

WALL STREET DEVELOPMENT CORP.

REAL ESTATE DEVELOPERS

April 3, 2024

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

RE: Notice of Intent – Special Permit Plan - Prospect Hill Village  
Assessor Map 69 - Lot 87, Map 65 – Lot 20, Lot 22, Lot 22-01 and Lot 22-02

Dear Members of the Commission:

Enclosed please find the following documents regarding the above referenced Notice of Intent:

1. WPA Form 3 – Notice of Intent Form & Fee Transmittal Form;
2. Local Wetland Bylaw Permit Application and Filing Fee Calculation Worksheet;
3. Copies of Filing Fee Checks;
4. Narrative of proposed work and mitigation and Supplemental Information;
5. Certified Abutters List, Notification of Abutters and Affidavit of Service;
6. USGS Locus Map;
7. Stormwater Management Report dated November 30, 2023; and
8. Special Permit Plan entitled “Prospect Hill Village” dated November 30, 2023, Last Revised April 2, 2024.

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

Sincerely,

WALL STREET DEVELOPMENT CORP.

*Louis Petrozzi*  
Louis Petrozzi, President

cc. Paul McManus – EcoTec, Inc.  
Rob Truax – GLM Engineering Consultants, Inc.  
MA – DEP Central Region

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)

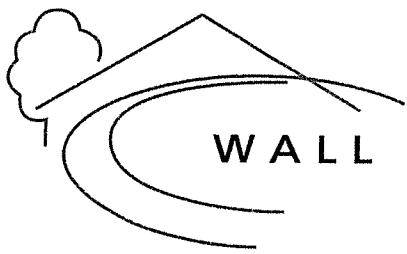
## **NOTICE OF INTENT**

PROSPECT HILL VILLAGE  
BELLINGHAM, MA

PROPOSED PROJECT  
156-UNIT TOWNHOUSE DEVELOPMENT  
OFF PROSPECT STREET

Submitted By:

Wall Street Development Corp.  
P.O. Box 272  
Westwood, MA 02090  
Tel. 617-922-8700  
Email. [lou@wallstreetdevelopment.com](mailto:lou@wallstreetdevelopment.com)  
April 3, 2024



WALL STREET DEVELOPMENT CORP.

REAL ESTATE DEVELOPERS

April 3, 2024

Bellingham Conservation Commission  
Municipal Building  
10 Mechanic Street  
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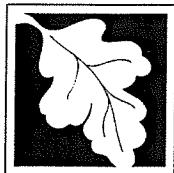
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*Louis Petrozzi*  
Louis Petrozzi, President

cc. Paul McManus – EcoTec, Inc.  
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MA – DEP Central Region

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TEL. 781 440 0306 CELL. 617 922 8700  
EMAIL [Lou@wallstreetdevelopment.com](mailto:Lou@wallstreetdevelopment.com)  
[www.wallstreetdevelopment.com](http://www.wallstreetdevelopment.com)



## 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

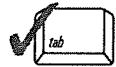
MassDEP File Number

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):

Off Lake Street/Prospect Street

a. Street Address

Latitude and Longitude:

See Attached

f. Assessors Map/Plat Number

Bellingham/Franklin

02019

b. City/Town

42.06

71.46

d. Latitude

e. Longitude

See Attached

g. Parcel /Lot Number

2. Applicant:

Louis

a. First Name

Petrozzi

b. Last Name

Wall Street Development Corp.

c. Organization

P.O. Box 272

d. Street Address

Westwood

e. City/Town

671-922-8700

h. Phone Number

MA

02090

f. State

g. Zip Code

lou@wallstreetdevelopment.com

j. Email Address

i. Fax Number

3. Property owner (required if different from applicant):

Check if more than one owner

Louis

a. First Name

Petrozzi

b. Last Name

Wall Street Development Corp.

c. Organization

P.O. Box 272

d. Street Address

Westwood

e. City/Town

617-922-8700

h. Phone Number

MA

02090

f. State

g. Zip Code

lou@wallstreetdevelopment.com

j. Email address

i. Fax Number

4. Representative (if any):

Paul

a. First Name

McManus

b. Last Name

EcoTec, Inc.

c. Company

102 Grove Street

d. Street Address

Worcester

e. City/Town

508-752-9666

h. Phone Number

MA

01605

f. State

g. Zip Code

pmcmanus@ecotecinc.com

j. Email address

i. Fax Number

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

4,350.00

a. Total Fee Paid

2,162.50

b. State Fee Paid

2,187.50

c. City/Town Fee Paid

**WPA Form 3 – Notice of Intent**

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

**A. General Information (continued)**

## 6. General Project Description:

Construction of 19-lot residential subdivision, including the installation of roadways, utilities and site grading

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

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

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

1.  Yes  No      If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)  
310 CMR 10.53(3)(d) and (e) - See Attached

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

See Attached

c. Book

b. Certificate # (if registered land)

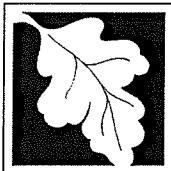
See Attached

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

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input checked="" type="checkbox"/> Bank	35 1. linear feet	44' x 2 sides = 88'
b. <input checked="" type="checkbox"/> Bordering Vegetated Wetland	480 1. square feet	1,200 2. square feet
c. <input checked="" type="checkbox"/> Land Under Waterbodies and Waterways	80 sf 1. square feet N/A 3. cubic yards dredged	80 sf (box culvert) 2. square feet

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
d. <input checked="" type="checkbox"/> Bordering Land Subject to Flooding	490 sf 1. square feet	490 sf 2. square feet
	750 3. cubic feet of flood storage lost	1,400 4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	N/A 1. square feet N/A 2. cubic feet of flood storage lost	3. cubic feet replaced

f. <input checked="" type="checkbox"/> Riverfront Area	Hoag Brook - Inland 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:

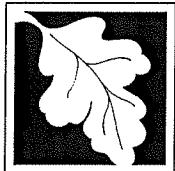
936,460  
square feet

## 4. Proposed alteration of the Riverfront Area:

110,345 a. total square feet	22,890 b. square feet within 100 ft.	87,455 c. square feet between 100 ft. and 200 ft.
---------------------------------	---	--

5. Has an alternatives analysis been done and is it attached to this NOI?  Yes  No6. Was the lot where the activity is proposed created prior to August 1, 1996?  Yes  No3.  Coastal Resource Areas: (See 310 CMR 10.25-10.35)

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

**WPA Form 3 – Notice of Intent**

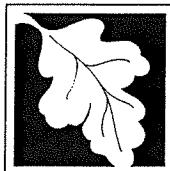
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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

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

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	N/A 1. square feet	
	N/A 2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	N/A 1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	N/A 1. square feet	2. cubic yards dune nourishment
<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>	
f. <input type="checkbox"/> Coastal Banks	N/A 1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	N/A 1. square feet	
h. <input type="checkbox"/> Salt Marshes	N/A 1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	N/A 1. square feet	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	N/A 1. square feet	
k. <input type="checkbox"/> 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. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	N/A 1. square feet	
4. <input type="checkbox"/> 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. <input checked="" type="checkbox"/> Project Involves Stream Crossings		
1	1	
a. number of new stream crossings	b. number of replacement stream crossings	



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

### 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](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

02/16/2022

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

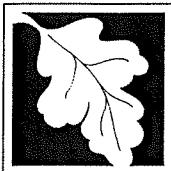
2.  Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work \*\*

(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.



## WPA Form 3 – Notice of Intent

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

### 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](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](http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/mesa/mesa_exemptions.htm); the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2.  Separate MESA review ongoing. N/A  
a. NHESP Tracking #  
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:

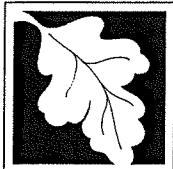
South Shore - Cohasset to Rhode Island border, and  
the Cape & Islands:

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](mailto: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](mailto: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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Bureau of Resource Protection - Wetlands

# WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

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

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

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

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.

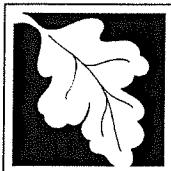
## D. Additional Information

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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Bureau of Resource Protection - Wetlands

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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.

Special Residential Townhouse Development Plan - Prospect Hill Village

a. Plan Title

GLM Engineering Consultants, Inc.

Robert Truax

b. Prepared By

November 30, 2023/Revised April 2, 2024

c. Signed and Stamped by

d. Final Revision Date

1" = 40'

Stormwater Management Report

e. Scale

f. Additional Plan or Document Title

November 30, 2023

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:

3016

March 30, 2024

2. Municipal Check Number

3. Check date

3017

March 30, 2024

4. State Check Number

5. Check date

Wall Street Development Corp.

7. Payor name on check: Last Name

6. Payor name on check: First Name



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Bureau of Resource Protection - Wetlands

### WPA Form 3 – Notice of Intent

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Provided by MassDEP:

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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.

1. Signature of Applicant

April 2, 2024

2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

6. Date

#### For Conservation Commission:

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

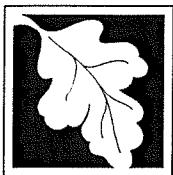
#### For MassDEP:

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

#### Other:

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

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



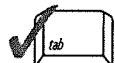
## Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

### NOI Wetland Fee Transmittal Form

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

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



#### A. Applicant Information

1. Location of Project:

Lake Street & Prospect Street  
a. Street Address  
3017  
c. Check number

Bellingham & Franklin  
b. City/Town  
\$2,162.50  
d. Fee amount

2. Applicant Mailing Address:

Louis  
a. First Name  
Wall Street Development Corp.  
c. Organization  
P.O. Box 272  
d. Mailing Address  
Westwood  
e. City/Town  
617-922-8700  
h. Phone Number

Petrozzi  
b. Last Name  
f. State  
g. Zip Code  
lou@wallstreetdevelopment.com  
j. Email Address

3. Property Owner (if different):

Louis  
a. First Name  
Wall Street Development Corp.  
c. Organization  
P.O. Box 272  
d. Mailing Address  
Westwood  
e. City/Town  
617-922-8700  
h. Phone Number

Petrozzi  
b. Last Name  
f. State  
g. Zip Code  
lou@wallstreetdevelopment.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.

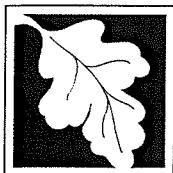
**Step 3/Individual Activity Fee:** Identify each activity fee from the six project categories listed in the instructions.

**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).



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

## NOI Wetland Fee Transmittal Form

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

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**B. Fees (continued)**

**Step 5/Total Project Fee:**

### **Step 6/Fee Payments:**

Total Project Fee:	4,350.00
State share of filing Fee:	a. Total Fee from Step 5 2,162.50
City/Town share of filing Fee:	b. 1/2 Total Fee less \$12.50 2,187.50

## **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.)

Notice of Intent  
Prospect Hill Village  
Special Permit – 156 Unit Townhouse Development  
April 3, 2024

Owner: Wall Street Development Corp.

Property Location: Prospect Street and Lake Street

Bellingham Assessors Map and Parcel Number:

Map 69, Parcel 87

Map 65, Parcel 20

Map 65, Parcel 22

Map 65, Parcel 22-01

Map 65, Parcel 22-02

Norfolk Registry of Deeds - Recording Information:

Book: 39961, Page 49

Book 40657, Page 409

Book 41335, Page 366

Book 38199, Page 96

Book 38899, Page 440

Book 41398, Page 58

Book 41398, Page 55

**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 _____	= \$ _____
Category 4	\$500.00 per activity x <u>2</u>	= \$ <u>1,000.00</u>
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% = \$ 1,500.00  
**Total Bylaw Fee Submitted**      \$ 1,500.00

DEP & BWP File No. \_\_\_\_\_

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

Project name (if applicable): Prospect Hill Village

Project location: Assessors Map: 69 Lot or Parcel: 87 Street Address: Off Lake & Prospect Street  
Assessors Map: 65 Lot or Parcel: 22, 20, 22-01 and 22-02



## 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: Lake & Prospect Street  
Map: 69, Parcel 87, Map 65, Parcels 20, 22, 22-01 and 22-02

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

- Bordering Vegetated Wetlands (BVW)
- Bordering Land Subject to Flooding (BLSF)
- Isolated Land Subject to Flooding (ILSF)
- Isolated Vegetated Wetland (IVW)
- Land Under Water Bodies (LUWB)
- Bank

                   Perennial Stream: (MHAW) Stream Name: \_\_\_\_\_

                   Intermittent Stream: \_\_\_\_\_

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

Species: \_\_\_\_\_

Number of Vernal Pools present on the site: Certified       1       Potential \_\_\_\_\_

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

<input type="checkbox"/> Bank	Total # of square feet of impacts:	35 l.f.
<input type="checkbox"/> Beach or Flat	Total # of square feet of impacts:	N/A
<input type="checkbox"/> Land Subject to Flooding (bordering or isolated)	Total # of square feet of impacts	480 s.f.
<input type="checkbox"/> Bordering Vegetated Wetlands	Total # of square feet of impacts	480 s.f.
<input type="checkbox"/> Buffer Zone	Total # of square feet of impacts	
<input type="checkbox"/> Isolated Wetland	Total # of square feet of impacts	18,097 s.f.
<input type="checkbox"/> Lakes or Ponds	Total # of square feet of impacts	
<input type="checkbox"/> Land under Water Bodies	Total # of square feet of impacts	
<input type="checkbox"/> Riverfront Area	Total # of square feet of impacts	
<input type="checkbox"/> Vernal Pool	Total # of square feet of impacts	110,345 s.f.

**Total # of above**

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

<input type="checkbox"/> Areas of Critical Environmental Concern	Total# of square feet of impacts	
<input type="checkbox"/> Buffer Zone 0 -25 feet	Total# of square feet of impacts	8,395
<input type="checkbox"/> Estimated Habitat	Total# of square feet of impacts	
<input type="checkbox"/> Priority Habitat	Total# of square feet of impacts	
<input type="checkbox"/> 0 – 50 feet No Disturb Zone to Vernal Pool	Total# of square feet of impacts	
<b>Total of above</b>		<b>8,395</b>

**6. Work in buffer zone only:**

<input type="checkbox"/> 0-25 feet	Total# of square feet of impacts	8,395
<input type="checkbox"/> 25-50 feet	Total# of square feet of impacts	21,858
<input type="checkbox"/> 50-100 feet	Total# of square feet of impacts	<u>108,154</u>
<b>Total of above</b>		<b>138,407</b>

**7. Project Description:**

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

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

**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.)

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

**Fill & grading:**

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

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

No major grade changes are proposed. Existing and proposed grades are shown on the subdivision plans 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 will be 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: \_\_\_\_\_

Name: (please print) \_\_\_\_\_

Signature: \_\_\_\_\_

Applicant Signature if different: \_\_\_\_\_



## 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	69
Lot	87
Street Number	00
Street Name	Lake Street
First Name	Wall Street Development Corp.
Last Name	

Taxes / Charges	Paid
Tax Title	<input type="checkbox"/>
Motor Excise Tax	<input type="checkbox"/>
Real Estate Tax	<input checked="" type="checkbox"/>
Personal Property Tax	<input type="checkbox"/>
Water	<input type="checkbox"/>
Sewer	<input 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 Mansfield  
(Print name)

11/27/23  
(Date)

Christine Mansfield  
(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	65
Lot	22-02
Street Number	00
Street Name	
First Name	Wall Street Development Corp.
Last Name	

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

(Print name)

11/27/23

(Date)

Christine Mansfield

(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	65
Lot	22-01
Street Number	00
Street Name	
First Name	Wall Street Development Corp.
Last Name	

Taxes / Charges	Paid
Tax Title	<input type="checkbox"/>
Motor Excise Tax	<input type="checkbox"/>
Real Estate Tax	<input checked="" type="checkbox"/>
Personal Property Tax	<input type="checkbox"/>
Water	<input type="checkbox"/>
Sewer	<input 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 Mansfield  
(Print name)

11/27/23  
(Date)

Christine Mansfield  
(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	65
Lot	22
Street Number	00
Street Name	Lake Street
First Name	Wall Street Development Corp.
Last Name	

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

(Print name)

11/27/23

(Date)

Christine Manheld

(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	65
Lot	20
Street Number	00
Street Name	Lakeview Avenue
First Name	Wall Street Development Corp.
Last Name	

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

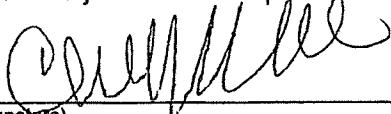
As the Collector / Treasurer for the Town of Bellingham, MA I certify that the municipal taxes are paid in full for the above property.

Christine Mansfield

(Print Name)

11/27/23

(Date)



(Signature)

NOTICE OF INTENT  
PROSPECT HILL VILLAGE  
LIMITED PROJECT STATUS  
MARCH 30, 2024

LIMITED PROJECT SUMMARY

The proposed project subject to this Notice of Intent is the construction of 156-unit townhouse development including the construction of roadways, utilities, stormwater management and other associated infrastructure and site grading (the “Project”). There are two aspects of the Project which meet the provisions of Limited Project pursuant to the Regulations at 310 CMR 10.53(3):

1. The construction of a proposed sewer force main from the project site to Blackmar Street to the sewer pumping station at Cross Street; and
2. The construction of the access roadway involving the reconstruction of an existing wetland crossing/culvert, including a box culvert compliant with Massachusetts Stream Crossing Standards and associated wetland replication in accordance with state and local wetland regulations.

With regard to No. 1, above, presently there is no municipal sewer available at the site. The construction of the sewer extension will consist of a sewer force main approximately 2,800 lf in length, at which time the sewer connection will become a gravity sewer main connecting down Blackmar Street to Cross Street to the sewer pumping station. A portion of the sewer force main will require temporary crossing of a perennial stream named “Hoag Brook”, along with other wetland resource areas and buffer zones on the Property.

With regard to No. 2, above, a portion of the Project calls the construction of an access roadway and reconstruction of an existing wetland/culvert crossing (the “Culvert Crossing”) over the same perennial stream – Hoag Brook. The reconstruction of the existing Culvert Crossing will require the filling and/or alteration of approximately 580 square feet of BVW. The existing culvert crossing has been in use for over 60-years in connection with a gravel mining operation by Varney Bros. Sand & Gravel Co.

## WETLAND REGULATION – 310 CMR 10.53

The Regulations at 310 CMR 10.53(3) permit certain “limited projects”, which provides the following:

### 10.53: General Provisions:

(3) Notwithstanding the provisions of 310 CMR 10.54 through 10.58 and 10.60, the Issuing Authority may issue an Order of Conditions and impose such conditions as will contribute to the interests identified in M.G.L. c. 131, § 40 permitting the following limited projects (although no such project may be permitted which will have any adverse effect on specified habitat sites of Rare Species, as identified by procedures established under 310 CMR 10.59). In determining whether to exercise its discretion to approve the limited projects listed in 310 CMR 10.53(3), the Issuing Authority shall consider the following factors: the magnitude of the alteration and the significance of the project site to the interests identified in M.G.L. c. 131, § 40, the availability of reasonable alternatives to the proposed activity, the extent to which adverse impacts are minimized, and the extent to which mitigation measures, including replication or restoration, are provided to contribute to the protection of the interests identified in M.G.L. c. 131, § 40.

Two such “limited projects” permitted is at 10.53(3)(d) which states the following:

(d) The construction, reconstruction, operation and maintenance of underground and overhead public utilities, such as electrical distribution or transmission lines, or communication, sewer, water and natural gas lines, may be permitted, in accordance with the following general conditions and any additional conditions deemed necessary by the issuing authority:

1. the issuing authority may require a reasonable alternative route with fewer adverse effects for a local distribution or connecting line not reviewed by the Energy Facilities Siting Council;
2. best available measures shall be used to minimize adverse effects during construction;
3. the surface vegetation and contours of the area shall be substantially restored; and
4. all sewer lines shall be constructed to minimize inflow and leakage.

AND

10.53(3)(e) which states the following

(e) The construction and maintenance of a new roadway or driveway of minimum legal and practical width acceptable to the planning board, where reasonable alternative means of access from a public way to an upland area of the same owner is unavailable. Such roadway or driveway shall be constructed in a manner which does not restrict the flow of water. Reasonable alternative means of access may include any previously or currently available alternatives such as realignment or reconfiguration of the project to conform to 310 CMR 10.54 through 10.58 or to otherwise minimize adverse impacts on resource areas. The issuing authority may require the applicant to utilize access over an adjacent parcel of land currently or formerly owned by the applicant, or in which the applicant has, or can obtain, an ownership interest. The applicant shall design the roadway or driveway according to the minimum length and width acceptable to the Planning Board, and shall present reasonable alternative means of access to the Board. The applicant shall provide replication of Effective 10/24/2014 310 CMR: DEPARTMENT OF ENVIRONMENTAL PROTECTION bordering vegetated wetlands and compensatory flood storage to the extent practicable. In the Certificate of Compliance, the issuing authority may continue a condition imposed in the Order of Conditions to prohibit further activities under 310 CMR 10.53(3)(e).

Based on the foregoing, the proposed construction of the sewer force main/gravity main, along with the roadway crossing with the reconstruction of the Existing Culvert qualify as “limited projects” pursuant to the Regulations at 310 CMR 10.53(3) (d) and (e).

**SPECIAL PERMIT & SITE DEVELOPMENT PLAN – PROSPECT HILL VILLAGE**  
**BELLINGHAM, MA**

**NOTICE OF INTENT - PROJECT NARATIVE**  
**PREPARED BY WALL STREET DEVELOPMENT CORP.**  
**MARCH 30, 2024**

**I. PROJECT OVERVIEW:**

The proposed project calls for the construction of a 156-unit townhouse residential development including the construction of roadways, along with associated infrastructure, stormwater management basins, utilities and site grading (the “Project”).

The Project is located on the corner of Lake Street in Bellingham and Prospect Street in Franklin, Massachusetts along the town line of Bellingham and Franklin. The parcels included in the proposed subdivision are shown on the Bellingham Assessor Map 69 - Parcel 87 and Map 65 – Parcel 20, 22, 22-01 and 22002 which collectively consists of approximately 72.16 acres of land (the “Property”). The Property consists of gradual hilled terrain with some upland forest. Historically, the Property was used as a gravel mining operation by Varney Bros. Sand & Gravel Co. dating from as early as 1970 through the early 2000’s period. As a result, much of the existing topography has been altered from its natural state. Evidence of the former gravel mining operation that previously existed on the Property is still in evidence on the Property and more clearly shown on the aerial photos attached hereto as Exhibit I.

The Property is located in the Agricultural Zoning District of the town of Bellingham which requires that each of the lots to have a minimum of Eighty Thousand (80,000) square feet and 200-feet of frontage. There are currently no buildings on the Property, except for a single-family home located 137 Lakeview Avenue. The property contains bordering vegetated wetland associated with Hoag Brook. Portions of Hoag Brook are presumed under the Wetland Regulations to be perennial with an associated Riverfront Area, based on USGS mapping. The most upstream portion of Hoag Brook is designated intermittent under the Wetland Regulations and, therefore, does not have an associated Riverfront Area along that segment of the stream.

Along with the construction of the Project and the roadways and utilities, the reconstruction of an existing wetland crossing/culvert (the “Existing Culvert”) is proposed as it crosses a perennial stream named “Hoag Brook”, including a box culvert compliant with Massachusetts Stream Crossing Standards and associated wetland replication in accordance with state and local wetland regulations. The reconstruction of the Existing Culvert will impact and require the filling and/or alteration of 580 square feet of BVW.

In addition, a sewer main extension is proposed to service the Project. The sewer main extension calls for the installation of a sewer force main approximately 2,800 l.f. in length from the Project to Blackmar Street, at which time the sewer connection will become a gravity sewer connecting down Blackmar Street to Cross Street to the sewer pumping station. A portion of the sewer force main will require temporary crossing of the same perennial stream named “Hoag Brook”, and temporary disturbance of wetland resource areas and buffer zones on the Property.

The Property has been evaluated by Eco Tec, Inc. of Worcester, 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). The location of the wetland boundary flags has been surveyed and plotted on the Plan. In addition, the Commission’s peer reviewer, BSC, has also evaluated the resource areas on the Property.

A review of the current on-line Massachusetts Natural Heritage Atlas (See Attached Map dated February 16, 2022), Priority Habitats and Estimated Habitats from the NHESP Interactive Viewer and Certified Vernal Pools from MassGIS, demonstrate that the site is not located within an Estimated Habitat [for use with the Act and Regulations (310 CMR 10.00 et seq.)] or a Priority Habitat [for use with Massachusetts Endangered Species Act (M.G.L. Ch. 131A; “MESA”) and regulations (321 CMR 10.00 et seq.; the “MESA Regulations”)]. One “certified” Vernal Pool is located on the site.

An application for Special Permit and Site Plan Approval has been filed with the Bellingham Planning Board. This Notice of Intent is submitted in compliance with the Massachusetts Wetlands Protection Act, M.G.L. Ch. 131 §40 and its regulations 310 CMR 10.00 and the Bellingham Wetland Protection Bylaw.

## **II. MITIGATION MEASURES:**

1) Altered and/or filled BVW will be replicated at slightly more than a 2 to 1 basis 580 square feet of BVW alteration and 1,200 square feet of replication.

2) Reconstruction of the Existing Culvert will be in accordance with the Massachusetts River and Stream Crossing Standards dated March 1, 2006, last revised March 1, 2011. The new culvert will consist of a concrete box culvert 8' in width by 7' in height with a replicated stream channel through the culvert.

3) Filter mitt and/or silt sock will be installed upgradient of wetland systems to prevent sedimentation from disturbed areas. The erosion and sedimentation control devices, as depicted in the Erosion and Sedimentation Control Plans, must be installed prior to any land disturbance on the project site. The controls will be inspected on a regular basis (weekly) and after all rain events of 0.5 inches or more. An adequate supply of erosion control materials such as straw bales, silt sock or filter fabric will be appropriately stored onsite in the instance immediate repairs are required. The temporary measures will not be removed until permanent stabilization has occurred.

4) Filter mitt and silt sock will be installed up gradient from areas of bordering vegetated wetlands that may receive runoff from areas disturbed by construction. The silt sock and/or filter mitt and silt fences will be installed according to good practices and will be maintained throughout the construction process.

5) The sediment control barrier will be installed to prevent the migration of soil materials under, around, or over the fencing. Sediment will be removed from behind the barrier when the accumulated amount has reached approximately 25% of the original installed height of the barrier. The overall condition of the erosion controls will be inspected and maintained by the general contractor to maintain the level of sufficiency.

6) A rock construction entry pad will be installed, regularly inspected and maintained to ensure effectiveness to reduce any off-site tracking at the intersection of the proposed roadway with Prospect Street. Street sweeping will also be utilized in an effort to reduce pollutants in the stormwater.

7) Areas that have been completed or that will not be worked-on for more than thirty (30) days will be stabilized with a temporary or permanent vegetative cover as soon as possible but not more than 14 days after the last construction activity. Surfaces that are disturbed by ongoing construction activities or erosion processes shall be stabilized as soon as possible.

8) Loam will not be placed unless it is to be seeded or otherwise stabilized in an appropriate manner directly thereafter. All disturbed areas will have a minimum of 4" of loam placed before being seeded and mulched. Consideration will be given to hydro-mulching, especially on slopes in excess of 3 to 1. Loamed and seeded slopes will be protected from washout by mulching or other acceptable slope protection until vegetation begins to grow. All landscaping and plantings shall be conducted in accordance with approved plans.

9) Temporary seeding or mulching will be performed on areas that are left bare for more than fifteen (15) days but will be under construction sometime in the future. Soil stockpiles stored for fourteen (14) days or longer will be provided with any necessary erosion control to prevent erosion and sedimentation, including installation of perimeter straw bales/silt fence, silt fabric liner and plastic sheeting, as shown on the Erosion and Sedimentation Control Plans.

10) Upon completion of construction, all disturbed areas shall be loamed and seeded (or landscaped). The erosion and sedimentation controls shall be removed only upon final stabilization of the site and/or after the issuance of a Certificate of Compliance for the project or prior authorization from the Conservation Commission.

### **III. WETLAND PROTECTION ACT PERFORMANCE STANDARDS & PROTECTED INTERESTS:**

1.) Private and Public Water Supplies – The site will be serviced by private water supply wells on each house lot. The proposed private sewage disposal systems on each lot will meet the requirements of Title V - the State Environmental Code. There are no public water supply wells, Zone I, or Zone II/IWPA located within 1,000-feet of the site. Mass GIS shows the site is not located within 1,000-feet of a Zone A, Zone B, or Zone C Surface Water Protection Area.

2.) Groundwater Supply – Roof runoff from proposed dwellings will be captured by dripline recharge trenches surrounding the buildings allowing for recharge to groundwater. The proposed roadway stormwater management system has been designed in accordance with the Massachusetts Stormwater Standards to maintain water quality and quantity infiltrated to the groundwater. An infiltration trench with leaching catch basin will provide additional recharge to the groundwater supply. Additional stormwater management systems are located outside the 100-foot buffer zone to wetlands and not part of this Notice of Intent.

3.) Flood Control – With the exception of the wetland area, the project is located outside of the 100-year flood elevation and does not involve any placement of fill within Bordering Lands Subject to Flooding as defined in 310 CMR 10.57(2)(a). Incremental flood storage calculations by the project engineer verify the incremental flood storage is maintained. Analysis of the project's pre-development and post-development stormwater runoff characteristics indicates that the proposed stormwater management system will control peak rates of runoff to predevelopment conditions for all design storms in accordance with the Massachusetts Stormwater Standards.

4.) Storm Damage Prevention – As noted above, incremental flood storage is maintained by the Project and peak rates of runoff for the design storms are controlled in accordance with the Massachusetts Stormwater Standards. Erosion control barriers will be installed and maintained down gradient to all proposed work. Due to the project being covered by a NPDES Construction General Permit, a site specific SWPPP will be prepared and submitted prior to any land disturbance.

5.) Prevention of Pollution - The project does not intend to use, store or generate any potentially toxic or hazardous materials on the site. Proposed uses will utilize typical cleaning supplies which will be stored within the dwellings. Pesticides will not be used except to address specific infestations if they occur. The project does not propose any underground or above ground storage for any chemicals or gasoline. The proposed stormwater management system has been designed in accordance with the Massachusetts Stormwater Standards to maintain water quality.

6.) Protection of land containing shellfish - Not applicable.

7.) Protection of Fisheries – The proposed roadway stormwater management system has been designed in accordance with the Massachusetts Stormwater Standards to maintain water quality. In addition, if fisheries habitat is present at the road crossing, the proposed box culvert will improve fisheries habitat relative to the existing 24-inch culvert pipe.

8.) Protection of Wildlife Habitat - The Massachusetts Natural Heritage Atlas (Oct. 2017 Edition) demonstrates that the site is not within a Priority Habitats of Rare Species or Estimated Habitats of Rare Wildlife. A filing with NHESP relative to rare species is not required. Bank and Land Under Water wildlife habitat is being protected and improved at the existing culvert crossing through the use of a box culvert that complies with Stream Crossing Standards. BVW wildlife habitat is maintained and enhanced through replication of BVW in excess of 1:1.

#### **IV. OTHER PROTECTED WETLAND INTERESTS:**

Bordering Vegetated Wetland: The BVW regulation at 310 CMR 10.55(4)(b) allow for replication of BVW up to 5,000 sf, and require that replication meet the following criteria:

- 1) the surface of the replacement area to be created ("the replacement area") shall be equal to that of the area that will be lost ("the lost area");
- 2) the ground water and surface elevation of the replacement area shall be approximately equal to that of the lost area;
- 3) The overall horizontal configuration and location of the replacement area with respect to the bank shall be similar to that of the lost area;
- 4) the replacement area shall have an unrestricted hydraulic connection to the same water body or waterway associated with the lost area;
- 5) the replacement area shall be located within the same general area of the water body or reach of the waterway as the lost area;
- 6) at least 75% of the surface of the replacement area shall be reestablished with indigenous wetland plant species within two growing seasons, and prior to said vegetative reestablishment any exposed soil in the replacement area shall be temporarily stabilized to prevent erosion in accordance with standard U.S. Soil Conservation Service methods; and
- 7) the replacement area shall be provided in a manner which is consistent with all other General Performance Standards for each resource area in Part III of 310 CMR 10.00

The proposed BVW replication has been designed in accordance with these standards.

Bank: Bank is proposed to be altered at the existing/proposed road crossing. At that location, the stream is contained for most of the width of the proposed road within an existing 24-inch diameter pipe. Approximately 10-feet of non-culverted stream channel is proposed to be altered. As indicated on the site plans, a box culvert that complies with the Stream Crossing Standards is proposed.

Bank: Bank regulations [310 CMR 10.54(4)(a)] require that work in Bank must not impair the following:

1. Physical stability of the Bank;
2. Water carrying capacity with a defined channel;
3. Ground and surface water quality;
4. Capacity of said land to provide breeding habitat, escape cover, and food for fisheries;
5. Important wildlife habitat functions (however projects that alter less than 10% or 50 linear feet of this Resource Area, whichever is less, found to be significant to wildlife habitat are deemed to have no adverse impact on wildlife habitat functions);

The proposed project has been designed to comply with the above provisions for Bank.

Land Under Water Body or Waterway (LUW): The LUW regulations [310 CMR 10.56(4)(a)] require that work in LUW must not impair the following:

1. Water carrying capacity with a defined channel;
2. Ground and surface water quality;
3. Capacity of said land to provide breeding habitat, escape cover, and food for fisheries;
4. Important wildlife habitat functions (however projects that alter less than 10% or 5,000 sf of this Resource Area, whichever is less, found to be significant to wildlife habitat are deemed to have no adverse impact on wildlife habitat functions);

The proposed project has been designed to comply with the above provisions for Land Under Water Bodies and Waterways.

Riverfront Area: The Riverfront Area regulations would typically preclude work in the Inner Riparian Riverfront Area. The proposed project, however, is filed under the “Limited Project” provisions at 310 CMR 10.53(3)(d) and (e) to install the sewer main and construct access to a large upland area, with the crossing proposed at the location of the Existing Culvert which minimizes impacts (i.e., the existing crossing location). We also note that a large portion of the Riverfront Area on the site qualifies as “degraded” as a result of past gravel mining operations.

# **EXHIBIT I**

2018



1978

Wetland  
Crossing

Railway

Prospect Street

Lake Street

2006

Wetland Crossing

Railway

Prospect Street

Lake St.

2005

Wetland Crossing

Railway



Prospect Street



Lake St.



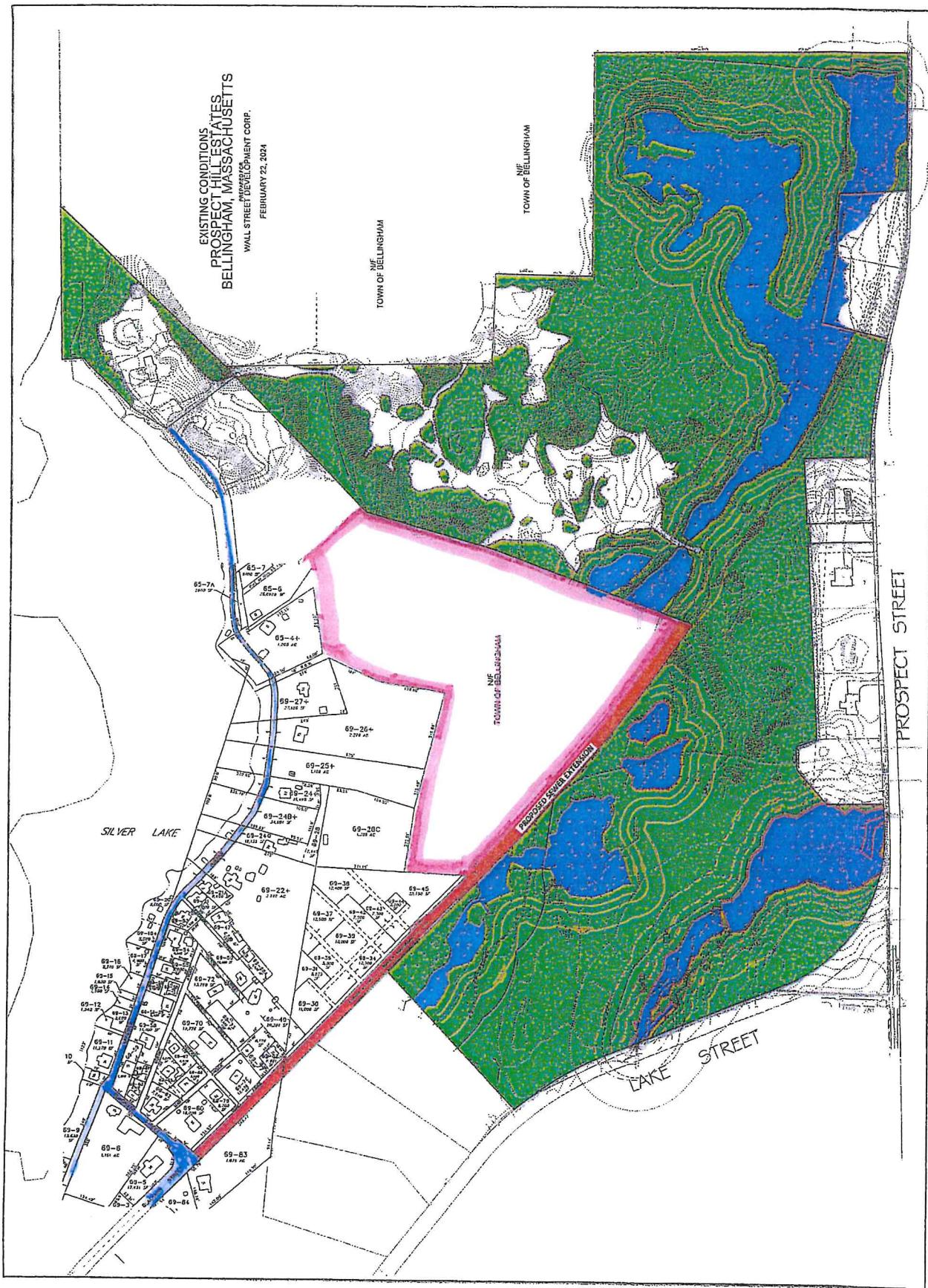
2001

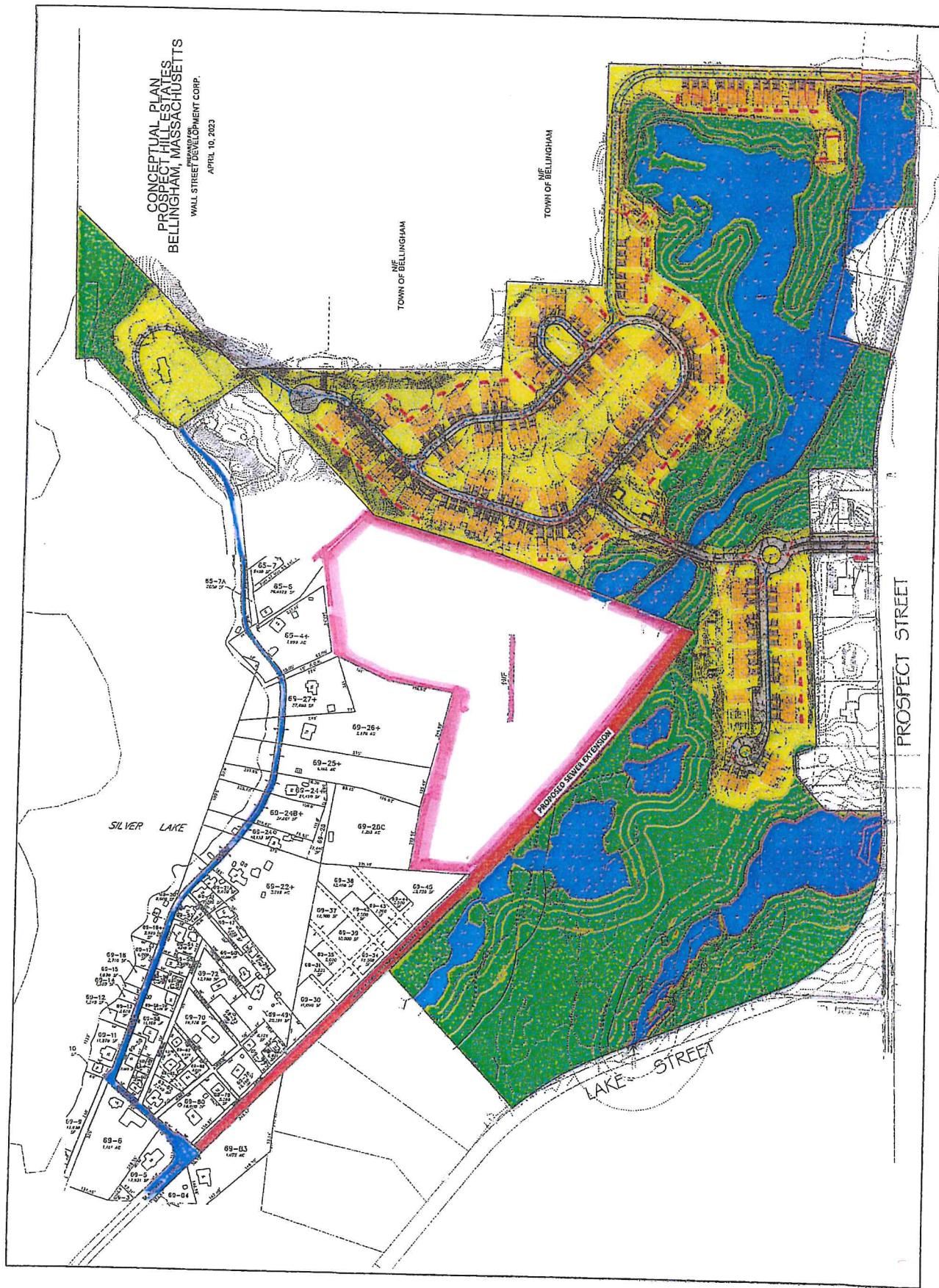
Wetland  
Crossing

Railway

Prospect Street

Lake St.





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 April 3, 2024 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 the connection with the following matter:

A Notice of Intent/Abbreviated Notice of Resource Area Delineation/Request for Amendment 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 April 3, 2024 for property located at off Lake Street and Prospect Street Assessor Map 69, Parcel 87 and Map 65, Parcel 20, 22, 22-01 and 22-02.

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

  
\_\_\_\_\_  
Signature

4/3/2024  
\_\_\_\_\_  
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. has filed a Notice of Intent/Abbreviated Notice of (Applicant) Intent/ Abbreviated Notice of Resource Area Delineation/Request for Amendment; with the Bellingham Conservation Commission for review of the following activity:

Description of Project: Construction of a proposed 156-unit townhouse development in 52 building on 72.16 +/- acres at the corner of Lake Street in Bellingham & Prospect Street in Franklin. Said activity and construction includes the installation of roadway infrastructure, utilities, stormwater management and related site grading.

The location of the proposed activity is of Lake Street (Bellingham) and Prospect Street (Franklin) - Assessors Map: 69 Lot 87, Map 65, Lot 22 and Map 65, Lot 20

Street address: N/A

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 508-657-2858 OR the Applicant's representative (Please see above)

The public hearing will be held at the Bellingham Municipal Center, 10 Mechanic Street, Bellingham. 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 Woonsocket Call
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 Central Regional (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](mailto:Assessors@bellinghamma.org)  
[www.bellinghamma.org](http://www.bellinghamma.org)

March 28, 2024

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

**300 Feet – Conservation Commission – Map 65 Parcel 20,22,22-1,22-2  
Map 69 Parcel 87**

Owner(s) of Record: Wall Street Development Corp.  
Et al

Requested by: Wall Street Development Corp.  
P.O. 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 March 21, 2024

RECEIVED  
TOWN OF BELLINGHAM  
BOARD OF ASSESSOR  
2024 MAR 21 A ID: 18

**REQUEST FOR LIST OF ABUTTERS**

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

- Immediate Abutters-Selectboard
- Abutter to Abutter within 300 feet -Zoning Board
- Abutter to Abutter within 300 feet -Planning Board
- Abutters withing 100 feet - Conservation Commission
- Other - please specify: 300 Feet - CONSERVATION

Map Map 65/Map 69 Parcel(s) Parcels 20, 22, 22-1, 22-2/ Parcel 87

Wall Street Development Corp.

Lake & Prospect Street

Applicant (please print)

Location of Property

  
Signature of Applicant

P.O. Box 272, Westwood, MA 02090

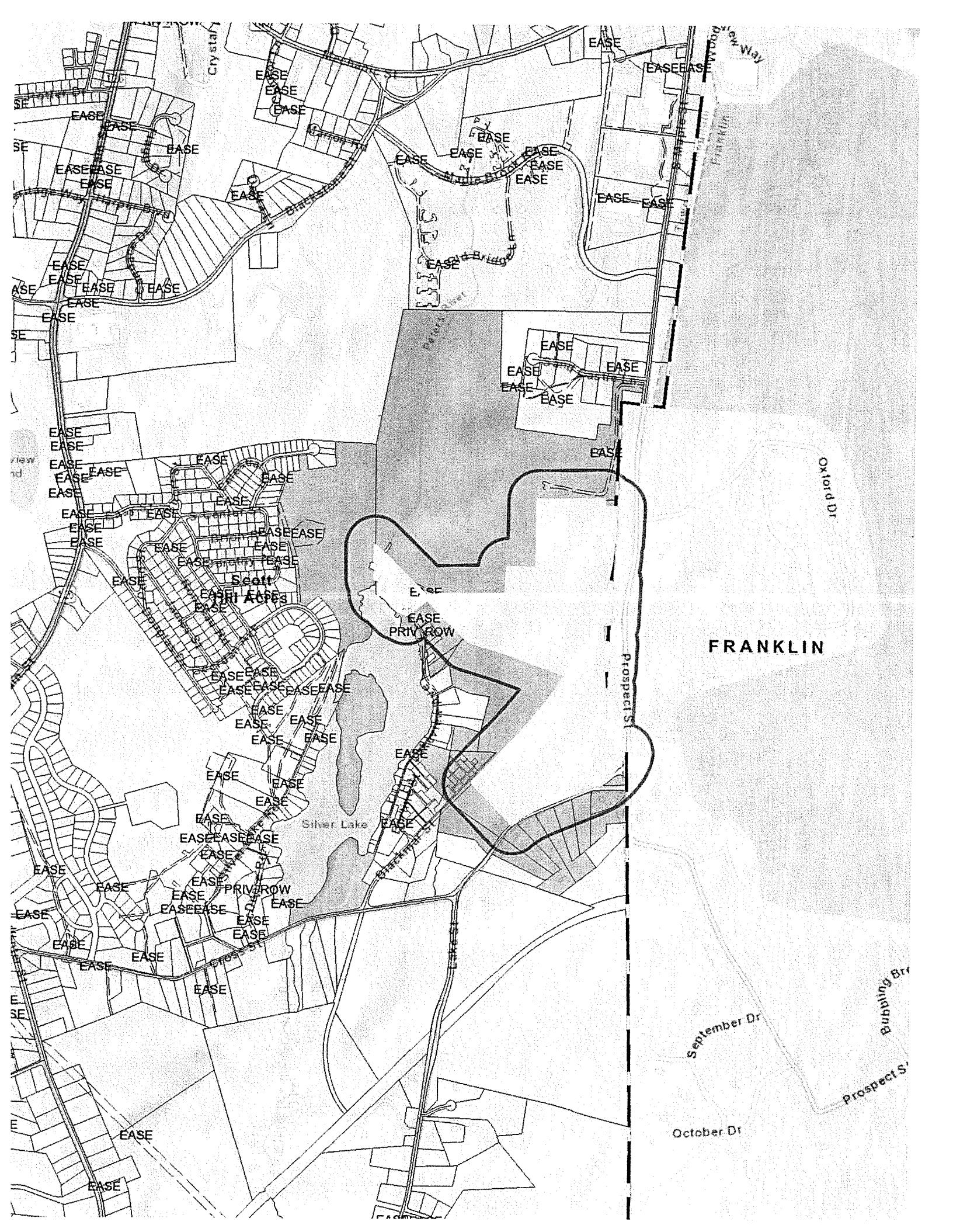
617-922-8700

Mailing Address of Applicant

Telephone Number

Email: lou@wallstreetdevelopment.com

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





# 300 foot Abutters List Report

Bellingham, MA

March 26, 2024

## Subject Properties:

Parcel Number:	0065-0020-0000	Mailing Address:	WALL STREET DEVELOPMENT CORP. 2 WARTHIN CR NORWOOD, MA 02062
CAMA Number:	0065-0020-0000		
Property Address:	137 LAKEVIEW AV		
Parcel Number:	0065-0022-0000	Mailing Address:	WALL STREET DEVELOPMENT CORP PO BOX 272 WESTWOOD, MA 02090
CAMA Number:	0065-0022-0000		
Property Address:	SOUTH MAPLE ST		
Parcel Number:	0065-0022-0001	Mailing Address:	456 PURCHASE STREET LLC 5 EXCHANGE ST - 2D FL MENDON, MA 01756
CAMA Number:	0065-0022-0001		
Property Address:	SOUTH MAPLE ST		
Parcel Number:	0065-0022-0003	Mailing Address:	LEBLANC, MICHAEL & JULIE 3 ASHLEY CR FRANKLIN, MA 02038
CAMA Number:	0065-0022-0003		
Property Address:	SOUTH MAPLE ST		
Parcel Number:	0069-0087-0000	Mailing Address:	WALL STREET DEVELOPMENT CORP PO BOX 272 WESTWOOD, MA 02090
CAMA Number:	0069-0087-0000		
Property Address:	LAKE ST		

## Abutters:

Parcel Number:	0061-001A-0000	Mailing Address:	TOWN OF BELLINGHAM ACCESS TO LANDFILL 10 MECHANIC STREET BELLINGHAM, MA 02019
CAMA Number:	0061-001A-0000		
Property Address:	119 SOUTH MAPLE ST		
Parcel Number:	0064-0212-000B	Mailing Address:	SOUTH CENTER REALTY LLC 120 QUARRY BD MILFORD, MA 01757
CAMA Number:	0064-0212-000B		
Property Address:	CELESTIAL CR		
Parcel Number:	0065-0001-0000	Mailing Address:	TOWN OF BELLINGHAM CONSERVATION COMMISSION 10 MECHANIC STREET BELLINGHAM, MA 02019
CAMA Number:	0065-0001-0000		
Property Address:	LAKEVIEW AV		
Parcel Number:	0065-0006-0000	Mailing Address:	ARIZAN, GABRIELA 89 LAKEVIEW AV BELLINGHAM, MA 02019
CAMA Number:	0065-0006-0000		
Property Address:	89 LAKEVIEW AV		
Parcel Number:	0065-0008-0000	Mailing Address:	RAMOS, ANDRE DE OLIVEIRA FRAGA, SAMANTA KALLINY 97 LAKEVIEW AV BELLINGHAM, MA 02019
CAMA Number:	0065-0008-0000		
Property Address:	97 LAKEVIEW AV		



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# 300 foot Abutters List Report

Bellingham, MA

March 26, 2024

Parcel Number: 0065-0009-0000  
CAMA Number: 0065-0009-0000  
Property Address: LAKEVIEW AV

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

Parcel Number: 0065-0011-0000  
CAMA Number: 0065-0011-0000  
Property Address: LAKEVIEW AV

Mailing Address: QUARRY DEVELOPMENT LLC  
180 MAIN ST  
BLACKSTONE, MA 01504

Parcel Number: 0065-0012-0000  
CAMA Number: 0065-0012-0000  
Property Address: LAKEVIEW AV

Mailing Address: QUARRY DEVELOPMENT LLC  
180 MAIN ST  
BLACKSTONE, MA 01504

Parcel Number: 0065-0014-0000  
CAMA Number: 0065-0014-0000  
Property Address: LAKEVIEW AV

Mailing Address: QUARRY DEVELOPMENT LLC  
180 MAIN ST  
BLACKSTONE, MA 01504

Parcel Number: 0065-0015-0000  
CAMA Number: 0065-0015-0000  
Property Address: LAKEVIEW AV

Mailing Address: QUARRY DEVELOPMENT LLC  
180 MAIN ST  
BLACKSTONE, MA 01504

Parcel Number: 0065-0017-0000  
CAMA Number: 0065-0017-0000  
Property Address: LAKEVIEW AV

Mailing Address: QUARRY DEVELOPMENT LLC  
180 MAIN ST  
BLACKSTONE, MA 01504

Parcel Number: 0065-0019-0000  
CAMA Number: 0065-0019-0000  
Property Address: 107 LAKEVIEW AV

Mailing Address: CADORET, KATHERINE L & CADORET II,  
STEVEN M  
107 LAKEVIEW AV  
BELLINGHAM, MA 02019

Parcel Number: 0065-0022-0002  
CAMA Number: 0065-0022-0002  
Property Address: SOUTH MAPLE ST

Mailing Address: WALL STREET DEVELOPMENT CORP  
PO BOX 272  
WESTWOOD, MA 02090

Parcel Number: 0065-0022-0004  
CAMA Number: 0065-0022-0004  
Property Address: SOUTH MAPLE ST

Mailing Address: CHANDRASHEKARAPURAM MAHESH  
KOMARAPPAGARI SRUTI  
381 PROSPECT ST  
FRANKLIN, MA 02038

Parcel Number: 0065-0022-0005  
CAMA Number: 0065-0022-0005  
Property Address: SOUTH MAPLE ST

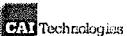
Mailing Address: VARSANI, SPARSH J & VARSHA  
393 PROSPECT ST  
FRANKLIN, MA 02038

Parcel Number: 0065-0022-0006  
CAMA Number: 0065-0022-0006  
Property Address: SOUTH MAPLE ST

Mailing Address: LUNA, ARTHUR M & CHRISTINA S  
399 PROSPECT ST  
FRANKLIN, MA 02038

Parcel Number: 0065-009A-0000  
CAMA Number: 0065-009A-0000  
Property Address: LAKEVIEW AV

Mailing Address: QUARRY DEVELOPMENT LLC  
180 MAIN ST  
BLACKSTONE, MA 01504



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# 300 foot Abutters List Report

Bellingham, MA

March 26, 2024

Parcel Number: 0065-022A-0000  
CAMA Number: 0065-022A-0000  
Property Address: MAPLE ST

Mailing Address: TOWN OF BELLINGHAM SANITARY  
LAND FILL  
10 MECHANIC STREET  
BELLINGHAM, MA 02019

Parcel Number: 0069-0030-0000  
CAMA Number: 0069-0030-0000  
Property Address: LAKEVIEW AV

Mailing Address: COLLAMATI, EDWARD J  
358 BROADWAY  
PRUDENCE ISLAND, RI 02872

Parcel Number: 0069-0031-0000  
CAMA Number: 0069-0031-0000  
Property Address: VEKEMAN ST

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

Parcel Number: 0069-0034-0000  
CAMA Number: 0069-0034-0000  
Property Address: LAKEVIEW AV

Mailing Address: PETRIN, ELPHEGE LAFONTAINE,  
THERESA  
281 AVENUE A  
WOONSOCKET, RI 02895

Parcel Number: 0069-0035-0000  
CAMA Number: 0069-0035-0000  
Property Address: CROOKS AV

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

Parcel Number: 0069-0037-0000  
CAMA Number: 0069-0037-0000  
Property Address: LAKEVIEW AV

Mailing Address: PETRIN, ELPHEGE LAFONTAINE,  
THERESA  
281 AVENUE A  
WOONSOCKET, RI 02895

Parcel Number: 0069-0038-0000  
CAMA Number: 0069-0038-0000  
Property Address: LAKEVIEW AV

Mailing Address: KOBACK, THOMAS S  
56 DIVISION ST  
WOONSOCKET, RI 02895

Parcel Number: 0069-0039-0000  
CAMA Number: 0069-0039-0000  
Property Address: LAKEVIEW AV

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

Parcel Number: 0069-0042-0000  
CAMA Number: 0069-0042-0000  
Property Address: LAKEVIEW AV

Mailing Address: ARCAND, ROLAND JR  
522 GATEHOUSE LN  
FRANKLIN, MA 02038

Parcel Number: 0069-0043-0000  
CAMA Number: 0069-0043-0000  
Property Address: LAKEVIEW AV

Mailing Address: KOBACK, THOMAS S  
56 DIVISION ST  
WOONSOCKET, RI 02895

Parcel Number: 0069-0044-0000  
CAMA Number: 0069-0044-0000  
Property Address: LAKEVIEW AV

Mailing Address: ESTATE OF GERALD BURKE ATTN:  
CYNTHIA JEAN BURKE  
PO BOX 1169  
S CHATHAM, MA 02659-1169

Parcel Number: 0069-0045-0000  
CAMA Number: 0069-0045-0000  
Property Address: LAKEVIEW AV

Mailing Address: KOBACK, THOMAS S  
56 DIVISION ST  
WOONSOCKET, RI 02895



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# 300 foot Abutters List Report

Bellingham, MA

March 26, 2024

Parcel Number: 0069-0088-0000  
CAMA Number: 0069-0088-0000  
Property Address: 525 LAKE ST

Mailing Address: BAJRUSHI, AGBI & BRESNAHAN, HOPE  
525 LAKE ST  
BELLINGHAM, MA 02019

Parcel Number: 0069-022+-0000  
CAMA Number: 0069-022+-0000  
Property Address: 55 LAKEVIEW AV

Mailing Address: PARENTEAU FAMILY IRREV TRUST &  
DAY, MURIEL  
55 LAKEVIEW AVE  
BELLINGHAM, MA 02019

Parcel Number: 0069-028C-0000  
CAMA Number: 0069-028C-0000  
Property Address: LAKEVIEW AV

Mailing Address: KOBACK, THOMAS S  
56 DIVISION ST  
WOONSOCKET, RI 02895

Parcel Number: 0069-086B-0000  
CAMA Number: 0069-086B-0000  
Property Address: 472 LAKE ST

Mailing Address: TAYLOR, BRIAN  
472 LAKE ST  
BELLINGHAM, MA 02019

Parcel Number: 0069-086C-0000  
CAMA Number: 0069-086C-0000  
Property Address: 468 LAKE ST

Mailing Address: WIDOP REALTY TRUST IGOE, DONNA T  
468 LAKE ST  
BELLINGHAM, MA 02019

Parcel Number: 0069-088A-0000  
CAMA Number: 0069-088A-0000  
Property Address: 523 LAKE ST

Mailing Address: CLUNE, RICHARD J JR & JILL  
523 LAKE ST  
BELLINGHAM, MA 02019

Parcel Number: 0069-088B-0000  
CAMA Number: 0069-088B-0000  
Property Address: 521 LAKE ST

Mailing Address: HALLORAN, MARY S  
521 LAKE ST  
BELLINGHAM, MA 02019

Parcel Number: 0069-088C-0000  
CAMA Number: 0069-088C-0000  
Property Address: 519 LAKE ST

Mailing Address: PETIT, THEODORE E JR BAEDEKER,  
DIANE J  
519 LAKE ST  
BELLINGHAM, MA 02019

Parcel Number: 0069-088D-0000  
CAMA Number: 0069-088D-0000  
Property Address: 517 LAKE ST

Mailing Address: LEGENZA, MICHAEL W + LINDA A  
517 LAKE ST  
BELLINGHAM, MA 02019

Parcel Number: 0069-088E-0000  
CAMA Number: 0069-088E-0000  
Property Address: 515 LAKE ST

Mailing Address: DUGAN, KATHRYN & WILLIAM P  
515 LAKE ST  
BELLINGHAM, MA 02019

Parcel Number: 0069-088F-0000  
CAMA Number: 0069-088F-0000  
Property Address: 513 LAKE ST

Mailing Address: MOREAU, THOMAS E JR REEN, AMIE E  
513 LAKE ST  
BELLINGHAM, MA 02019

Parcel Number: 0069-088I-0000  
CAMA Number: 0069-088I-0000  
Property Address: 295 PROSPECT ST

Mailing Address: DICK, FRANCIS & LINDSAY  
295 PROSPECT ST  
FRANKLIN, MA 02038



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# 300 foot Abutters List Report

Bellingham, MA

March 26, 2024

Parcel Number: 0072-0025-0000  
CAMA Number: 0072-0025-0000  
Property Address: 100 CROSS ST

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



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3/26/2024

Page 5 of 5

ARCAND, ROLAND JR  
522 GATEHOUSE LN  
FRANKLIN, MA 02038

HALLORAN, MARY S  
521 LAKE ST  
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