners:
Varney Bros Sand
and Gravel, Inc.
79 Hanford 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



OWNER:
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 Engineer - Surveyor
Land Surveyor
140 Worcester Street
Hopedale, MA 01747
(978) 341-3232 • www.allen-ea.com

SCALE:	1"=40 FEET	
DATE:	February 14, 2025	
REVISIONS		
1	DATE	DESCRIPTION



OWNER:

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
Bellingham, MA 02019
(508) 341-3312 • www.aallen-ca.com

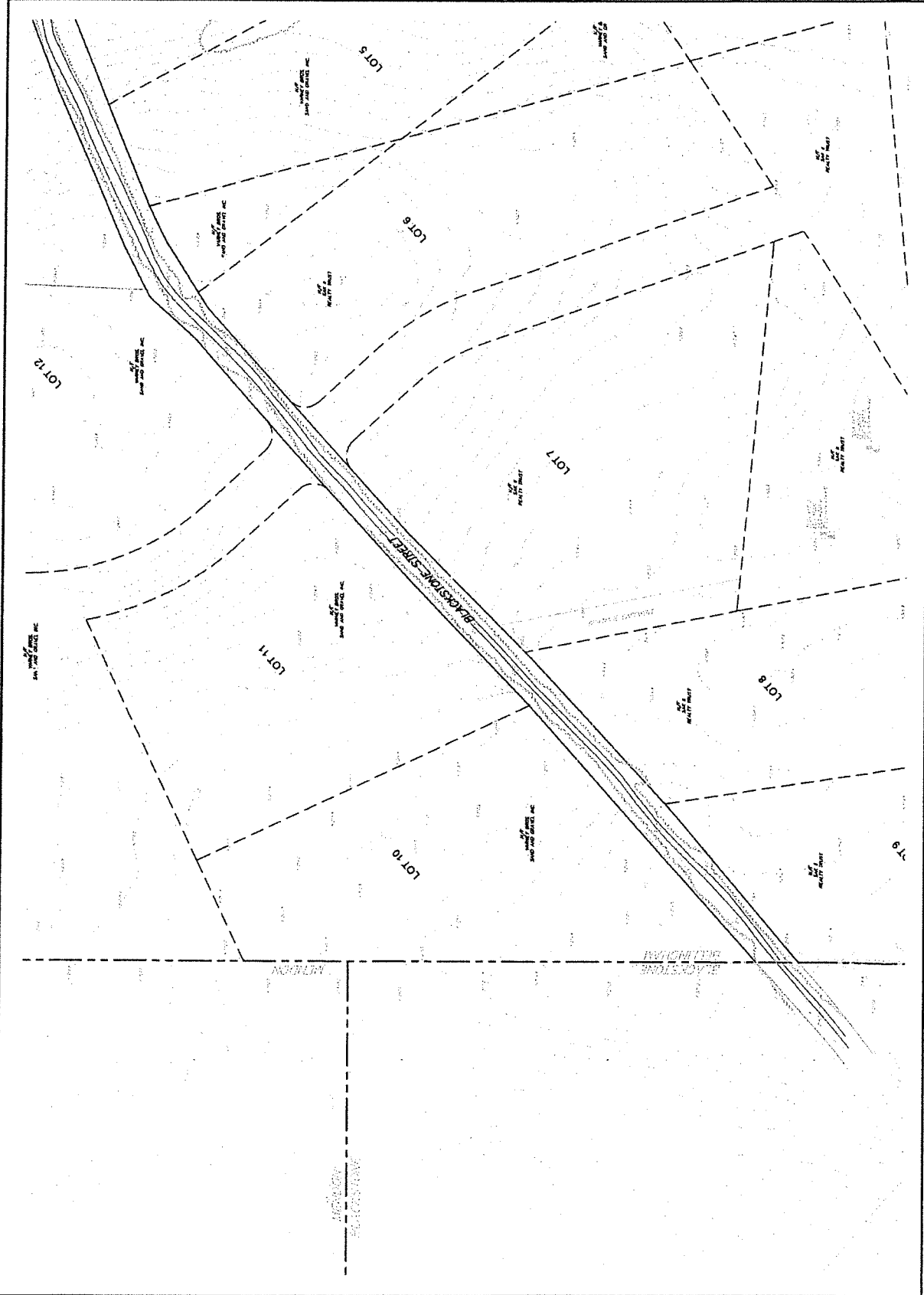
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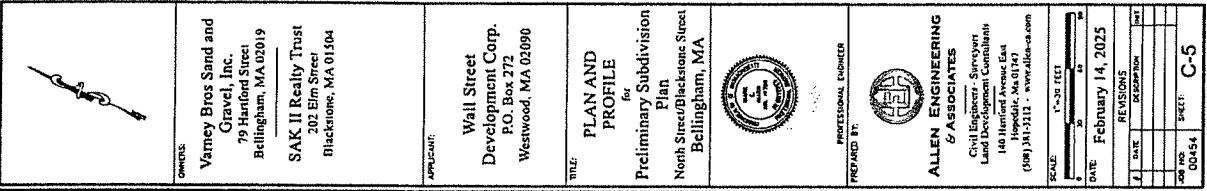
DATE: February 14, 2025

REVISIONS

NO.	DATE	DESCRIPTION	BY
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JOB NO: 00454 SHEET: C-4





PLAN VIEW
1"=30'

PROFILE VIEW
1"=10' (H087) 1"=3' (V011)



ON-DIE

Varney Bros Sand and Gravel, Inc.
79 Harford 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

**PLAN AND
PROFILE**
for
**Preliminary Subdivision
Plan**
North Street/Blackstone Street
Baltimore, MD



PROFESSIONAL CHARTER



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

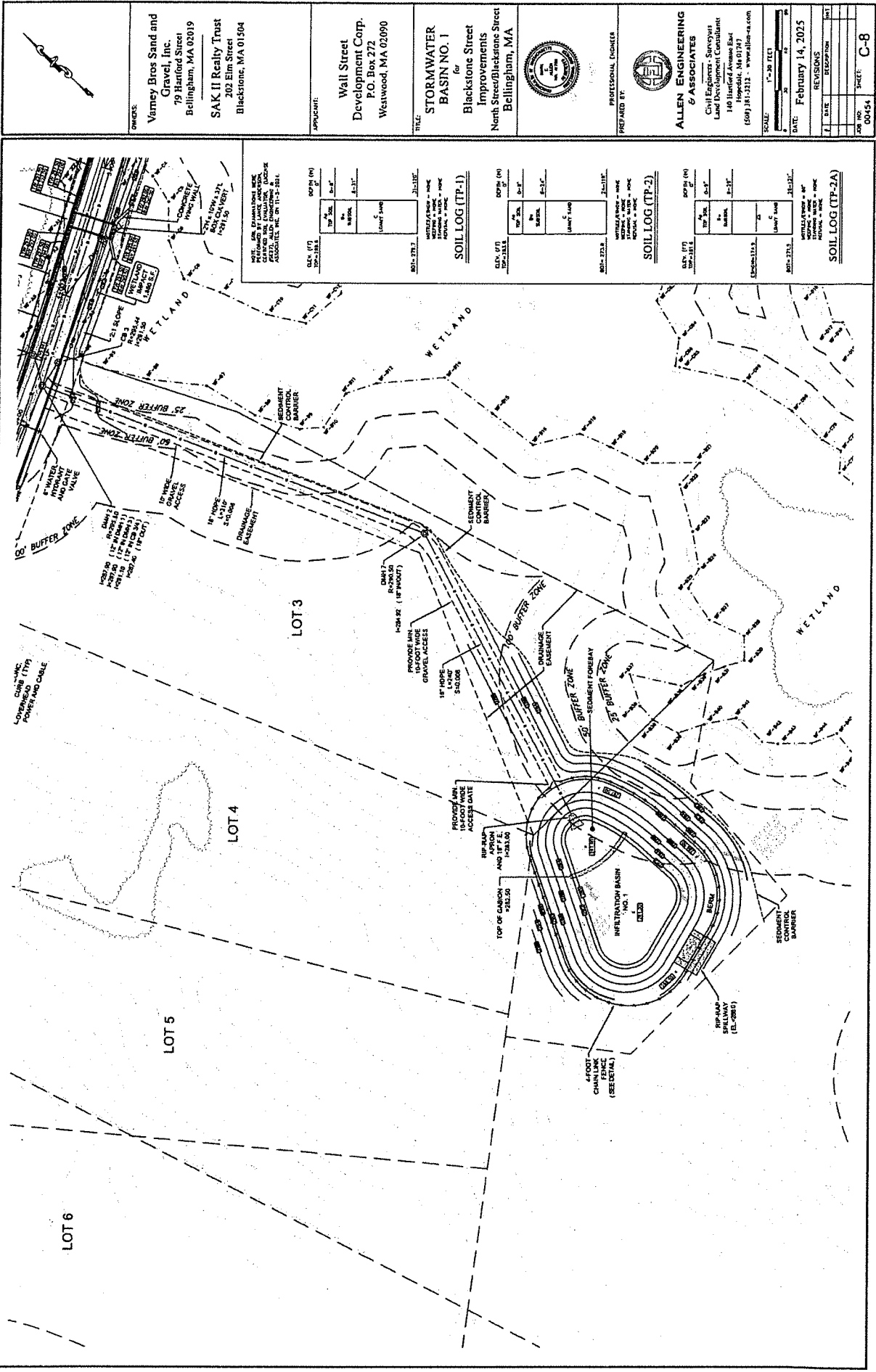
1000

DATE: February 14, 2025

REVISIONS		
#	DATE	DESCRIPTION

JOB NO: 00454

SHEET: C-6



NOTES: 1. EXAMINATION OF THE SITE AND THE SURROUNDING AREAS HAS REVEALED THE FOLLOWING CONDITIONS: 2. THE PROPOSED BASIN NO. 1 IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS: 3. THE PROPOSED BASIN NO. 1 IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

ITEM	DESCRIPTION	QUANTITY	UNIT
1	GRAVEL	1000	CY
2	CONCRETE	100	YD
3	SEDIMENT CONTROL BARRIER	1	LINEAL FOOT
4	INFILTRATION BASIN NO. 1	1	SQ. FT.
5	SEDIMENT CONTROL BARRIER	1	LINEAL FOOT
6	INFILTRATION BASIN NO. 1	1	SQ. FT.
7	SEDIMENT CONTROL BARRIER	1	LINEAL FOOT
8	INFILTRATION BASIN NO. 1	1	SQ. FT.
9	SEDIMENT CONTROL BARRIER	1	LINEAL FOOT
10	INFILTRATION BASIN NO. 1	1	SQ. FT.

OWNER:
 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:
 ALLEN ENGINEERING & ASSOCIATES
 Civil Engineers, Surveyors
 Land Development Consultant
 140 Hartford Avenue East
 Hopedale, MA 01747
 (508) 381-2212 - www.allen-ea.com

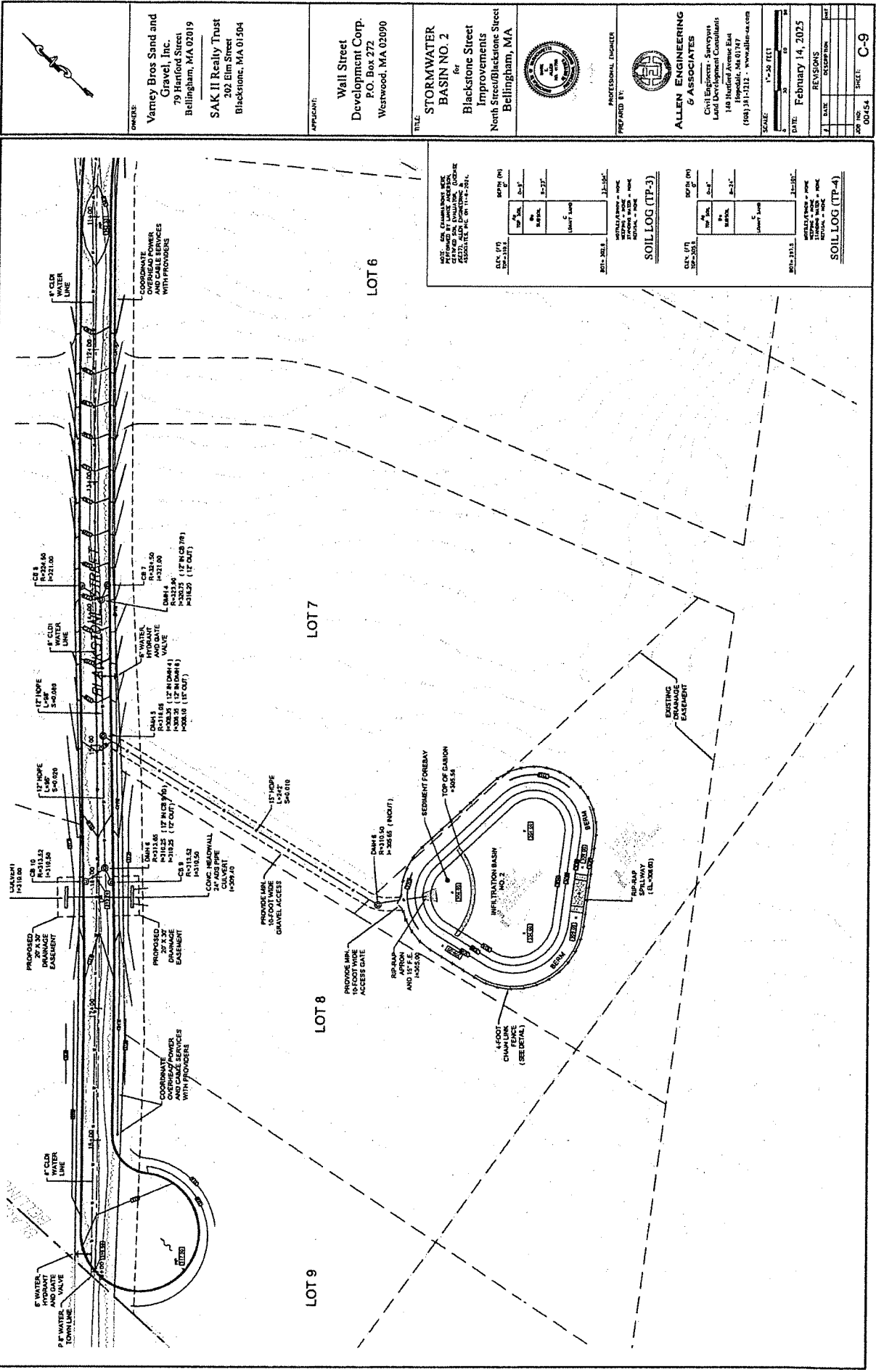
DATE: February 14, 2025

SCALE: 1"=30' TYP.

REVISIONS:

NO.	DATE	DESCRIPTION
1		

SHEET: C-8



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

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

PREPARED BY:
PROFESSIONAL ENGINEER

SCALE:
1"=50' TIT

DATE:
February 14, 2025

REVISIONS:

A	DATE	REVISION

SHEET:
00454 C-9

ALLEN ENGINEERING & ASSOCIATES
Civil Engineers - Surveyors
Land Development Consultants
148 Bedford Avenue East
Templeville, MA 01747
(508) 341-1111 • www.ae-usa.com

NOTES:
1. SEE EXISTING RECORD DRAWINGS FOR EXISTING UTILITIES AND EASEMENTS.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MASSACHUSETTS DEPARTMENT OF HIGHWAYS (MHD) SPECIFICATIONS.
3. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND ADJACENT AREAS.
4. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND ADJACENT AREAS.

SOIL LOG (TP-3)

DEPTH (FT)	DEPTH (M)	SOIL TYPE	REMARKS
0-10	0-3	CLAY	CLAY
10-20	3-6	CLAY	CLAY
20-30	6-9	CLAY	CLAY
30-40	9-12	CLAY	CLAY
40-50	12-15	CLAY	CLAY
50-60	15-18	CLAY	CLAY
60-70	18-21	CLAY	CLAY
70-80	21-24	CLAY	CLAY
80-90	24-27	CLAY	CLAY
90-100	27-30	CLAY	CLAY
100-110	30-33	CLAY	CLAY
110-120	33-36	CLAY	CLAY
120-130	36-39	CLAY	CLAY
130-140	39-42	CLAY	CLAY
140-150	42-45	CLAY	CLAY
150-160	45-48	CLAY	CLAY
160-170	48-51	CLAY	CLAY
170-180	51-54	CLAY	CLAY
180-190	54-57	CLAY	CLAY
190-200	57-60	CLAY	CLAY
200-210	60-63	CLAY	CLAY
210-220	63-66	CLAY	CLAY
220-230	66-69	CLAY	CLAY
230-240	69-72	CLAY	CLAY
240-250	72-75	CLAY	CLAY
250-260	75-78	CLAY	CLAY
260-270	78-81	CLAY	CLAY
270-280	81-84	CLAY	CLAY
280-290	84-87	CLAY	CLAY
290-300	87-90	CLAY	CLAY
300-310	90-93	CLAY	CLAY
310-320	93-96	CLAY	CLAY
320-330	96-99	CLAY	CLAY
330-340	99-102	CLAY	CLAY
340-350	102-105	CLAY	CLAY
350-360	105-108	CLAY	CLAY
360-370	108-111	CLAY	CLAY
370-380	111-114	CLAY	CLAY
380-390	114-117	CLAY	CLAY
390-400	117-120	CLAY	CLAY
400-410	120-123	CLAY	CLAY
410-420	123-126	CLAY	CLAY
420-430	126-129	CLAY	CLAY
430-440	129-132	CLAY	CLAY
440-450	132-135	CLAY	CLAY
450-460	135-138	CLAY	CLAY
460-470	138-141	CLAY	CLAY
470-480	141-144	CLAY	CLAY
480-490	144-147	CLAY	CLAY
490-500	147-150	CLAY	CLAY
500-510	150-153	CLAY	CLAY
510-520	153-156	CLAY	CLAY
520-530	156-159	CLAY	CLAY
530-540	159-162	CLAY	CLAY
540-550	162-165	CLAY	CLAY
550-560	165-168	CLAY	CLAY
560-570	168-171	CLAY	CLAY
570-580	171-174	CLAY	CLAY
580-590	174-177	CLAY	CLAY
590-600	177-180	CLAY	CLAY
600-610	180-183	CLAY	CLAY
610-620	183-186	CLAY	CLAY
620-630	186-189	CLAY	CLAY
630-640	189-192	CLAY	CLAY
640-650	192-195	CLAY	CLAY
650-660	195-198	CLAY	CLAY
660-670	198-201	CLAY	CLAY
670-680	201-204	CLAY	CLAY
680-690	204-207	CLAY	CLAY
690-700	207-210	CLAY	CLAY
700-710	210-213	CLAY	CLAY
710-720	213-216	CLAY	CLAY
720-730	216-219	CLAY	CLAY
730-740	219-222	CLAY	CLAY
740-750	222-225	CLAY	CLAY
750-760	225-228	CLAY	CLAY
760-770	228-231	CLAY	CLAY
770-780	231-234	CLAY	CLAY
780-790	234-237	CLAY	CLAY
790-800	237-240	CLAY	CLAY
800-810	240-243	CLAY	CLAY
810-820	243-246	CLAY	CLAY
820-830	246-249	CLAY	CLAY
830-840	249-252	CLAY	CLAY
840-850	252-255	CLAY	CLAY
850-860	255-258	CLAY	CLAY
860-870	258-261	CLAY	CLAY
870-880	261-264	CLAY	CLAY
880-890	264-267	CLAY	CLAY
890-900	267-270	CLAY	CLAY
900-910	270-273	CLAY	CLAY
910-920	273-276	CLAY	CLAY
920-930	276-279	CLAY	CLAY
930-940	279-282	CLAY	CLAY
940-950	282-285	CLAY	CLAY
950-960	285-288	CLAY	CLAY
960-970	288-291	CLAY	CLAY
970-980	291-294	CLAY	CLAY
980-990	294-297	CLAY	CLAY
990-1000	297-300	CLAY	CLAY

SOIL LOG (TP-4)

DEPTH (FT)	DEPTH (M)	SOIL TYPE	REMARKS
0-10	0-3	CLAY	CLAY
10-20	3-6	CLAY	CLAY
20-30	6-9	CLAY	CLAY
30-40	9-12	CLAY	CLAY
40-50	12-15	CLAY	CLAY
50-60	15-18	CLAY	CLAY
60-70	18-21	CLAY	CLAY
70-80	21-24	CLAY	CLAY
80-90	24-27	CLAY	CLAY
90-100	27-30	CLAY	CLAY
100-110	30-33	CLAY	CLAY
110-120	33-36	CLAY	CLAY
120-130	36-39	CLAY	CLAY
130-140	39-42	CLAY	CLAY
140-150	42-45	CLAY	CLAY
150-160	45-48	CLAY	CLAY
160-170	48-51	CLAY	CLAY
170-180	51-54	CLAY	CLAY
180-190	54-57	CLAY	CLAY
190-200	57-60	CLAY	CLAY
200-210	60-63	CLAY	CLAY
210-220	63-66	CLAY	CLAY
220-230	66-69	CLAY	CLAY
230-240	69-72	CLAY	CLAY
240-250	72-75	CLAY	CLAY
250-260	75-78	CLAY	CLAY
260-270	78-81	CLAY	CLAY
270-280	81-84	CLAY	CLAY
280-290	84-87	CLAY	CLAY
290-300	87-90	CLAY	CLAY
300-310	90-93	CLAY	CLAY
310-320	93-96	CLAY	CLAY
320-330	96-99	CLAY	CLAY
330-340	99-102	CLAY	CLAY
340-350	102-105	CLAY	CLAY
350-360	105-108	CLAY	CLAY
360-370	108-111	CLAY	CLAY
370-380	111-114	CLAY	CLAY
380-390	114-117	CLAY	CLAY
390-400	117-120	CLAY	CLAY
400-410	120-123	CLAY	CLAY
410-420	123-126	CLAY	CLAY
420-430	126-129	CLAY	CLAY
430-440	129-132	CLAY	CLAY
440-450	132-135	CLAY	CLAY
450-460	135-138	CLAY	CLAY
460-470	138-141	CLAY	CLAY
470-480	141-144	CLAY	CLAY
480-490	144-147	CLAY	CLAY
490-500	147-150	CLAY	CLAY
500-510	150-153	CLAY	CLAY
510-520	153-156	CLAY	CLAY
520-530	156-159	CLAY	CLAY
530-540	159-162	CLAY	CLAY
540-550	162-165	CLAY	CLAY
550-560	165-168	CLAY	CLAY
560-570	168-171	CLAY	CLAY
570-580	171-174	CLAY	CLAY
580-590	174-177	CLAY	CLAY
590-600	177-180	CLAY	CLAY
600-610	180-183	CLAY	CLAY
610-620	183-186	CLAY	CLAY
620-630	186-189	CLAY	CLAY
630-640	189-192	CLAY	CLAY
640-650	192-195	CLAY	CLAY
650-660	195-198	CLAY	CLAY
660-670	198-201	CLAY	CLAY
670-680	201-204	CLAY	CLAY
680-690	204-207	CLAY	CLAY
690-700	207-210	CLAY	CLAY
700-710	210-213	CLAY	CLAY
710-720	213-216	CLAY	CLAY
720-730	216-219	CLAY	CLAY
730-740	219-222	CLAY	CLAY
740-750	222-225	CLAY	CLAY
750-760	225-228	CLAY	CLAY
760-770	228-231	CLAY	CLAY
770-780	231-234	CLAY	CLAY
780-790	234-237	CLAY	CLAY
790-800	237-240	CLAY	CLAY
800-810	240-243	CLAY	CLAY
810-820	243-246	CLAY	CLAY
820-830	246-249	CLAY	CLAY
830-840	249-252	CLAY	CLAY
840-850	252-255	CLAY	CLAY
850-860	255-258	CLAY	CLAY
860-870	258-261	CLAY	CLAY
870-880	261-264	CLAY	CLAY
880-890	264-267	CLAY	CLAY
890-900	267-270	CLAY	CLAY
900-910	270-273	CLAY	CLAY
910-920	273-276	CLAY	CLAY
920-930	276-279	CLAY	CLAY
930-940	279-282	CLAY	CLAY
940-950	282-285	CLAY	CLAY
950-960	285-288	CLAY	CLAY
960-970	288-291	CLAY	CLAY
970-980	291-294	CLAY	CLAY
980-990	294-297	CLAY	CLAY
990-1000	297-300	CLAY	CLAY

OWNER:
Varney Bros Sand and Gravel, Inc.
 79 Bedford 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

PREPARED BY:
ALLEN ENGINEERING & ASSOCIATES
 Civil Engineers - Surveyors
 Land Development Consultants
 180 Bedford Avenue East
 Bellingham, MA 02019
 (508) 381-1312 • www.aen-cs.com

PROFESSIONAL ENGINEER:

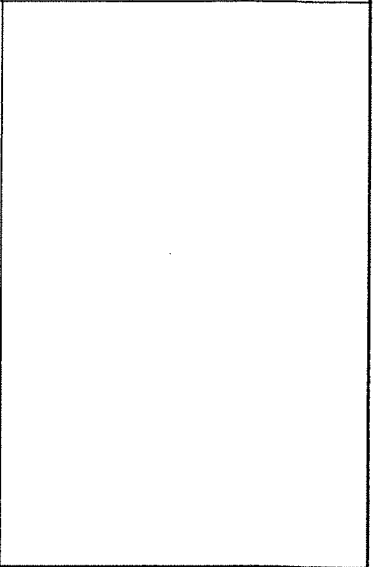
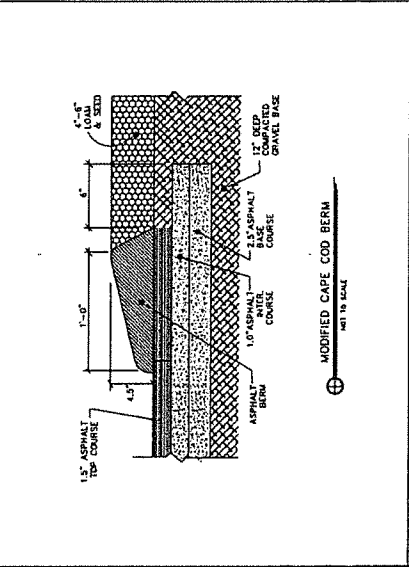
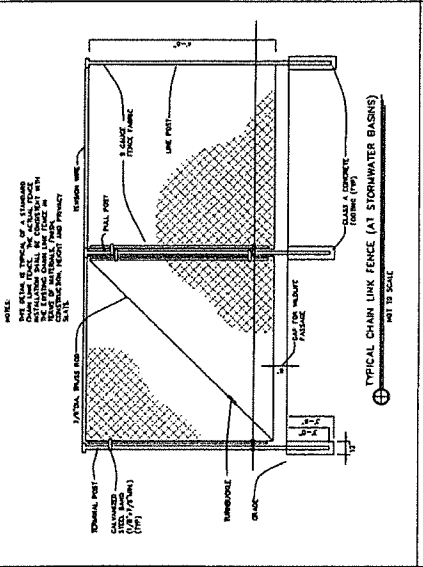
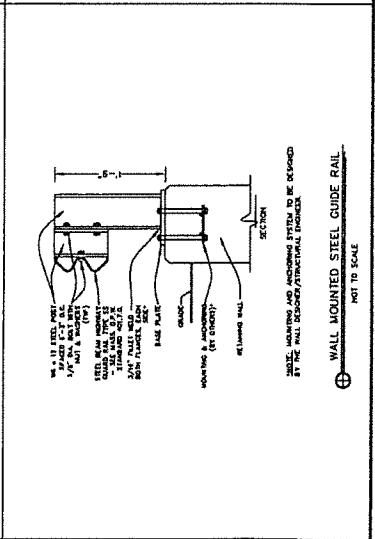
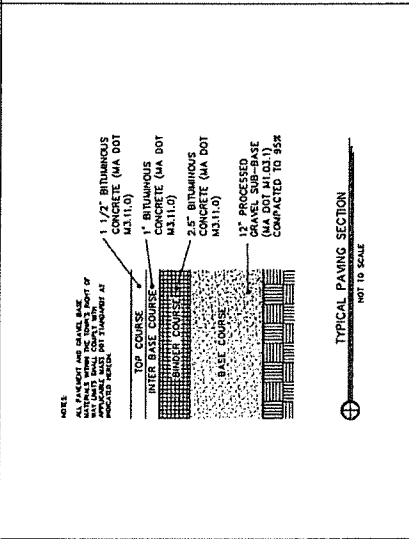
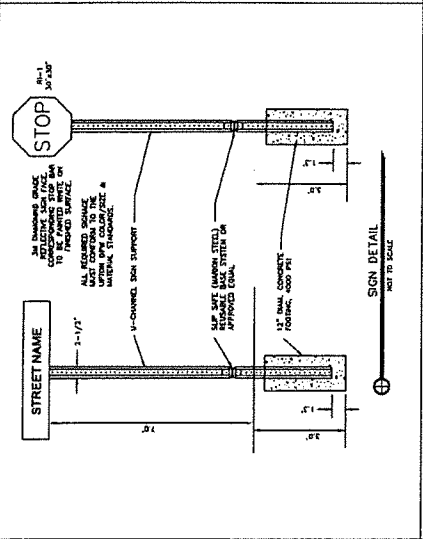
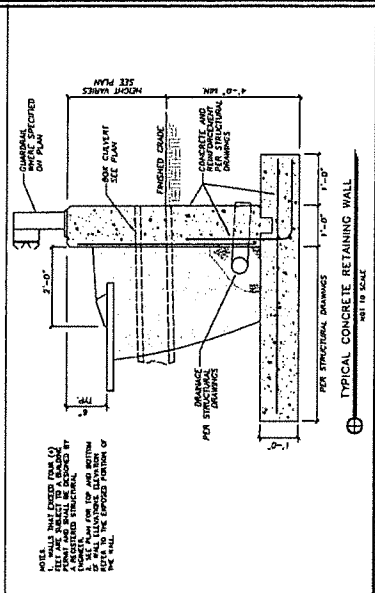
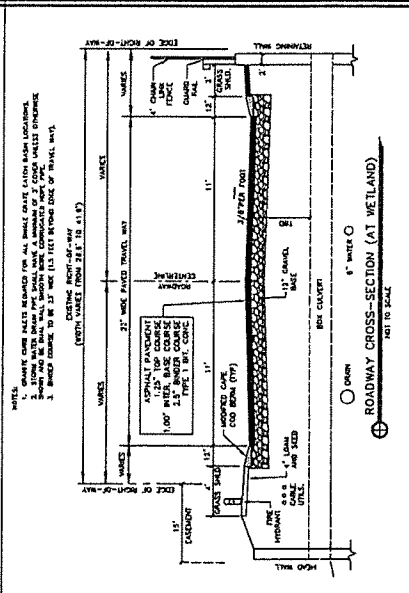
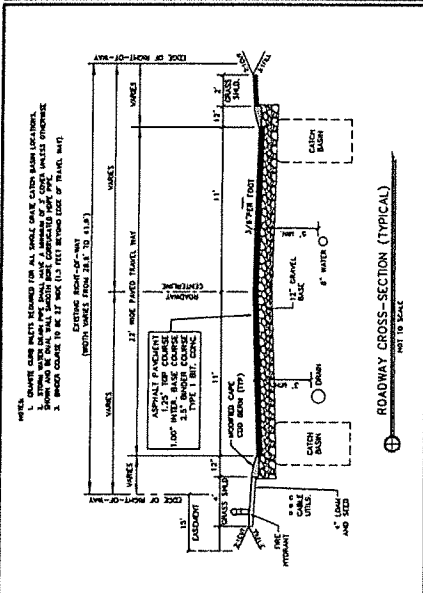


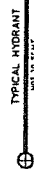
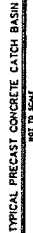
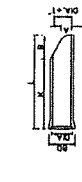
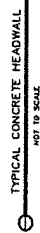
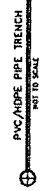
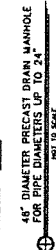
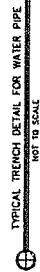
DATE: February 14, 2015
REVISIONS:

NO.	DATE	REVISIONS
1		

SCALE:

SHEET: C-10





FLARED END SECTION



Applicant:

**CONSTRUCTION
DETAILS**
for
**Blackstone Street
Improvements**
North Street/Blackstone Street
Bellingham, MA



PROFESSIONAL ENGINEER



**ALLEN ENGINEERING
& ASSOCIATES**
Civil Engineers - Surveyors
Land Development Consultants
140 Hartford Avenue East
Hopedale, MA 01747
(508) 381-2512 • www.allen-ea.com

FILE	
DATE	February 14, 2025
REVISIONS	
DATE	DESCRIPTION
SHEET:	C-11



Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

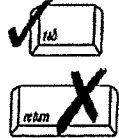
WPA Form 2 – Determination of Applicability

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 Street, 2nd Floor and (2) 79 Hartford Street
Mailing Address
(1) Boston 2) Bellingham MA (02111 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:

Perennial Stream Determination - Report by Goddard Consulting pg 1-18

11/18/2024

Title

Date

Overcoming Perennial Stream Status - Report by EcoTec, Inc.

7/27/2012

Title

Date

Title

Date



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

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



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

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.



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

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

- ☐ By certified mail, return receipt request on

Date 1/29/2025

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

- ☐ By hand delivery

Date

Date

Property Owner (If not applicant)

- ☐ By mail

- ☐ By hand delivery

Date

Date



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

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	<i>Neal Stanley</i>	dotloop verified 01/29/25 8:52 AM EST N7WQ-UNMP-GJSC-FGHD
Signature		
Signature	<i>Steven Kohler</i>	dotloop verified 01/29/25 8:45 AM EST LGHT-2LXC-ZJUX-SXP
Signature	<i>James Clancy</i>	dotloop verified 01/28/25 7:54 PM EST PDXJ-WMRJ-HFUE-1EAR
Signature		
Signature	<i>Pamela Francis</i>	dotloop verified 01/29/25 7:02 AM EST UCV9-VNRP-UJSG-LOIX
Signature		

Michael O'Herron

Printed Name

Neal D. Stanley

Printed Name

Arianne Barton

Printed Name

Steven Kohler

Printed Name

James Clancy

Printed Name

Don Coelho

Printed Name

Pamela Francis

Printed Name

Hannah Chace

Hannah Chace - Agent

D. Appeals

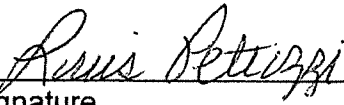
The applicant, owner, any person aggrieved by this Determination, any owner of land abutting the land upon which the proposed work is to be done, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate Department of Environmental 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.


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



www.cai-tech.com

1/21/2025

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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



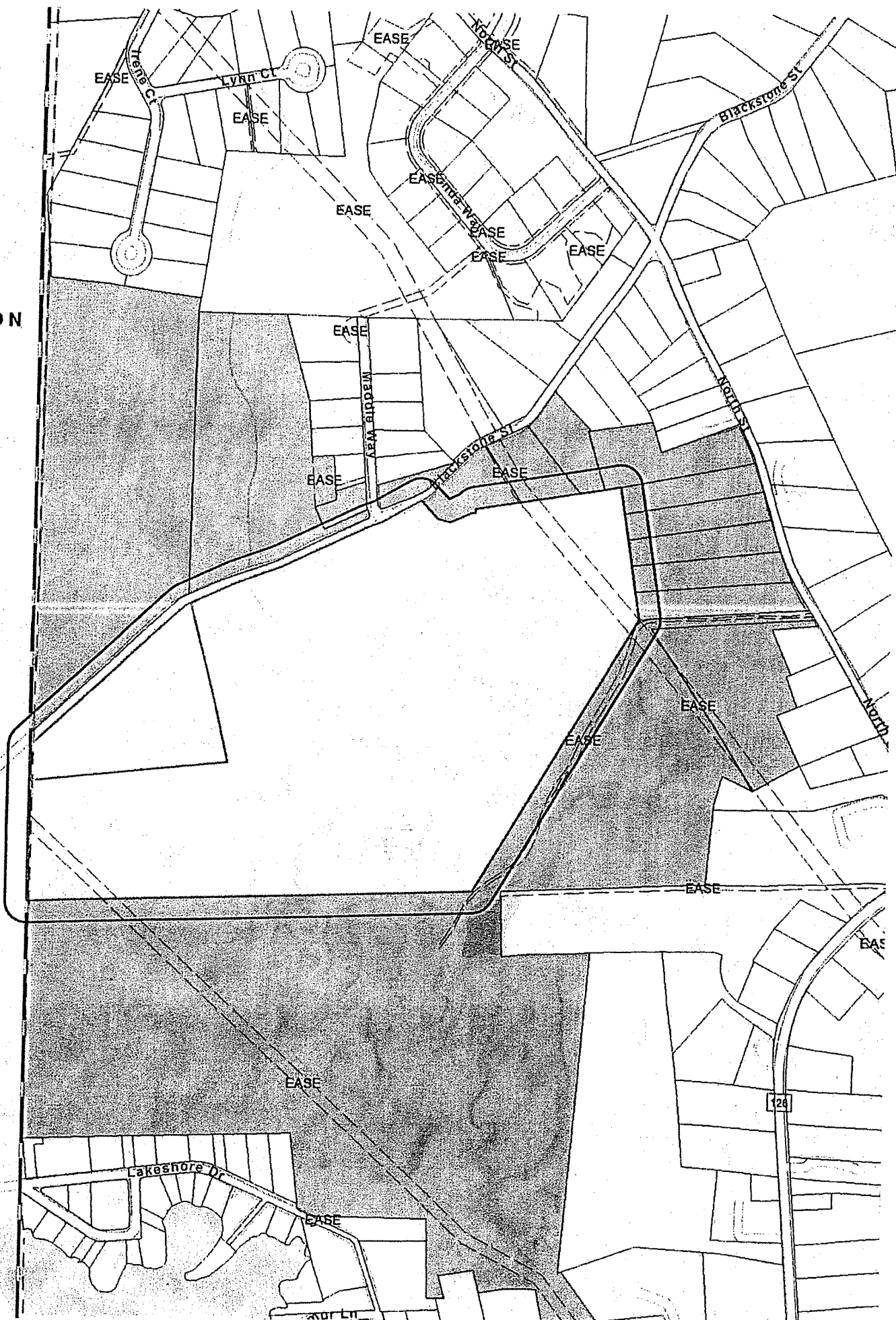
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Page 2 of 2

ENDON



CHIAPPONE THOMAS J & SHER
320 BLACKSTONE ST
BELLINGHAM, MA 02019

STEEVES THOMAS P
PO BOX 315
MILLBURY, MA 01527

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COURNOYER, GERARD
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