



## **TOWN OF BELLINGHAM CONSERVATION COMMISSION**

10 Mechanic Street  
Bellingham MA 02019  
Telephone: (508)627-2858

To: Conservation Commission  
From: Hannah Chace, Conservation Agent  
RE: Prospect Hill Village (DEP file No. 108-968) – Oulying Discussion Points  
Date: July 22, 2025

Dear Commissioners,

I wanted to send along this memo as a quick summary of items I recommend be discussed/ reviewed at the July 23rd or future meetings.

In response to the town staff memo dated 5/13/2025 outlining outstanding comments from peer review, a second working meeting was conducted between town staff, Hannah Chace and Rob Lussier and the Applicant Lou Petrozzi and his representatives Rob Truax, GLM Engineering Consultants Inc., and Paul McManus, EcoTec. The applicant agreed to supply the commission with additional information and the commission requested further peer review from BSC for a limited scope of work. This review included the proposed crossings at the Peters River and Hoag Brook and to evaluate the hydrology of the proposed replication area. The applicant submitted additional documents in response to the working group meeting as listed in Mr. Truax's response memo RE: Prospect Hill Estates Definitive Subdivision Plan Bellingham Massachusetts dated 6/9/2025 (attached).

BSC provided additional comments related to the limited scope of work dated 7/18/2025 (attached).

Although additional information was provided per Mr. Truax's memo, there are outstanding items that need further clarification or do not appear to meet state or local regulations.

### Additional Information

- 1.) Can applicant provide more clarification on the updated resource area and buffer zone impact numbers provided in the Paul McManus Eco-Tec report (attached)? This report included an incomplete bylaw form and a calculation sheet. Please identify on the plans where these impacts numbers are located as it is unclear where some of these numbers have originated. For example:
  - Where does the 1,038 square feet of impacts to the 25' NDZ on Lakeview Ave come from on the calculation sheet?
  - Is the Sewer Force Main Buffer Zone impacts inclusive of the Peters River sewer crossing and Hoag Brook sewer crossing? There is no breakdown of the 25' no disturb zone impact numbers on the calculation sheet. This sentiment is also echoed in BSC's review where they requested that impacts to bank and LUWW be evaluated and included in the impact area calculations.
  - There are multiple discrepancies between the most recent amended NOI and the amended town bylaw form/ supplemental sheet. For example, impacts to bank are listed

as 20 on the bylaw form whereas the amended NOI form (attached below) bank impacts are described as 35' culvert plus 12' bank and 44' of replacement is proposed.

- On the bylaw form itself buffer zone has not been checked off. Riverfront is checked off with no indication of numbers. The 0-25' no alteration zone number is only listed for the crossing. Why not list "see attached" as was done for some of the other resource area calculations to direct the commission to the attached calculation sheet?
- Bordering land subject to flooding refers to plan sheet details and does not provide a summary.
- Does the "replication area" section refer to the alteration of existing buffer zone to be altered in creating the replication area? Or does this refer to the amount of the replication areas buffer zone to be altered by the stormwater basins?
- The replication area is not mitigated for at a 2:1 ratio as described in the buffer zone calculation numbers. The current vegetated wetland alteration is listed as 18,570 square feet of wetland (480 BVW, 18,090 isolated). The applicant has only proposed 37,000 square feet of wetland replication which is not a 2:1 replication.

**Status of waiver requests made pursuant to Bellingham Wetlands Protection Bylaw Regulations:**

- Alteration of over 5,000 square feet of isolated wetland, pursuant to Section 247-20(F)
  - The commission has not made a determination here. The commission and its peer reviewer requested on multiple occasion additional information regarding the proposed replication area to more adequately assess if the proposed replication area would provide a viable and sustainable wetland that replaces or enhances the functions and values of the area lost.
- Identifying and locate trees over 10 caliper on the plans.
  - The commission has requested this information on multiple occasions. The applicant, on multiple occasions, stated that he may be amenable to producing this information, including during the most recent working meeting but once again requested a waiver during the June 11<sup>th</sup> hearing. The commission members reiterated their request for this information during the June 11<sup>th</sup>, 2025 hearing.
- Cut and Fill volumes.
  - The commission members requested this information be supplied on June 11<sup>th</sup>, 2025 in response to this waiver request.

**WPA Regulation compliance**

- The applicant does not appear to be in compliance with 10.58 4(c) and 10.58(4)(d)(1)(a). It appears there may be practicable and substantially equivalent economic alternatives to altering 435 square feet of the 100 foot corridor of natural vegetation in the inner riverfront area for the construction of a structural stormwater management feature – a swale.

**Bylaw Regulation compliance**

- The applicant does not meet the requirements of section 247-333(B)(1).
    - o The property falls within the Water Resource District and does not provide a 4 foot minimum separation distance between the stormwater management location bottom and estimated seasonal high groundwater. This information has been requested since the first peer review letter.
  - The applicant does not meet the requirements of section 247-20 (F)(c) as the applicant has not replicated for wetland loss at a 2:1 ratio
    - o Per the revised bylaw form, the applicant proposes the alteration of 18,570 square feet of wetland (480 BVW, 18,090 isolated). The applicant has proposed 37,000 square feet of wetland replication. 37,140 is required to meet the 2:1 standard required for wetland mitigation.
- 2.) The applicant does not appear to meet the requirements of section 247-11. The applicant proposes 435 square feet of impacts to the 0-100' Riparian Zone without providing potential alternatives that would maintain the inner riparian buffer. Also, the applicant has proposed 557 square feet of alteration to the 25' no disturb zone for the construction of the drainage swale without providing potential alternative which would maintain the 25' NDZ .

### **Suggested revisions**

1. Revise the planting plan to include a restoration or tree saving plan within the buffer zone to the replication area between Drainage Basin #1 and Drainage Basin #2 (sheet SUP -A attached).
  - o This measure was as identified by the applicants representative Rob Truax during the second working group meeting as a buffer zone mitigation measure. This would help mitigate for the substantial loss of buffer zone from the proposed filling of two isolated vegetated wetlands and to ensure there is naturalized and vegetated buffer to protect the proposed wetland replication area. The applicant is altering 131,893 square feet of isolated wetland buffer zone in addition to the buffer zone associated with BVW, where the replication area is proposed. The applicant does not show a restoration plan for the replication area's buffer zone including those areas within the 25' NDZ and the commissions typical 50' no structure/temporary alteration zone. No description is given for those area within the 100 foot buffer zone not proposed as a drainage basin other than seeding/ stabilization.
  - o This measure was not implemented in the response to the original staff memo/ working meeting. The wetland replication buffer zone outside the two proposed stormwater basins should be revegetated to reflect a natural condition.
  - o This measure may be required to protect both the interests of the Bylaw and WPA.
    - Under the WPA regulations 10.53(1) "The Issuing Authority may consider the characteristics of the Buffer Zone, such as the presence of steep slopes, that may increase the potential for adverse impacts on Resource Areas. Conditions may

include limitations on the scope and location of work in the Buffer Zone as necessary to avoid alteration of Resource Areas. The Issuing Authority may require erosion and sedimentation controls during construction, a clear limit of work, and the preservation of natural vegetation adjacent to the Resource Area and/or other measures commensurate with the scope and location of the work within the Buffer Zone to protect the interests of M.G.L. c. 131, § 40. 10.53(1)

- Under the town bylaw regulations 247-20 “ Any trees over two inches dbh shall be replaced in accordance with § 247-23 of these regulations, Vegetation removal and replacement.” And the findings in section 247-24 that “The buffer zones usually are significant to wildlife, plant or wildlife habitat, to public and private water supply, to groundwater supply, to flood control, to storm damage prevention, to prevention of pollution, to erosion control and sedimentation control, and to natural character and recreation.” And “ Lands within the buffer zones are generally best left in an undisturbed and natural state”
2. Revise the plans to so the LOW of stormwater basin 4 outlet is removed from the 25' NDBZ. (bylaw standard)
  3. Revise the plans to remove the portion of swale within the 25' NDBZ (bylaw standard) and 0-100' inner riparian zone. (bylaw and WPA standards)
  4. In regard to the submitted spacing/ density calculations submitted in the Paul McManus Eco-Tec report it appears additional mitigation plantings for trees are necessary. Trees spaced 30 linear feet on center does not appear appropriate for planting success in such a large a wetland replication area. In accordance with the Massachusetts Inland Wetland Replacement Guidelines (2022) trees should be planted no further apart than 10 –15 feet on center.

Suggested special conditions (non exhaustive) per BSC and staff suggestions:

#### Pre construction Conditions

1. The applicant should obtain all other local, state and federal permits prior to starting work on site including NPDES General Permit and DPW approval to connect to the Dupre Road Sewer Pump Station.
2. The BCC and Agent shall receive a copy of the final EPA National Pollution Discharge Elimination System (NPDES) Construction General Permit and Stormwater Pollution Prevention Plan (SWPPP) upon selection of the Site Work Contractor. The SWPPP shall be fully executed and in place before any land disturbance. The Order shall be incorporated into the SWPPP. If site conditions warrant a modification to the Approved Plans, the SWPPP shall be modified. Adjustments to the SWPPP, if necessitated by construction activities and/or coordination with the BCC and Agent, shall be documented and copied to the BCC and Agent.
3. Stormwater O/M plan must address snow disposal, including not disposing of snow in CFST, BVW, BVW, replication areas, and stormwater basins.

4. Adjust Table 1 on Sheet SUP-D for the planting schedule on the approved plans to reflect a table.
5. Remove references to haybales on sheet 36. Replace with approved alternatives.
6. Reorganize/ revise plans so that the wetland replication protocol is on the page subsequent to the replication plan.
7. Create a restoration plan for any tree/ brush work done for the temporary installation of the sewer line to vegetation along the Hoag Brook Crossing. Work shall not start until this has been completed and approved by the Commission. (bylaw)
8. Request check in meetings for more sensitive operations this crossing, inspect pre set up and walk them through, mitigation, keeping an eye on the weather.
9. The Hoag Brook sewer line crossing shall be restored using natural riverbed rock, and work within this area shall be limited to low flow/no flow conditions
10. The applicant should submit a more robust replication planting plan. This must be approved by the commission prior to work beginning on site. The replication plan shall be subject to field changes by the applicants wetland scientist, after consultation with the conservation commission or its agent based on plant availability or observations and recommendations by the wetland biologist on site.

**During Construction Conditions:**

11. The commission should be copied on weekly SWPPP generated monitoring reports until resource areas and buffer zones have been stabilized on site.
12. Permanent granite boundary markers shall be installed along the approved limit of work near sensitive resource areas including the 25' NDZ or 50ft VP NDZ. These shall be demarked with signage indicating the no disturb zone. Split rail fencing or an approved similar alternative must demarcate the permanent limit of work within the buffer zone.

**Post Construction Conditions:**

- The as-built plans submitted as part of the COC must indicate whether the project was built according to the plan (including the CFST).

**Impact Areas Summarized**

- Resource areas to be altered under the WPA

Resource Area	Permanent Alteration	Temporary Alteration	Replacement
BVW	480 (But most recent WPA form says 580)		37,000
Bank	20 linear feet (for Roadway crossing)	Unclear if these are included	Unclear – 44 is listed on the most recent NOI

			form dated April 28 <sup>th</sup> 2025
Land Under waterbodies	80? (listed on the most recent NOI form dated April 28 <sup>th</sup> 2025)	Unclear if these are included	
Bordering Land Subject to Flooding	undefined		480
Flood Storage	451cuft? (960 is on the most recent NOI)		736 cuft? (7,265 is on the most recent NOI)
Riverfront	28,570 permanent	12,578 temporary for sewer installation	

#### Resource Areas altered under the Town bylaw

Resource Area	Permanent Alteration	Temporary Alteration	Replaced
BVW	480		37,000 (including isolated wetland replacement)
Bank	20 linear feet	Unclear if these are included	Unclear – 44 is listed on the most recent NOI form dated April 28 <sup>th</sup> 2025
Land Under Waterbodies	80? (listed on the most recent NOI form dated April 28 <sup>th</sup> 2025)	Unclear if these are included	
Bordering Land Subject to Flooding	undefined		
Flood Storage	451		
Riverfront	28,570 permanent	12,578 temporary	
Isolated Wetland	18,090		37,000 (including BVW replacement)
Existing Buffer Zone			
Replication Buffer Zone			

JULY 18, 2025

Ms. Hannah Crawford, Administrator/Agent  
Bellingham Conservation Commission  
10 Mechanic Street  
Bellingham, MA 02019

RE: Prospect Hill NOI Peer Review (DEP File No. 105-0968)  
Off Lake Street/Prospect Street  
Assessors Map 69, Lot 87/Map 65, Lots 20, 22, 22-01 & 22-02  
Bellingham, MA

Dear Ms. Crawford and members of the Conservation Commission,

BSC Group, Inc. (BSC) is pleased to submit this final, supplemental review to the Bellingham Conservation Commission relative to the proposed construction of 156-unit townhouse residential development including the construction of roadways and associated infrastructure, utilities, stormwater management basins, and site grading off of Lake Street/ Prospect Street.

A Notice of Intent (NOI) was filed for this proposed project (the Project) under the Massachusetts Wetlands Protection Act (M.G.L. c.131 §40, the WPA) and its implementing regulations (310 CMR 10.00 et seq., the WPA Regulations) and the Town of Bellingham Wetlands Protection Bylaws (Chapter 235, the Bylaw) and implementing Regulations (Chapter 247) by Louis Petrozzi of Wall Street Development Corp. (the Applicant), represented by Paul McManus of Eco Tec Inc. (the Representative). Activities are proposed within the 100-foot Buffer Zone protected under the WPA and Bylaw and the project proposes alteration within Inland Bank, Bordering Vegetated Wetland (BVW), Land Under Waterbodies and Waterways (LUW), the 200-foot Riverfront Area, Bordering Land Subject to Flooding (BLSF), and the 100-foot Buffer Zone to Bordering Vegetated Wetland.

BSC provided peer review comments and recommendations of this application to the Bellingham Conservation Commission identified in peer review letters dated February 21, 2025 and April 7, 2025 respectively. Our comments were presented to the Commission at public hearings and discussed with the applicant and applicant's representative to address any outstanding concerns or comments. The remaining outstanding comments and responses to our comments are outlined in the staff memo dated 5/13/2025 and titled Outstanding Comments from BSC Peer Review. BSC has provided this final supplemental review of the application to address the issues related to the sewer main stream crossings and the wetland mitigation area.

**Original peer review letter dated 2/25/25 - outstanding comments:**

**Comment 17:** The applicant proposes installing an 8-inch sewer line from Cross Street near the intersection of Dupree Road and down Blackmar Street to the proposed development and 4-inch Force Main Sewer generally within the limits of the abandoned railroad grade. Plan Sheet S1 of 4 shows the sewer line crossing beneath an existing box culvert conveying Peters River at approximate Station 2+30 and Plan Sheet 9 of 43 shows the alignment of the sewer line within the parcel and location where it crosses Hoag Brook at a stone box culvert abutment of the railroad (approximate Station 21+10) and where the centerline is in close proximity to wetland (approximate Station 21+60 to Station 22+60)

The applicant should provide more detail on how the sewer line will be installed beneath the Peters River and Hoag Brook box culverts to avoid impacts to those resource areas. Additionally, the applicant should describe how and where trench dewatering will occur within town streets and proximity to wetland resource areas on the subject parcel. There is limited workspace within the limits of the abandoned railroad grade to excavate, stockpile material, install the sewer, dewater, where necessary, and backfill without resulting in direct impacts to wetland resource areas. It appears there are proposed impacts to wetlands from sewer line installation between wetland flags KRA1 and KRA5 that need to be accounted for on the NOI form.

**Applicant Response** - The suggested information and details will be provided.

#### **Staff Comments**

The sheets outlined in the Applicant's response S1-S4 last revised 1/30/2025, have not been included in the amended plan submission, submitted 5/1/25 (Plans included Sheets 1-43 and Supplemental Sheets A-D)

The Peters River sewer crossing construction detail on Supplemental Sheet C is new and has not been reviewed or commented on by BSC. The crossing itself, shown on supplemental sheets S1-S4 on plans dated 1/30/2025, does not show a cross-section detail or describe how the proposed crossing shall be achieved. The Prospect Hill - EcoTec – Construction Sequence letter dated 2/3/2025 also does not address this crossing.

#### **Final BSC Comment**

BSC has reviewed the Peters River sewer crossing detail shown on Supplemental Sheet C and has the following comments:

- The Applicant is proposing to install two (2) 12-inch bypass pipes to divert flows during sewer pipe installation under low flow conditions. The Applicant shows the culvert conveying the Peters River beneath the roadway as an open bottom box culvert but provides no dimensions of the box culvert. The Applicant should revise the plan to show the dimensions of the culvert.
- BSC is also skeptical that two, 12-inch pipes are sufficient to convey flows even under low flow conditions. The Applicant should provide their calculations in determining the chosen pipe size and address how to respond to an extreme rainfall event during sewer pipe installation.
- The Applicant should identify the location of the proposed frac tank dewatering area on the Project site referenced in note 5. d. of Supplemental Sheet C.
- The Applicant should update the proposed resource area impacts, specifically to Land Under Water, based on the proposed work at the Peters River crossing.

**Commet 18** – The affected bank and channel bottom should be restored to their natural state not armored with riprap. The applicant should provide a restoration plan for the temporary impacts associated with the Hoag Brook sewer line installation and should include using natural riverbed rock for restoration, work in low flow/no flow conditions and any time of year restrictions noted by DMF for fish passage

**Applicant response** - A restoration plan will be provided, along with a revised construction sequencing.

#### **Staff Comment:**

The stream channel within the work area will be restored with hand tools, to reestablish the channel topography and surface substrate to pre-work conditions. Flow will then be reestablished by slowly removing the temporary dam and gradually restoring flow to the channel. A detail is provided on Supplemental Sheet B. Does the applicant's response address BSC's concerns regarding best practices for restoration here?



**Final BSC Comment:**

BSC has reviewed the Hoag Brook sewer crossing detail shown on Supplemental Sheet B and has the following comments:

- The Applicant proposed “limited tree and brush removal” to perform the crossing. Is any of this within a wetland resource area? If so, those impacts should be identified and the proposed wetland impacts on the NOI form should be updated accordingly.
- The applicant should provide a detail of the temporary flow reducer at the downstream end of the discharge pipe for review.
- The Applicant should update the proposed resource area impacts, specifically to Bank and Land Under Water, based on the proposed work at the Hoag Brook crossing with respect to installing sand bags and poly sheet to dam the upstream end of the crossing and the crossing itself.
- BSC recommends that the Banks of the crossing should be restored to match upstream and downstream vegetated Bank conditions after the stone abutments are removed and the Banks are restored. BSC recommends that the Banks be restored vegetatively rather than riprap or stone. However, there should be consideration given to potential scouring flow velocities.

**Comment 36:** The wetland replication plan is incomplete and should be revised to ensure compliance with section 247-20(I) “The proposal for a replication area (submitted with the Notice of Intent) shall include a detailed plan of the wetland replication showing: [1] Cross-section with indication of groundwater level, soil profile and thickness of organic soil in the existing and proposed wetlands; [2] Plant species detail, including number, type and location of species found in the replication area to be altered, and number, types and locations of species to be introduced into the replacement area; [3] Detail of stabilization plans for replication area of banks; [4] Wildlife habitat diversity plan; [5] Any trees over two inches dbh shall be replaced in accordance with § 247-23 of these regulations, Vegetation removal and replacement.

**Applicant Response** - Additional replication area details shall be provided. We note however that the proposed IVW fill is within areas that developed in the former gravel mine and the proposed mitigation area is intentionally different.

**Staff Comment**

The applicant has addressed some of these requirements. The applicant has provided some of the requested information in narrative form and placed the narrative onto the plan set.

- No cross section is shown
- The plan does not determine what vegetation currently within the replication area will be altered
- The plan narratively addresses the number type and location of proposed plantings in a generalized format in Section 9 that has been amended to address BSC’s concerns regarding additional plug plantings. There is no plan planting detail which depicts the number, type and location of the proposed plantings.
- Table 1 is not depicted as a table on the plan set, the words are copied and pasted.

**BSC Final Comment:**

BSC recommends that the Applicant provide a cross section of the replication area, identify the extent and type of vegetation alteration is proposed within the replication area and provide a separate planting plan illustrating the location, type and number of proposed plant species as well as describe the predicted water regime(s) within the replication area. This will allow us to review the proposed plantings with respect to the expected hydrology to determine if they are appropriate for the area. The proposed number and spacing of plantings may be

underestimated for the size of the mitigation area. The Massachusetts Inland Wetlands Replacement Guidelines ([WetlandReplacementGuidelines2022 \(2\).pdf](#)) recommends plantings of trees/shrubs should be at least 24 inches in height. Shrubs should be planted no further apart than 8–10 feet on center, and trees should be planted no further apart than 10 –15 feet on center. BSC has designed and permitted numerous wetland mitigation designs for unavoidable impacts and understands the importance of providing sufficient detail and specifications for a contractor to construct a mitigation area without question. We also understand that field conditions at the time of installation may warrant planting substitutions based on plant availability, adjustments in grades to achieve the desired hydrology or adjustments to the location of plantings. BSC recommends that the mitigation design be conditioned such that any minor adjustment to any of the above-referenced conditions could be addressed by close coordination and communication between the Applicant and Applicants wetland representative and the Commission during construction rather than through an amended Order of Conditions Process.

We appreciate the opportunity to provide these comments and recommendations on the Prospect Hill Village NOI in Bellingham and look forward to discussing the peer review with the Commission at the next hearing. Should you have any questions regarding our review and provided comments, please do not hesitate to contact me at (617) 896-4534 or [pknapik@bscgroup.com](mailto:pknapik@bscgroup.com).

Sincerely,  
BSC Group, Inc.



**Paul M. Knapik**  
Sr. Wetland Scientist/Sr. Associate

Cc: Amanda Smith

June 9, 2025

Bellingham Planning Board  
Bellingham Conservation Commission  
10 Mechanic Street  
Bellingham, MA 02019

**Re: Prospect Hill Estates  
Definitive Subdivision Plan  
Bellingham, Massachusetts**

Dear Board and Commission Members,

Our firm revised the plans for the above captioned project to address the comments discussed during the workshop meeting with the developer's team, Town Planner, Robert Lussier and Conservation Agent, Hannah Chace.

The following revisions have been provided in the revised plan set:

1. Additional soil testing was conducted within the proposed replication area, on June 6, 2025 and witnessed by Robert Lussier. The locations are shown on Sheet Sup-A, and soil logs are attached herewith.
2. Label the two Vernal Pools with 50-foot buffer zones. See sheet 19.
3. Provided a slope stabilization detail for 2:1 slope. See sheet 38.
4. Provided a paved spillway off Lake Street to direct runoff to the proposed forebay and grass swale. See sheet 28.
5. Provided a cross section through the proposed replication area. See sheet Sup-A.
6. Flood storage compensation table. See Sheet Sup-A.
7. Revised the limit of work around the proposed grass swale near Lake Street. See Sheet 20.
8. Provide buffer zone impacts. See Paul McManus, Eco Tec report.

Enclosed herewith are copies of the revised plans for your review and comment. If you have any questions, please don't hesitate to contact our office.

Thank you for your cooperation in this matter.

Yours truly,  
GLM Engineering Consultants Inc.

  
Robert S. Truax, P.E.

**AMENDED NOTICE OF INTENT  
DATED APRIL 28, 2025  
DEP FILE NO. 105-0968  
PROSPECT HILL VILLAGE  
EXHIBIT 1**



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

Bellingham/Franklin

b. City/Town

02019

c. Zip Code

Latitude and Longitude:

42.06593

d. Latitude

71.45725

e. Longitude

See Attached

f. Assessors Map/Plat Number

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

MA

f. State

02090

g. Zip Code

671-922-8700

h. Phone Number

i. Fax Number

lou@wallstreetdevelopment.com

j. Email Address

3. Property owner (required if different from applicant): ☒ Check if more than one owner

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

MA

f. State

02090

g. Zip Code

617-922-8700

h. Phone Number

i. Fax Number

lou@wallstreetdevelopment.com

j. Email address

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

MA

f. State

01605

g. Zip Code

508-752-9666

h. Phone Number

i. Fax Number

pmcmanus@ecotecinc.com

j. Email address

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

4,350

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

MassDEP File Number

Document Transaction Number

Bellingham

City/Town

### A. General Information (continued)

6. General Project Description:

Construction of 129-unit residential townhouse development, including the installation of roadways, utilities and site grading and construction of sewer extension to municipal sewer system.

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.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

**WPA Form 3 – Notice of Intent**

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Bellingham

City/Town

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input checked="" type="checkbox"/> Bank	35' Culvert + 12' Bank 1. linear feet	44' x 1 sides = 44' 2. linear feet
b. <input checked="" type="checkbox"/> Bordering Vegetated Wetland	580 + 16,860 Local IVW 1. square feet	37,000 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) 2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input checked="" type="checkbox"/> Bordering Land Subject to Flooding	480 sf 1. square feet 960 3. cubic feet of flood storage lost	480 sf 2. square feet 7,265 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	
f. <input checked="" type="checkbox"/> Riverfront Area	Hoag Brook - Inland 1. Name of Waterway (if available) - specify coastal or inland	3. cubic feet replaced

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: 372,652  
square feet

4. Proposed alteration of the Riverfront Area:

<u>29,996</u>	<u>0</u>	<u>29,996</u>
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI? ☒ Yes ☐ No

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

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

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

**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](mailto: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.

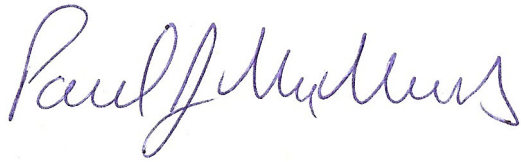
1. Updated local wetland bylaw “Application for Permit” (aka local NOI form): An updated permit application form (revised 6/9/2025) is attached, which includes a summary of wetland resource impacts and mitigation prepared by Truax Engineering;
2. Replication area planting density information: Four planting 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 the first name "Paul" and last name "McManus" clearly legible.

Paul J. McManus, LSP, SPWS  
President

Enclosures:

- Revised Local NOI Form with attachments

C: Robert Lussier [RLussier@bellinghamma.org](mailto:RLussier@bellinghamma.org)  
Lou Petrozzi [lou@wallstreetdevelopment.com](mailto:lou@wallstreetdevelopment.com)  
Robert Truax, PE [robert@truaxeng.com](mailto: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 X

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

**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	_____
	<b>Total of above</b>	_____

**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	_____
	<b>Total of above</b>	_____

**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	waiver of this info requested _____	_____ cu yds.
Amount of fill proposed for use on site		_____ 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.

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.

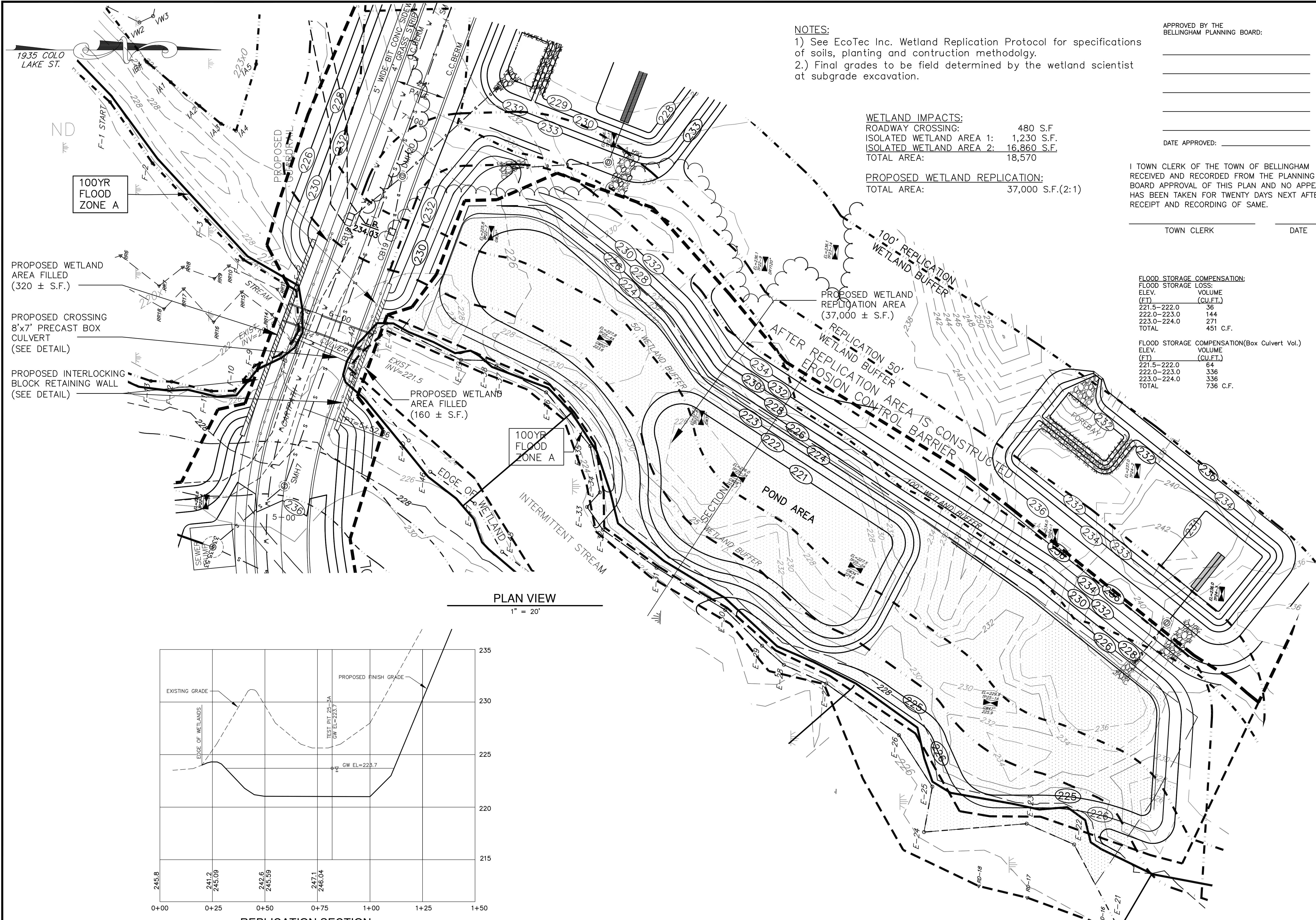
**Lake Street Area:**

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.
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REVISIONS		DESCRIPTION
No.	DATE	
1	04/02/2024	WETLAND DELINEATION
2	07/15/2024	PLG BRD ENG COMMENTS
3	09/26/2024	NEW ROAD LAYOUT (LAKE ST)
4	01/30/2025	PLG BRD COMMENTS/129 UNITS
5	01/30/2025	PLG BRD COMMENTS - BSC 3/19/25
6	04/28/2025	PLG BRD COMMENTS
7	06/09/2025	REVIEW COMMENTS

SITE DEVELOPMENT PLAN "PROSPECT HILL VILLAGE" A MULTI-UNIT RESIDENTIAL DEVELOPMENT BELLINGHAM, MASSACHUSETTS	
PREPARED FOR: WALL STREET DEVELOPMENT CORP. P.O. BOX 272 WESTWOOD, MASSACHUSETTS	
GLM Engineering Consultants, Inc. 19 EXCHANGE STREET HOLLISTON, MA 01746 P: 508-429-1100 F: 508-429-7160 www.GLMengineering.com	
JOB No.	16,590
DATE:	November 30, 2023
SCALE:	1"= 20'
SHEET:	SUP-A
PLAN #:	27,871