



# BELLINGHAM PLANNING BOARD

10 MECHANIC STREET  
BELLINGHAM, MASSACHUSETTS 02019  
(508) 657-2892; FAX (508) 966-2317  
[PlanningBoard@bellinghamma.org](mailto:PlanningBoard@bellinghamma.org)

## APPLICATION FOR STORMWATER MANAGEMENT PERMIT UNDER THE ZONING BYLAW

**Date Submitted:** June 24, 2025

To the Town of Bellingham I, the undersigned, wish to submit a Stormwater Management Permit Application as defined in Article IX of the Town of Bellingham Zoning Bylaws Section 240-54 and in Section 7 of the Planning Board Procedural Rules and request a review and determination by the Planning Board of the Erosion and Sedimentation Control Plan, Stormwater Management Plan, and Operations and Maintenance Plan submitted herewith.

**1. Applicant(s):** WALL STREET DEVELOPMENT CORP.

Address: P.O. Box 272, Westwood, MA 02090  
Phone: 617-922-8700  
Email: [lou@wallstreetdevelopment.com](mailto:lou@wallstreetdevelopment.com)

**2. Owner(s):** Varney Bros. Sand & Gravel, Inc.  
Address: 79 Hartford Street, Bellingham, MA 02019  
Phone: 508-966-1426  
Email: [llvarney@varneyproperties.com](mailto:llvarney@varneyproperties.com)

SAK II Realty Trust  
Address: 202 Elm Street, Blackstone, MA 01504  
Phone: 508-509-9515  
Email: [wpkimbball@kimbalsand.com](mailto:wpkimbball@kimbalsand.com)

**3. Engineer:** Allen Engineering & Associates, Inc.  
ADDRESS: 140 Hartford Avenue East, Hopedale, MA 01747  
TEL 508-381-3212  
Email: [mark@allen-ea.com](mailto:mark@allen-ea.com)

**4. Stormwater  
System  
Manager:** WALL STREET DEVELOPMENT CORP  
Address: P.O. Box 272, Westwood, MA 02090  
Phone: 617-922-8700  
Email: [lou@wallstreetdevelopment.com](mailto:lou@wallstreetdevelopment.com)

---

5. Plan Title: Blackstone Street Improvements – Bellingham, MA

6. Date of Plan: February 14, 2025, Revised June 20, 2025

7. Location of Premises (Address, Street, Name, general property description): Vacant Parcel – Blackstone Street

8. Assessors Map and Lot Numbers: Map 66 – Parcel 01 and 05/Map 62 – Parcel 01

9. Norfolk Registry of Deeds Book and Page Numbers: Book 4369, Page 120, and Book 39211, Page 81.

10. Land Court Certificate of Title Number: N/A

11. Lot Area (sq. ft & acres): 4,884,426 sq. ft. or 112.13 +/- Acres

12. Proposed Use: Single Family Residential Development

13. Amount of Land Disturbance (sf): 171,500 +/- SF

14. Accompaniments:

Plan entitled "Blackstone Street Improvements in Bellingham, MA" dated February 14, 2025,  
Revised June 20, 2025

Drainage Analysis – Blackstone Street Improvements in Bellingham, MA dated February 14, 2025  
Revised June 20, 2025

---

Please review the Bellingham Zoning Bylaws for additional supplemental materials that may be required.

---

Signature of all Applicants:  
(print & sign)

  
\_\_\_\_\_  
Wall Street Development Corp.  
By: Louis Petrozzi, President

Signature of all Owner(s)  
(Print & Sign)

  
\_\_\_\_\_  
Wall Street Development Corp.  
By: Louis Petrozzi, President – Authorized Agent  
Page 2 of 2



# BELLINGHAM PLANNING BOARD

10 MECHANIC STREET  
BELLINGHAM, MASSACHUSETTS 02019  
(508) 657-2892; FAX (508) 966-2317  
[PlanningBoard@bellinghamma.org](mailto:PlanningBoard@bellinghamma.org)

## APPLICATION FOR DEVELOPMENT PLAN APPROVAL UNDER THE ZONING BYLAW

Date Submitted: June 24, 2025

1. Applicant: Wall Street Development Corp.

Address: P.O. Box 272, Westwood, MA 02090

Phone: 617-922-8700

Email: lou@wallsreetdevelopment.com

2. Owner(s): Varney Bros. Sand & Gravel, Inc.

Address: 79 Hartford Street, Bellingham, MA 02019

Phone: 508-966-1426

Email: lvarney@varneyproperties.com

SAK II Realty Trust

Address: 202 Elm Street, Blackstone, MA 01504

Phone: 508-509-9515

Email: wpkimball@kimbalsand.com

3. Engineer: Allen Engineering & Associates, Inc.

ADDRESS: 140 Hartford Avenue East, Hopedale, MA 01747

TEL 508-381-3212

Email: mark@allen-ea.com

4. Plan Title: Blackstone Street Improvements

5. Date of Plan: February 14, 2025, Revised June 20, 2025

6. Location of Premises: Off Blackstone Street

7. Assessors Map/Lot Numbers: Map 66, Parcels 01 and 05 and Map 62, Parcel 01

8. Norfolk Registry of Deeds – Book/Page: Book 4369, Page 120 and Book 39211, Page 81.

9. Lot Area (sq. ft & acres): 4,884,420 Sq. ft. or 112.13 +/- Acres

10. Zoning District: Agricultural

11. Premises in Overlay District (s)? N/A

12. Proposed Use: Roadway Improvements

13. Square Footage of proposed Buildings: N/A

14. Impervious Surfaces: 52,500+/- sf

15. Amount of Land Disturbance (sf): 171,500 sf

16. Number of Parking Spaces/Handicap Spaces: N/A

17. Accompaniments:

- Certified Abutters List (1 copy, 1 label copy)
- Filing Fee (See chart attached)
- Plot plan showing location of existing and proposed buildings, signs, other structures (number of copies per Form K)
- Recorded (or surveyor endorsed) plan of land (number of copies per Form K)
- Stormwater Management and O&M Plans
- Other applicable permits required:  
Notice of Intent, Environmental Notification Form, NPDES Permit, Sewer Extension Permit

18. Other materials required by Planning Board or Town Planner (see Procedural Rules and Zoning Bylaws)

---

---

**Please attach a Narrative with the following information:**

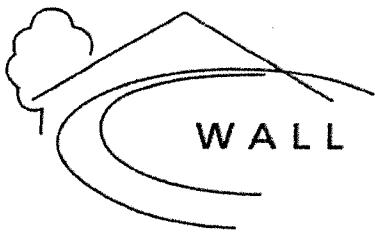
- (a) proposed use(s);
- (b) building or addition size proposed, broken down by use, if applicable;
- (c) projected number of employees, hours of operation and description of shifts;
- (d) projected parking spaces required (show calculation based on building usage/employees);
- (e) proposed methods of screening the premises and parking from abutting property and the street;
- (f) a calculation of existing and proposed lot coverage;
- (g) projected Town water and sewer demand, if any;
- (h) a discussion of the status of all other required local, state and federal permits (copies of all permits issued for the project shall be included in the application package);
- (i) a discussion of how the project conforms with the Bellingham Master Plan.

Please review the Bellingham Zoning Bylaws for additional supplemental materials that may be required.

---

**Signature of all Applicants:** Russ Petrozzi,  
(print & sign) Wall Street Development Corp.

Signatures of all Owners: Russ Petrozzi, Authorized Agent



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](mailto:lou@wallstreetdevelopment.com).

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

Sincerely,

WALL STREET DEVELOPMENT CORP.

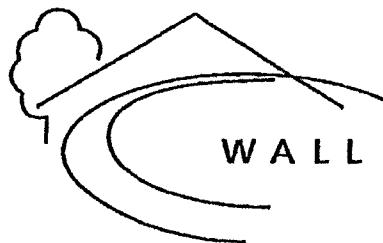
*Louis Petrozzi*  
Louis Petrozzi, President

The above stated authorization is hereby acknowledged and consented.

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

8/12/24  
Date

P.O. BOX 272, WESTWOOD, MA 02090  
TEL. 781 440 0306 CELL. 617 922 8700  
EMAIL [Lou@wallstreetdevelopment.com](mailto:Lou@wallstreetdevelopment.com)  
[www.wallstreetdevelopment.com](http://www.wallstreetdevelopment.com)



WALL STREET DEVELOPMENT CORP.

REAL ESTATE DEVELOPERS

April 16, 2025

Mr. Wayne Kimball, Trustee  
SAK Realty Trust  
Providence Road  
P.O. Box 29  
Mendon, MA

RE: Property off Blackstone Street – Bellingham, MA  
Bellingham Assessor Map 66/Parcel 001

Dear Wayne:

This letter is to confirm that SAK Realty Trust. ("SAK Realty") has entered into an agreement with Wall Street Development Corp. ("Wall Street") dated April 2, 2025 regarding the property owned by SAK Realty (the "Agreement") of Blackstone Street in Bellingham, MA (the "Property"). In connection with the Agreement, Wall Street will make application to the municipal boards of the town of Bellingham, 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.

This letter shall authorize Wall Street, or its agents, to execute any applications, on SAK Realty'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. It is understood that this authorization is valid during the period that the Agreement is in full force and effect. Any permits and/or approvals granted to Wall Street, or Wall Street's agents, by any municipal or state agency shall not be binding upon the Property or SAK Realty and shall take effect only if and when the deed is recorded and Wall Street completes the acquisition of the Property. Wall Street shall provide copies of any such applications executed on your behalf, along with any related plans, 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](mailto: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.

*Wayne Kimball*  
Wayne Kimball, Trustee  
SAK Realty Trust

5/2/2025  
Date

P.O. BOX 272, WESTWOOD, MA 02090  
TEL. 781 440 0305 FAX. 781 440 0309  
EMAIL [wallstreetdc@gmail.com](mailto:wallstreetdc@gmail.com)  
[www.wallstreetdevelopment.com](http://www.wallstreetdevelopment.com)

**BLACKSTONE STREET IMPROVEMENTS**  
**BELLINGHAM, MA**  
**APPLICATION FOR DEVELOPMENT PLAN APPROVAL**

**PROJECT NARATIVE**  
**JUNE 24, 2025**

The proposed plan entitled “Blackstone Street Improvements in Bellingham, MA” dated February 14, 2025, revised June 20, 2025, prepared by Allen Engineering & Associates, Inc. proposes to construct the private portion of Blackstone Street to provide access twelve (12) lots with frontage along the private portion of Blackstone Street (the “Plan”). The land shown on the Plan is owned by Varney Bros. Sand & Gravel, Inc. of Bellingham, MA and SAK Realty Trust of Mendon, MA (the “Owners”). Blackstone Street starts at the intersection with South Main Street (Route 140) and runs southwesterly to the Blackstone town line, where it continues as “Bellingham Road” in Blackstone. While the greater portion of Blackstone Street from South Main Street (Route 140) to its intersection with Maddie’s Way is an improved public way, the remaining portion of Blackstone Street from Maddie’s Way to the Blackstone town line, as shown on the Plan, currently exists as a gravel road, with some overgrown vegetation. Photos of the existing conditions of Blackstone Street are attached **Exhibit I**.

A review of the town’s historical records indicate that the entire length of Blackstone Street was laid out by the Selectmen as a public way on February 22, 1768. Included among the historical records is a 1940 plan of Bellingham showing Blackstone Street as an existing way.

In 2000, the Bellingham Planning Board approved the development of Blackstone Fields, a cluster subdivision development. The original area to be divided is shown as Lot 6 on the 1999 plan recorded as Plan #601 in Plan Book 468 (the “1999 Plan”). A copy of the 1999 Plan can be provided upon request. A requirement of the proposal was that an open space parcel would be granted to the Town of Bellingham or the Bellingham Conservation Commission. The Blackstone Fields Plan recorded as Plan #650 of 2000 in Plan Book 480 (the “2000 Plan”) shows the adjacent section of Blackstone Street as a public way of variable width.

In 2001, the Bellingham Spring Town Meeting voted to abandon that portion of Blackstone Street between the westerly side of Allen’s Way (now Maddie’s Way) and the Bellingham-Blackstone town line. Although it is not known why the town voted to abandon this portion of Blackstone Street, the obvious benefit to the town would have been to relieve the town from the responsibility of maintaining Blackstone Street, west of Allen’s Way (Madie’s Way).

As a result of the Town’s vote to abandon this portion Blackstone Street, the right of way was reverted to a “private way” with the fee in the right of way continuing to be subject to the rights of others to use Blackstone Street.

Wall Street Development Corp., (“Wall Street”) is proposing to construct and improve the existing right of way of Blackstone Street in accordance with the construction standards of the town of Bellingham. The property is identified on Bellingham Assessor’s Map 66, Lots 01 and Map 62. Lots 05 and 01. The roadway consists of a gravel-packed road with gradual hilled terrain and historical evidence that a former gravel mining operation previously existed on the Property.

The site was inspected by Goddard Consulting, Inc. of Norhboro, MA for the presence of wetland resources as defined by: (1) the Massachusetts Wetlands Protection Act (M.G.L. Ch. 131, § 40; the “Act”) and its implementing regulations (310 CMR 10.00 et seq.; the “Regulations”); and (2) the U.S. Clean Water Act (i.e., Section 404 and 401 wetlands). The boundary of Bordering Vegetated Wetlands (“BVW”) or, in the absence of Bordering Vegetated Wetlands, Bank was delineated in the field in accordance with the definitions set forth in the regulations at 310 CMR 10.55(2)(c) and 310 CMR 10.54(2). Section 10.55(2)(c). These wetland areas have been surveyed and shown on the Plan. A Notice of Intent has been filed with the Bellingham Conservation Commission and a review of the proposed roadway construction is on-going.

The proposed twelve (12) lots along Blackstone Street will be compliant with the zoning regulations and meet the requirements for minimum lot frontage and area to construct single family homes on each lot. Each home will be accessed from Blackstone Street. The proposed new homes will be serviced by municipal water and onsite sewage disposal systems











# BELLINGHAM PLANNING BOARD

10 MECHANIC STREET  
BELLINGHAM, MASSACHUSETTS 02019  
(508) 657-2892; FAX (508) 966-2317  
[PlanningBoard@bellinghamma.org](mailto:PlanningBoard@bellinghamma.org)

## CERTIFICATE OF OWNERSHIP

I, the undersigned Applicant, do hereby certify to the Town of Bellingham, through its Planning Board, that all parties of interest to the below-listed plan are identified in Section B below.

### Section A:

Title of Plan: Blackstone Street Improvements in Bellingham, MA  
Date of Plan: February 14, 2025, Revised June 20, 2025

Assessor's Information: Map 62 – Parcel 001, Map 62 – Parcel 005 and Map 66 – Parcel 002

Prepared by: Allen Engineering & Associates, Inc.  
140 Hartford Ave East, Hopedale, MA 01747

Type of Plan:  Preliminary Subdivision  Definitive Subdivision  Development Plan

### Section B:

Name of Record Owner(s): Varney Bros. Sand & Gravel, Inc.

Address of Record Owner(s): 79 Hartford Street, Bellingham, MA 02019

Name of Record Owner(s): SAK Realty Trust

Address of Record Owner(s): P.O. Box 29, Mendon, MA 01756

If in the name of a Trust, Corporation or Partnership, list the names and addresses of all Trustee(s), Corporate Officer(s) or Partner(s):

Name: Louis Petrozzi, President and Treasurer - Wall Street Development Corp.

Address: Two Warthin Circle, Norwood, MA 02062

Name: Christopher G. Timson, Clerk

Address: P.O. Box 1236, Pocasset, MA 02559

Shareholder(s): Louis Petrozzi

If in the name of a Trust or Corporation list the date county, book and page of recording of the Trust Instrument or the date and State of Incorporation.

County: N/A

Book and Page: \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_

Date of Incorporation: February 17, 1995

State of Incorporation: Massachusetts

Executed as a sealed instrument this 15th day of May, 2025

Louis Petrozzi  
Signature of Applicant President

Wall Street Development Corp.

By: Louis Petrozzi, President  
Print name of Applicant

Louis Petrozzi  
Signature of Owner Authorized Agent

Varney Bros. Sand & Gravel, Inc.

Print name of Owner: Elizabeth Varney, President

Louis Petrozzi  
Signature of Owner Authorized Agent

SAK Realty Trust

Print name of Owner: Wayne Kimball, Trustee

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Print name of Owner

### COMMONWEALTH OF MASSACHUSETTS

Norfolk ss.

June 25, 2025

On this 25<sup>th</sup> day of June, 2025, before me, the undersigned notary public, personally appeared Louis Petrozzi, (name of applicant(s)) 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 he signed it voluntarily for its stated purpose as his own free act and deed, as President and Treasurer for Wall Street Development Corp., a corporation and who swore or affirmed that the contents of the document are truthful and accurate to the best of their knowledge and belief.

Louis S. Petrozzi  
(Official signature and seal of Notary)

Notary Public: Boston County  
My Commission Expires: 10/17/27

4133

NB NeedhamBank

53-7353/2113

6/24/2025

\$ \*\*350.00

DOLLARS

WALL STREET DEVELOPMENT CORP.

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

PAY TO THE  
ORDER OF  
Bellingham - Town of

Three Hundred Fifty and 00/100

Bellingham - Town of  
10 Mechanic Street  
Bellingham, MA 02019

MEMO

Blackstone Street - Stormwater Permit

1100413311 12113735391 59169350411

*James R. Hayes*  
AUTHORIZED SIGNATURE

**Application for Development Plan Approval**  
**Blackstone Street Improvements – Bellingham, MA**

**Statement of Impact on Municipal Facilities and Services**  
**June 24, 2025**

The following information is an assessment of the municipal facilities and services related to the proposed development:

**1. Water Supply:**

Municipal water service is available on the Property. Domestic water service will be provided to each of the future homes.

**2. Sewer Service:**

Municipal sewer service is not available on Blackstone Street at the Property. Each of the lots created will be serviced by on-site septic systems designed in accordance with Massachusetts Title V.

**3. Historical and Archaeological:**

The property was previously used as a gravel extraction operation. There are no sites or structures known to be of historical significance or archaeological importance within or in the vicinity of the project limits.

**4. Public and Community Facilities:**

(a) Energy and Utilities

Private electric, telephone and other services are available on the public portion of Blackstone Street. The proposed routing of service connections will be in accordance with the respective requirements of each private utility company, i.e. Eversource Electric, Verizon, Comcast, etc.

(b) Police and Fire:

Access for police, fire and other emergency vehicles will be via Blackstone Street to the proposed roadway. A turn-around will be provided at the end of Blackstone Street at the Bellingham/Blackstone town line to allow for apparatus maneuvering and turning.

(d) Maintenance and Other Services:

Upon completion, it is expected the roadway will be dedicated as a public way.

**5. Site Impact Assessment - Criteria:**

(a) Consistency with character of the surrounding area:

The development site is in an area of rural single-family homes. The proposed homes will be consistent with the existing homes in the neighborhood.

(b) Protection of important existing historical or important site features, natural and man-made:

There are no important existing natural or man-made site features.

(c) Protection of adjoining premises from detrimental impacts of surface water drainage, sound and light barriers, preservation of light and air and noise impacts:

The proposed development site has been evaluated and designed to provide proper storm-water management in accordance with state and local regulations. Included with this application is a Stormwater Management Report prepared by Allen Engineering & Associates. Based on the residential use of the property and the residential nature of the proposed homes, the development is not likely to create any negative impacts regarding sound and light, air flow or noise following full development of the roadway. There are no views to protect.

(d) Vehicular and Pedestrian Movement:

The proposed roadway has been laid out to provide convenient travel for both vehicular and pedestrian movement. It is expected that the new homes will not be a high generator of traffic and will have minimal impacts on the current traffic characteristics on the abutting street system. Site traffic is expected to be able to enter and exit the site safely and efficiently.

(e) Parking and Loading Spaces:

A minimum of four (4) parking spaces will be provided for each home, two garaged spaces plus two exterior spaces.

**6. General Development Impacts:**

- (a) Conserve and protect natural features that are of lasting benefit to the site, its surrounding area and the town at large.

There are no natural features to conserve or protect on site that benefit the surrounding area or Town at large. The proposed storm-water management facilities to be incorporated into the site development will enhance and protect any adjoining property from existing surface run-off.

- (b) Site Stabilization Protection During Construction:

The development site has a relative rolling topography, having been previously used as a gravel extraction operation. Given such relatively minor variation in contours, there are no significant slopes to be affected. Any disruption to the site during construction will be stabilized using best management practices.

- (c) Roadway Design:

The proposed roadway construction to serve the Project will not have any adverse impact on the existing roadway network. The proposed roadway construction has been designed in accordance with the construction standards of the Town of Bellingham.

- (d) Illumination of the Roadway:

Once constructed the proposed roadway will have traditional street lighting.

- (e) Utilities:

The proposed development will be serviced by electricity, telephone, cable, etc., All utilities will be installed as required and designed by the respective utility provider.

- (f) Surface Water and Stormwater Management:

The proposed surface run-off from any proposed impervious surfaces will be addressed in accordance with best management practices and the Town of Bellingham regulations. See attached - Storm-water Management Report.

**Application for Development Plan Approval**  
**Blackstone Street Improvements – Bellingham, MA**

**Statement of Compliance – Article IX – Environmental Controls**  
**Bellingham Zoning Bylaws**  
**May 15, 2025**

The proposed development plan has been designed to comply with requirements set forth in Article IX - Environmental Controls §240-48 thru §240- 54 as follows:

1. 240-48 Noise: This is a proposed residential development and no excess noise impacts are anticipated.
2. 240-49 Light and Glare: Shields are proposed to be placed on the light fixtures to minimize glare onto abutting properties.
3. 240-50 Air Quality: The proposed development will not involve air emissions of odorous gases.
4. 240-51 Hazardous Materials: No hazardous materials are proposed to be used or stored on this site.
5. 240-52 Vibration: Uses which produce vibration are not proposed.
6. 240-53 Electrical Disturbances: No electrical disturbance is proposed which would adversely affect the operation of any equipment other than that of the creator of such disturbance.
7. 240-54 Stormwater Management: The stormwater management system has been designed to meet the Stormwater Management Standards set by the Massachusetts Department of Environmental Protection (“MassDEP”) and Bellingham Zoning By-Laws. The standards include removing solids from the stormwater, reducing rates of runoff from the site, and recharging the groundwater.



## ***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](mailto:Assessors@bellinghamma.org)  
[www.bellinghamma.org](http://www.bellinghamma.org)

May 27, 2025

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

300 Feet Abutters – Planning Board – Map 62/66 Parcel 01 & 05/01

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

Owner(s) of Record: Varney Bros Sand & Gravel (Map 62 Parcel 01 & 05)  
PO Box 94  
Bellingham, MA 02019

Sak II Realty Trust (Map 66 Parcel 01)  
Wayne P & Scott W Kimball-Trs  
202 Elm Street  
Blackstone, MA 01504

Requested Wall Street Development Corp.  
PO Box 272  
Westwood, MA 02090

## ABUTTERS ATTACHED

Certified: Michelle Nowlan  
Michelle Nowlan, Principal Clerk

**TOWN OF BELLINGHAM**  
**ASSESSMENT ADMINISTRATION OFFICE**  
**Bellingham Municipal Center**  
**10 Mechanic St.**  
**BELLINGHAM, MA 02019**  
**PHONE (508) 657-2862 FAX (508) 657-2894**

*Date of Application* May 13, 2025

**REQUEST FOR LIST OF ABUTTERS**

*35*  
A \$20.00 Fee PER LIST is required to process your request. Payment is due at the time of submission of this form. Fees apply to the preparation of a new list or verification or reverification on an existing or expired list. Please allow up to 10 business days from the date of payment and submission of the form for the Assessors office to complete the processing of your request. Checks/Money Orders are made out to: "The Town of Bellingham". Cash payments are accepted in person.

Please indicate with a check

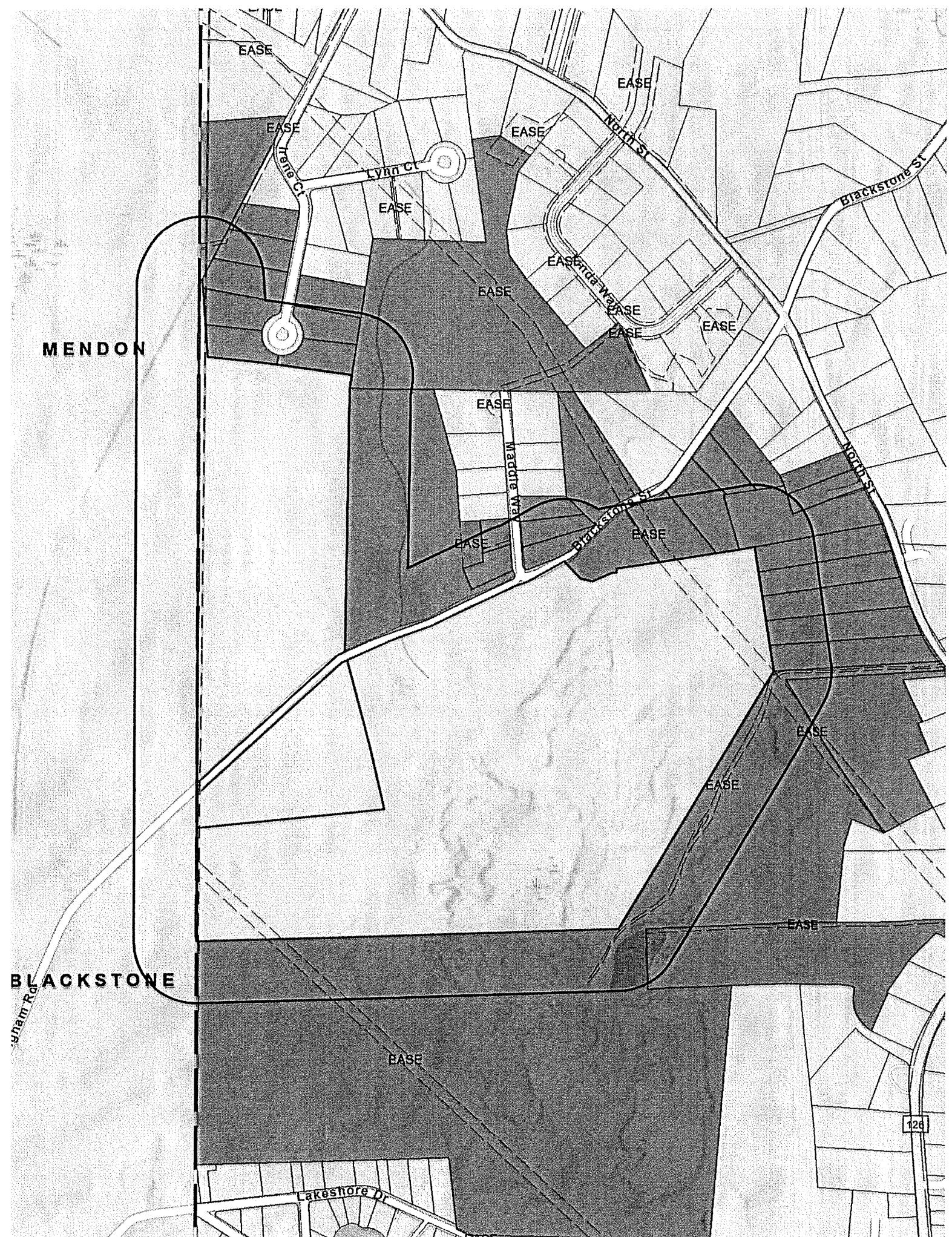
<input type="checkbox"/>	Immediate Abutters-Selectboard
<input type="checkbox"/>	Abutter to Abutter within 300 feet -Zoning Board
<input checked="" type="checkbox"/>	Abutter to Abutter within 300 feet -Planning Board
<input type="checkbox"/>	Abutters withing 100 feet - Conservation Commission
<input type="checkbox"/>	Other – please specify: _____

Map	<span style="border: 1px solid black; padding: 2px;">Map 62/ Map 66</span>	Parcel(s)	<span style="border: 1px solid black; padding: 2px;">Parcel 01 and 05/Parcel 01</span>
<span style="border: 1px solid black; padding: 2px;">Wall Street Development Corp.</span>		<span style="border: 1px solid black; padding: 2px;">Blackstone Street</span>	
Applicant (please print)		Location of Property	

\_\_\_\_\_  
Signature of Applicant

<span style="border: 1px solid black; padding: 2px;">P.O. Box 272, Westwood, MA 02090</span>	<span style="border: 1px solid black; padding: 2px;">617-922-8700</span>
Mailing Address of Applicant	Telephone Number

**ABUTTERS LIST IS VALID FOR THIRTY (30) DAYS AFTER COMPLETION**





# 300 feet Abutters List Report

Bellingham, MA

May 27, 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: 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: 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: 0058-0010-0000  
CAMA Number: 0058-0010-0000  
Property Address: 21 IRENE CT

Mailing Address: WASNEWSKY, CHRISTOPHER  
21 IRENE CT  
BELLINGHAM, MA 02019

Parcel Number: 0058-0013-OSP4  
CAMA Number: 0058-0013-OSP4  
Property Address: LINDA WY

Mailing Address: TOWN OF BELLINGHAM/ATTN: PB  
10 MECHANIC ST  
BELLINGHAM, MA 02019

Parcel Number: 0058-0028-0000  
CAMA Number: 0058-0028-0000  
Property Address: 35 IRENE CT

Mailing Address: BEAUCHEMIN, MATTHEW L  
35 IRENE CT  
BELLINGHAM, MA 02019

Parcel Number: 0058-0029-0000  
CAMA Number: 0058-0029-0000  
Property Address: 31 IRENE CT

Mailing Address: DE OLIVEIRA, CARLOS ROBERTO DE  
OLIVEIRA, MARGARETE DS  
31 IRENE CT  
BELLINGHAM, MA 02019

Parcel Number: 0058-0030-0000  
CAMA Number: 0058-0030-0000  
Property Address: 27 IRENE CT

Mailing Address: STEWART, JOHNNY JR & STEWART,  
ROSE-MARIE  
27 IRENE CT  
BELLINGHAM, MA 02019

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

 CAI Technologies

[www.cai-tech.com](http://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.

5/27/2025

Page 1 of 4



# 300 feet Abutters List Report

Bellingham, MA

May 27, 2025

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: 0062-0004-0005  
CAMA Number: 0062-0004-0005  
Property Address: 327 BLACKSTONE ST

Mailing Address: BELL JAMES L JR ROURKE BELL  
BERNICE  
327 BLACKSTONE ST  
BELLINGHAM, MA 02019

Parcel Number: 0062-0004-0011  
CAMA Number: 0062-0004-0011  
Property Address: 6 MADDIE WY

Mailing Address: WYANT TIMOTHY & PAMELA  
6 MADDIE WAY  
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: 0062-0004-2000  
CAMA Number: 0062-0004-2000  
Property Address: 7 MADDIE WY

Mailing Address: NEVILLE JOSEPH T III & MINDY H  
7 MADDIE WAY  
BELLINGHAM, MA 02019

Parcel Number: 0062-0004-3000  
CAMA Number: 0062-0004-3000  
Property Address: 11 MADDIE WY

Mailing Address: DERBY KEVIN F & KIMBERLY A  
11 MADDIE WY  
BELLINGHAM, MA 02019

Parcel Number: 0062-0006-0000  
CAMA Number: 0062-0006-0000  
Property Address: 304 BLACKSTONE ST

Mailing Address: HESS, JODI A  
304 BLACKSTONE ST  
BELLINGHAM, MA 02019

Parcel Number: 0062-0007-0000  
CAMA Number: 0062-0007-0000  
Property Address: 300 BLACKSTONE ST

Mailing Address: PETRIE, KEVIN D HERRICK, KATHLEEN  
E  
300 BLACKSTONE ST  
BELLINGHAM, MA 02019

Parcel Number: 0062-0013-0000  
CAMA Number: 0062-0013-0000  
Property Address: 36 IRENE CT

Mailing Address: JANTZEN, DEANNA PINNEY  
36 IRENE CT  
BELLINGHAM, MA 02019

Parcel Number: 0062-0014-0000  
CAMA Number: 0062-0014-0000  
Property Address: 40 42 IRENE CT

Mailing Address: ABBRUZZESE, ROBERT + MAUREEN E  
40 IRENE CT  
BELLINGHAM, MA 02019



[www.cai-tech.com](http://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.



# 300 feet Abutters List Report

Bellingham, MA

May 27, 2025

Parcel Number: 0062-0015-0000 CAMA Number: 0062-0015-0000 Property Address: 44 IRENE CT	Mailing Address: BLISS, LYDIA 44 IRENE CT BELLINGHAM, MA 02019
Parcel Number: 0062-0016-0000 CAMA Number: 0062-0016-0000 Property Address: 43 IRENE CT	Mailing Address: BICKARD, ROBERT G 43 IRENE CT BELLINGHAM, MA 02019
Parcel Number: 0062-0017-0000 CAMA Number: 0062-0017-0000 Property Address: 39 IRENE CT	Mailing Address: JAMES N & MARCIA A MARTIN-L/E HEATHER A PROVOST 39 IRENE CT 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
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: 0063-0004-0000 CAMA Number: 0063-0004-0000 Property Address: 62 NORTH ST	Mailing Address: PERDOMO, BONNIE J 62 NORTH ST BELLINGHAM, MA 02019
Parcel Number: 0063-0005-0000 CAMA Number: 0063-0005-0000 Property Address: 64 NORTH ST	Mailing Address: DAGG, JUDITH A 64 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



[www.cai-tech.com](http://www.cai-tech.com)



# 300 feet Abutters List Report

Bellingham, MA

May 27, 2025

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

Parcel Number: 0067-0001-0004  
CAMA Number: 0067-0001-0004  
Property Address: SOUTH MAIN ST

Mailing Address: G + P DAIGLE REALTY TRUST DAIGLE,  
GERARD + PHYLLIS, TRS  
656 KING ST - #104  
FRANKLIN, MA 02038



ABRUZZESE, ROBERT + MAUR  
40 IRENE CT  
BELLINGHAM, MA 02019

DE OLIVEIRA, CARLOS ROBER  
DE OLIVEIRA, MARGARETE DS  
31 IRENE CT  
BELLINGHAM, MA 02019

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

BEAUCHEMIN, MATTHEW L  
35 IRENE CT  
BELLINGHAM, MA 02019

DERBY KEVIN F & KIMBERLY  
11 MADDIE WY  
BELLINGHAM, MA 02019

PELLETIER ANDREW J & SUNN  
58 NORTH ST  
BELLINGHAM, MA 02019

BELL JAMES L JR  
ROURKE BELL BERNICE  
327 BLACKSTONE ST  
BELLINGHAM, MA 02019

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

PERDOMO, BONNIE J  
62 NORTH ST  
BELLINGHAM, MA 02019

BICKARD, ROBERT G  
43 IRENE CT  
BELLINGHAM, MA 02019

G + P DAIGLE REALTY TRUST  
DAIGLE, GERARD + PHYLLIS,  
656 KING ST - #104  
FRANKLIN, MA 02038

PETRIE, KEVIN D  
HERRICK, KATHLEEN E  
300 BLACKSTONE ST  
BELLINGHAM, MA 02019

BLISS, LYDIA  
44 IRENE CT  
BELLINGHAM, MA 02019

GRZESIAK, LISA  
2 MADDIE WY  
BELLINGHAM, MA 02019

PORRECA EDWARD J & KATHLE  
KEELER SCOTT F & KRISTEN  
46-48 NORTH ST  
BELLINGHAM, MA 02019

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

HESS, JODI A  
304 BLACKSTONE ST  
BELLINGHAM, MA 02019

STEEVES THOMAS P  
PO BOX 315  
MILLBURY, MA 01527

COURNOYER, PAULINE C, L/E  
CCURNOYER, GERARD  
79 NORTH ST  
BELLINGHAM, MA 02019

JAMES N & MARCIA A MARTIN  
HEATHER A PROVOST  
39 IRENE CT  
BELLINGHAM, MA 02019

STEEVES, THOMAS P  
PO BOX 315  
MILLBURY, MA 01527

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

JANTZEN, DEANNA PINNEY  
36 IRENE CT  
BELLINGHAM, MA 02019

STEWART, JOHNNY JR &  
STEWART, ROSE-MARIE  
27 IRENE CT  
BELLINGHAM, MA 02019

DAGG, JUDITH A  
64 NORTH ST  
BELLINGHAM, MA 02019

NEVILLE JOSEPH T III & MI  
7 MADDIE WAY  
BELLINGHAM, MA 02019

TOWN OF BELLINGHAM  
CONSERVATION COMMISSION  
10 MECHANIC STREET  
BELLINGHAM, MA 02019

DAIGLE RICHARD A & BRENDA  
324 BLACKSTONE ST-P O BOX 480  
BELLINGHAM, MA 02019

NOLAN, ANDREW J & JANNA J  
322 BLACKSTONE ST  
BELLINGHAM, MA 02019

TOWN OF BELLINGHAM/ATTN:  
10 MECHANIC ST  
BELLINGHAM, MA 02019

WASNEWSKY, CHRISTOPHER  
21 IRENE CT  
BELLINGHAM, MA 02019

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

WYANT TIMOTHY & PAMELA  
6 MADDIE WAY  
BELLINGHAM, MA 02019



## BELLINGHAM PLANNING BOARD

10 MECHANIC STREET BELLINGHAM, MASSACHUSETTS 02019 (508) 657-2892; FAX (508) 966-2317 *PlanningBoard@bellinghamma.org*

### CERTIFICATION OF MUNICIPAL TAXES AND CHARGES PAID

#### TOWN OF BELLINGHAM

Property Information	
Parcel ID	
Map	62
Lot	05
Street Number	00
Street Name	Blackstone Street
First Name	Varney Bros. Sand & Gravel, Inc.
Last Name	SAK Realty Trust

Taxes / Charges	Paid
Tax Title	<input checked="" type="checkbox"/>
Motor Excise Tax	<input type="checkbox"/>
Real Estate Tax	<input checked="" type="checkbox"/>
Personal Property Tax	<input type="checkbox"/>
Water	<input checked="" type="checkbox"/>
Sewer	<input checked="" type="checkbox"/>
Trash	<input type="checkbox"/>

As the Collector / Treasurer for the Town of Bellingham, MA I certify that the municipal taxes are paid in full for the above property.

Christine Manscheid

(Print name)

06.25.25

(Date)

Christine Manscheid

(Signature)



# BELLINGHAM PLANNING BOARD

10 MECHANIC STREET BELLINGHAM, MASSACHUSETTS 02019 (508) 657-2892; FAX (508) 966-2317 *PlanningBoard@bellinghamma.org*

## CERTIFICATION OF MUNICIPAL TAXES AND CHARGES PAID

### TOWN OF BELLINGHAM

Property Information	
Parcel ID	
Map	62
Lot	01
Street Number	00
Street Name	Blackstone Street
First Name	Varney Bros. Sand & Gravel, Inc.
Last Name	SAK Realty Trust

Taxes / Charges	Paid
Tax Title	<input checked="" type="checkbox"/>
Motor Excise Tax	<input type="checkbox"/>
Real Estate Tax	<input type="checkbox"/>
Personal Property Tax	<input checked="" type="checkbox"/>
Water	<input checked="" type="checkbox"/>
Sewer	<input checked="" type="checkbox"/>
Trash	<input type="checkbox"/>

As the Collector / Treasurer for the Town of Bellingham, MA I certify that the municipal taxes are paid in full for the above property.

Christine Mansheid

(Print name)

06-25-25

(Date)

Christine Mansheid

(Signature)



## BELLINGHAM PLANNING BOARD

10 MECHANIC STREET BELLINGHAM, MASSACHUSETTS 02019 (508) 657-2892; FAX (508) 966-2317 *PlanningBoard@bellinghamma.org*

### CERTIFICATION OF MUNICIPAL TAXES AND CHARGES PAID

#### TOWN OF BELLINGHAM

Property Information	
Parcel ID	
Map	66
Lot	01
Street Number	00
Street Name	Blackstone Street
First Name	Varney Bros. Sand & Gravel, Inc.
Last Name	SAK Realty Trust

Taxes / Charges	Paid
Tax Title	<input checked="" type="checkbox"/>
Motor Excise Tax	<input checked="" type="checkbox"/>
Real Estate Tax	<input checked="" type="checkbox"/>
Personal Property Tax	<input checked="" type="checkbox"/>
Water	<input checked="" type="checkbox"/>
Sewer	<input checked="" type="checkbox"/>
Trash	<input checked="" type="checkbox"/>

As the Collector / Treasurer for the Town of Bellingham, MA I certify that the municipal taxes are paid in full for the above property.

Christine Mansheid

(Print name)

06.25.25

(Date)

Christine Mansheid

(Signature)