

EcoTec, Inc.
ENVIRONMENTAL CONSULTING SERVICES
100 Grove Street – Suite 203
Worcester, MA 01605
508-752-9666

June 9, 2025

Hannah Chace, Conservation Agent
Town of Bellingham
10 Mechanic Street
Bellingham, MA 02019

hchace@bellinghamma.org

Re: Prospect Hill Estates

Subject: Supplemental NOI Information

Dear Ms. Chace and Commission Members:

As requested, this letter provides information to supplement and update the Prospect Hill Estates Notice of Intent.

1. Updated local wetland bylaw “Application for Permit” (aka local NOI form): An updated permit application form (revised 6/9/2025) is attached, which includes a summary of wetland resource impacts and mitigation prepared by Truax Engineering;
2. Replication area planting density information: Four planting zones are proposed to have plantings at the following densities (from the wetland replication protocol by EcoTec):
 - a. Red maple fringe: 20 saplings over +/- 600-linear foot (“lf”) fringe = 30-lf spacing +/-;
 - b. Shrub plantings: 200 shrubs within approximately 15,000 square feet (“sf”) = 1 per 75 sf = 8.6-ft +/- on-center (“oc”);
 - c. Herbaceous seeding: To be spread throughout the red maple fringe, shrub planting area, and upper fringe of seasonal ponding area: 10 pounds exceeds supplier’s recommended application rate;
 - d. Herbaceous plug planting: 200 plugs are proposed to be planted within the upper portions of the seasonal ponding area, which is estimated at 4,000 sf +/-, or 4.5-ft oc +/-.
3. Other:
 - a. Truax Engineering has conducted additional test pits (witnessed by Robert Lussier of the Town of Bellingham) within the proposed replication area, and will be providing that information;
 - b. Truax Engineering is providing revised and augmented plans, which include a cross section through the proposed wetland replication area.

June 9, 2025

Hannah Chace, Conservation Agent

Town of Bellingham Conservation Commission

Re: Prospect Hill Estates - Supplemental NOI Information

Page 2 of 2

I hope that this information is helpful. Please contact me if you have any questions concerning this or other matters.

Sincerely,

A handwritten signature in blue ink that reads "Paul J. McManus". The signature is fluid and cursive, with "Paul J." on the top line and "McManus" on the bottom line.

Paul J. McManus, LSP, SPWS
President

Enclosures:

- Revised Local NOI Form with attachments

C: Robert Lussier RLussier@bellinghamma.org
Lou Petrozzi lou@wallstreetdevelopment.com
Robert Truax, PE robert@truaxeng.com



Application for Permit
Bellingham Wetlands Protection Bylaw & Regulations
Revised 6/9/2025

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

2. Project Location: Street: Prospect St. and Lake St.
Assessor's Map _____ Parcel\Lot see Parcel List attached

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 number 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

Species: _____

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

4. Work is proposed in the following Resource Areas:

<input checked="" type="checkbox"/> Bank	Total #of square feet of impacts: <u>20 lf +/-</u>
<input type="checkbox"/> Beach or Flat	Total #of square feet of impacts: <u>see attached</u>
<input checked="" type="checkbox"/> Land Subject to Flooding(bordering or isolated)	Total # of square feet of impacts <u>480 sf +/-</u>
<input checked="" type="checkbox"/> Bordering Vegetated Wetlands	Total # of square feet of impacts <u>18,090 sf +/-</u>
<input type="checkbox"/> Buffer Zone	Total # of square feet of impacts <u>35 sf +/-</u>
<input checked="" type="checkbox"/> Isolated Wetland	Total # of square feet of impacts <u>_____</u>
<input type="checkbox"/> Lakes or Ponds	Total # of square feet of impacts <u>_____</u>
<input checked="" type="checkbox"/> Land under Water Bodies	Total # of square feet of impacts <u>_____</u>
<input checked="" type="checkbox"/> Riverfront Area	Total # of square feet of impacts <u>_____</u>
<input type="checkbox"/> Vernal Pool	Total # of square feet of impacts <u>_____</u>

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 checked="" type="checkbox"/> Buffer Zone 0 -25 feet	Total# of square feet of impacts	557 sf (crossing)
<input type="checkbox"/> Estimated Habitat	Total# of square feet of impacts	_____
<input type="checkbox"/> Priority Habitat	Total# of square feet of impacts	_____
<input type="checkbox"/> 0 – 50 feet No Disturb Zone to Vernal Pool	Total# of square feet of impacts	_____

Total of above**6. Work in buffer zone only:**

<input type="checkbox"/> 0-25 feet	Total# of square feet of impacts	_____
<input type="checkbox"/> 25-50 feet	Total# of square feet of impacts	_____
<input type="checkbox"/> 50-100 feet	Total# of square feet of impacts	_____

Total of above**7. Project Description:****a. Existing Conditions where work is proposed**

<input type="checkbox"/> Impervious	<input type="checkbox"/> Lawn or landscaped area
<input checked="" type="checkbox"/> Regulated Resource Area	<input checked="" type="checkbox"/> Wooded or natural area
<input checked="" type="checkbox"/> Other gravel pit, gravel and paved roads	

b. Description of proposed work: townhouse development & associated utilities**c. Type of equipment required for project:** various heavy equipment**d. Type of erosion control proposed:** compost sock and silt fence - see plans**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? _____ feet

Tree Cutting:

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

Fill & grading:

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

waiver of this info requested _____ cu yds.

Explain the difference between the proposed final grade and the existing conditions. various - see plans

Explain proposed site stabilization methodology during and post construction. _____

Areas will be loamed and seeded ASAP as work progresses.

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

This information was provided in the original NOI filing package.

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.

Signed statement in NOI - initial filing.

Initialed sign off by Treasurer's Office:

**CERTIFICATION OF MUNICIPAL TAXES AND CHARGES PAID
TOWN OF BELLINGHAM**

Property Information	
Parcel ID	See attached list
Map	
Lot	
Street Number	
Street Name	
First Name	
Last Name	

Taxes / Charges	Paid
Tax Title	<input type="checkbox"/>
Motor Excise Tax	<input type="checkbox"/>
Real Estate Tax	<input 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.

This information was provided in the original NOI filing package.

(Print name)

(Signature)

(Date)

June 9, 2025

**Project: Prospect Hill Estates
Bellingham, MA**

Wetland Resource Area Impacts Summary

Bank: 20 l.f.

Bordering Land Subject to Flooding: See detailed incremental summary on plans
SUP-A & Sheet 43

Vegetated Wetlands Impact and Mitigation

Bordering Vegetated Wetland Altered: 480 s.f.

Isolated Vegetated Wetlands (local only) Altered: 18,090 s.f.

Wetland Replication Area to be created: 37,000 s.f.

Riverfront Area Impacts:

Total Site Riverfront Area: 483,783 s.f.

100-200 ft Riparian

Proposed Roadway: 13,267 s.f.

Drain Basin #4 12,023 s.f.

Grass Swale 2,845 s.f.

0-100 ft Riparian

Grass Swale 435 s.f.

Sewer Line Force Main (Temporary Alteration, Utility)

0-100 4,568 s.f.

100-200 8,010 s.f.

Buffer Zone Impacts

Isolated Vegetated Wetlands buffer zones:

0-25' 27,651 s.f.

25-50' 32,016 s.f.

50-100' 72,226 s.f.

continued

Roadway A – Crossing Area:

0-25'	5,806 s.f.
25-50'	5,441 s.f.
50-100'	30,862 s.f.

Replication Area:

0-25'	9,863 s.f.
25-50'	11,584 s.f.
50-100'	22,561 s.f.

Lakeview Ave Area:

0-25'	1,038 s.f.
25-50'	4,646 s.f.
50-100'	21,250 s.f.

Lake Street Area:

0-25'	557 s.f.
25-50'	3,584 s.f.
50-100'	45,751 s.f.

Sewer Line Force Main: (Temporary Alteration, Utility)

0-100' 25,600 s.f.

LIST OF PARCELS

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

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
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

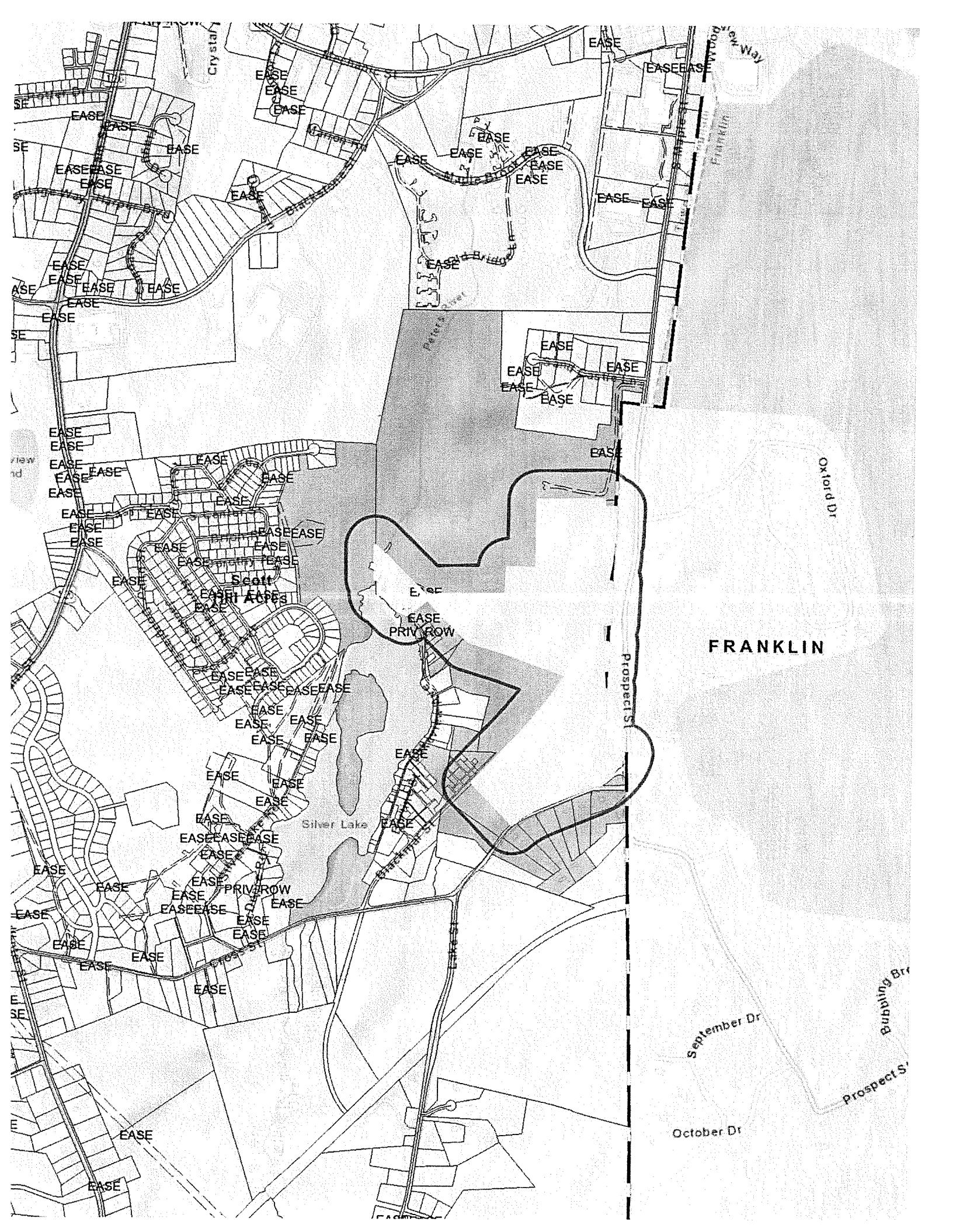
617-922-8700

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

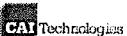
Mailing Address: VARSANI, SPARSH J & VARSHA
393 PROSPECT ST
FRANKLIN, MA 02038

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



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 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

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

3016

WALL STREET DEVELOPMENT CORP.

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

NB NeedhamBank



53-7353/2113

3/30/2024

PAY TO THE
ORDER OF

Bellingham - Town of

\$ **2,187.50

Two Thousand One Hundred Eighty-Seven and 50/100*****

DOLLARS

Bellingham - Town of
10 Mechanic Street
Bellingham, MA 02019



AUTHORIZED SIGNATURE

MEMO

Notice of Intent - Prospect Hill

#003016# 1211373539# 591693504#

3017

WALL STREET DEVELOPMENT CORP.

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

NB NeedhamBank



53-7353/2113

3/30/2024

PAY TO THE
ORDER OF

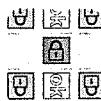
Commonwealth of Massachusetts

\$ **2,162.50

Two Thousand One Hundred Sixty-Two and 50/100*****

DOLLARS

Massachusetts Department of
P. O Box 4062
Boston, MA 02204



AUTHORIZED SIGNATURE

MEMO

Notice of Intent - Prsoept Street - Bellingham

#003017# 1211373539# 591693504#

3018

WALL STREET DEVELOPMENT CORP.

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

NB NeedhamBank



53-7353/2113

3/30/2024

PAY TO THE
ORDER OF

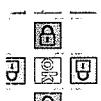
Bellingham - Town of

\$ **1,500.00

One Thousand Five Hundred and 00/100*****

DOLLARS

Bellingham - Town of
10 Mechanic Street
Bellingham, MA 02019



AUTHORIZED SIGNATURE

MEMO

Notice of Intent - Bylaw - Prospect Hill

#003018# 1211373539# 591693504#



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)



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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"/>

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Christine Mansfield
(Print name)

11/27/23
(Date)

Christine Mansfield
(Signature)



BELLINGHAM PLANNING BOARD

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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"/>

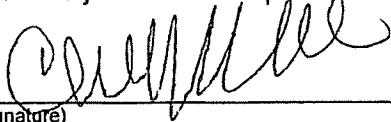
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Christine Mansfield

(Print Name)

11/27/23

(Date)



(Signature)