

WETLAND IMPACTS:
ROADWAY CROSSING: 480 S.F.
ISOLATED WETLAND AREA 1: 1,230 S.F.
ISOLATED WETLAND AREA 2: 16,860 S.F.
TOTAL AREA: 18,570

PROPOSED WETLAND REPLICATION:
TOTAL AREA: 37,150 S.F.(2:1)

APPROVED BY THE
BELLINGHAM PLANNING BOARD:

DATE APPROVED: _____

TOWN CLERK _____ DATE _____

I TOWN CLERK OF THE TOWN OF BELLINGHAM
RECEIVED AND RECORDED FROM THE PLANNING
BOARD APPROVAL OF THIS PLAN AND NO APPEAL
HAS BEEN TAKEN FOR TWENTY DAYS NEXT AFTER
RECEIPT AND RECORDING OF SAME.

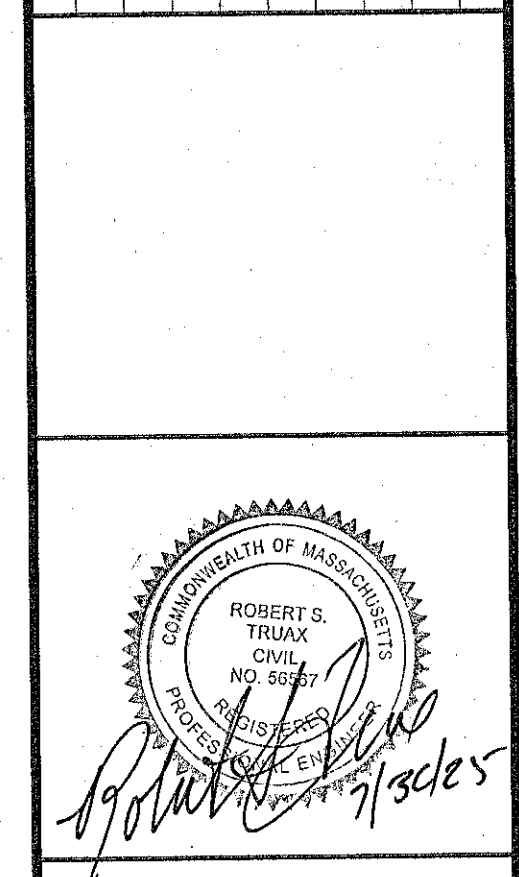
FLOOD STORAGE COMPENSATION:
FLOOD STORAGE LOSS:

ELEV. (FT.)	VOLUME (CU.FT.)
221.5-222.0	36
222.0-223.0	144
223.0-224.0	271
TOTAL	451 C.F.

FLOOD STORAGE COMPENSATION(Box Culvert Vol.)


ELEV. (FT.)	VOLUME (CU.FT.)
221.5-222.0	64
222.0-223.0	336
223.0-224.0	336
TOTAL	736 C.F.

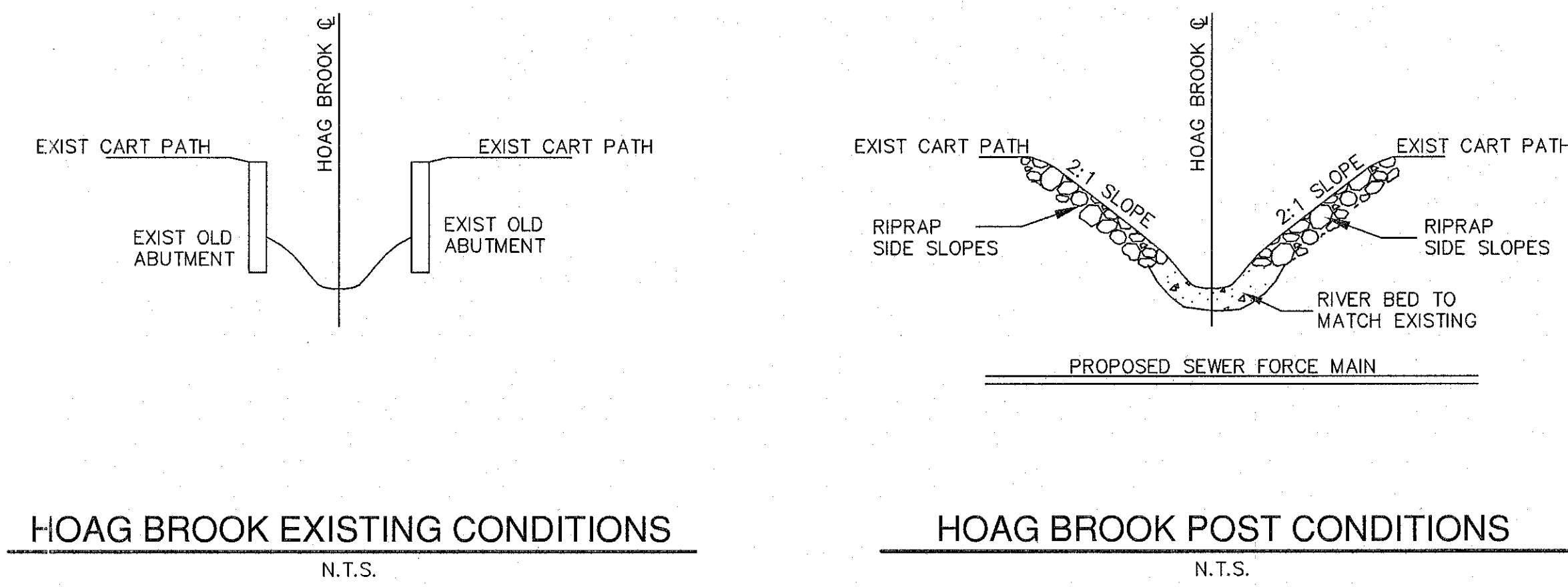
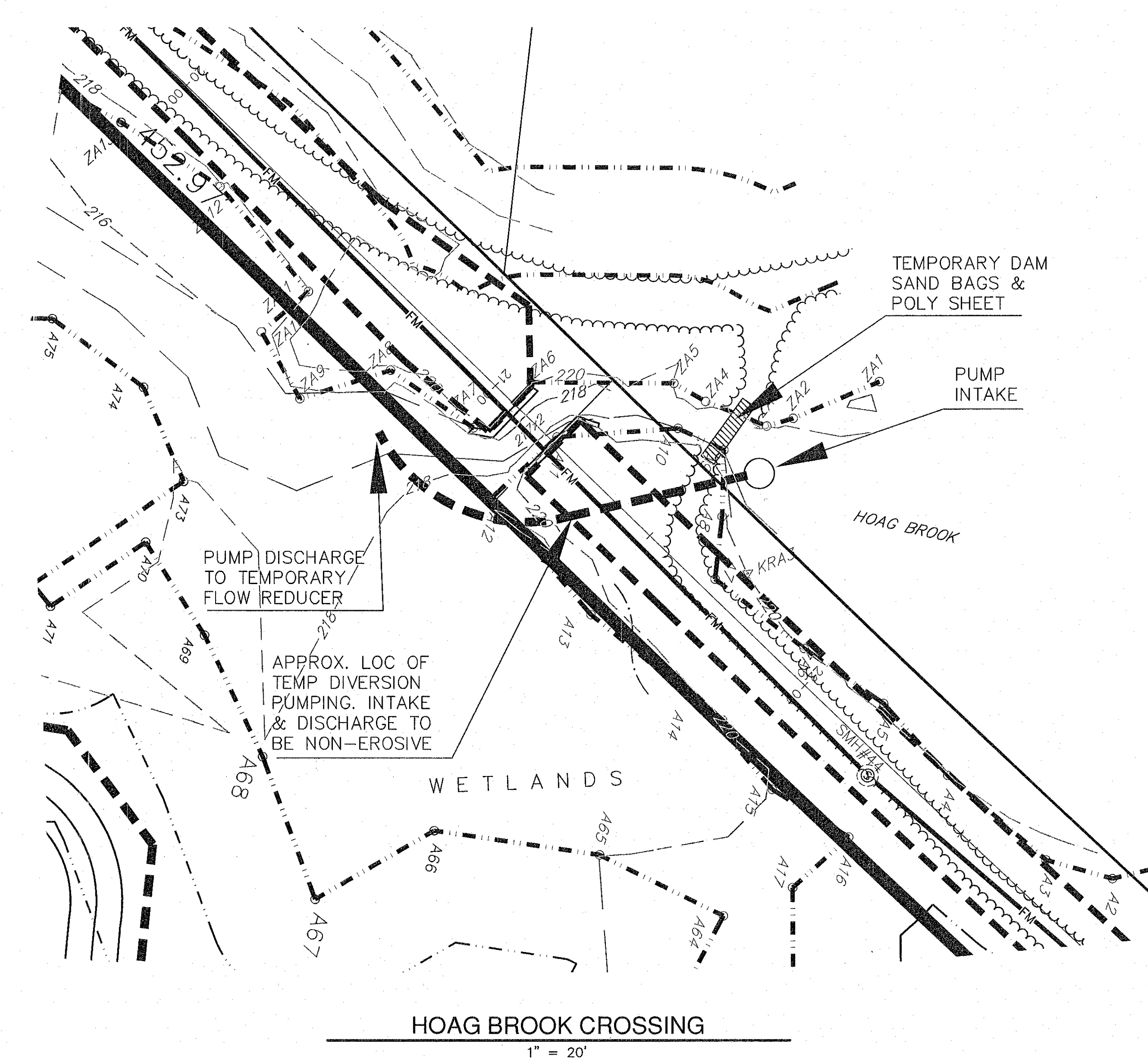
REVISIONS		DESCRIPTION
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1	04/02/2024	WETLAND DELINEATION
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SITE DEVELOPMENT PLAN
"PROSPECT HILL VILLAGE"
A MULTI-UNIT RESIDENTIAL DEVELOPMENT
BELLINGHAM, MASSACHUSETTS

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



PROSPECT HILL VILLAGE - BELLINGHAM, MA
PROPOSED CONSTRUCTION SEQUENCE
CONSTRUCTION OF CROSS-COUNTRY SEWER FORCE MAIN
VIA RAILWAY TO BLACKMAR STREET WITH STREAM CROSSING
AND GRAVITY SEWER TO DUPRE ROAD PUMP STATION
DEP FILE NO. 108-968

PREPARED BY WALL STREET DEVELOPMENT
REVISED APRIL 21, 2025

The Project calls for the installation of a sewer force main from the development site cross-country in the former Attleboro and Woonsocket Railway existing rail bed (the "Railway") out to Town Way (unpaved road) and Blackmar Street. The sewer force main to be installed is shown on Sheets S-1 to S-4 of the site development plan. The proposed sewer force main will be installed from the sewer pump station down the Railway to the south out through Blackmar Street to the high point near Lakeview Avenue. The sewer will then transition to a gravity sewer to the Dupre Sewer Pump Station on Cross Street.

The work to install the sewer force main will include work within the buffer zone, degraded Riverfront Area, and a crossing of Hoag Brook (within the portion of the brook found to be an intermittent stream). The proposed gravity sewer is located entirely within existing paved roadways. The installation will follow the construction sequencing outlined below:

- Stake the Limits of Work:** The limits of work off the paved roadway are to be staked out just prior to the time of commencing construction. The stake out is to ensure that there will be no unauthorized wetland intrusion.
- Tree and Brush Removal:** Limited tree and brush in the work area, including the railway and side slopes, as required, are to be cut at the base and removed to the limit of the approved erosion control barriers in jurisdictional areas.
- Install Erosion Controls:** Place and stake siltation control barriers at staked limit of work for erosion control, in areas designated on the plans.
- Sewer Line Stake-out:** The centerline of the proposed sewer line will be staked with offset stakes in unpaved areas, and painted on the paved roadway sections.
- Work order:** Work will begin at the project development site at the north end of the proposed sewer, and will progress to the south. A trench box will be employed in compliance with OSHA standards, which will minimize the width of the required excavation. Pipe bedding, pipe, and manholes will be transported to the work area along the sewer main route. Pipe bedding will be placed directly into the trench and the limited excess soils (the volume of the pipe, bedding, and manholes) will be removed from the work area and reused at an appropriate location. Not more than one pipe length of trench will be left open during non-work hours. All surfaces will be restored to existing condition; however the railroad bed surface may be modified (at the same elevation) for use as a walking path (not currently proposed).
- Force Main Installation:** The proposed sewer force main will be a 4' diameter SDR21 pipe with pipe lengths varying from 10-feet to 20-feet in length. As each pipe segment is installed, it will be placed in appropriate bedding materials as indicated on the plans in accordance with standard construction practice, and joints sealed as required. Backfill soil will be from the excavation for the next pipe segment, to minimize the need for soil removal.
- Hoag Brook Stream Crossing:** The sewer force main installation will necessitate temporary impacts to Hoag Brook as the force main crosses below the bottom of the brook. The work is proposed to cross a segment of the brook with no associated BVW at the location of old bridge abutments/retaining walls. The work will be temporary in nature and conducted during a no-flow or low-flow period. Any flow that is present will be halted with a sandbag dike upstream of the proposed stream crossing location, as indicated on the plans, where a large storage volume exists above the channel constriction just upstream. The materials and equipment necessary to complete the stream crossing will staged and ready nearby, prior to installing the temporary dam. The goal is to conduct the work quickly, and utilize the available storage immediately upstream. If required, any channel flow will be pumped around the work area in accordance with best management practices. This will include:
 - Pump(s) staged in the upland, on a secure flat location;
 - Pump intake(s) to be positioned to not remove or destabilize and sediment;
 - Pump discharge(s) to be within a temporary flow dissipating structure (e.g. a perforated, stone-filled barrel) placed within the channel downstream of the work area;The affected bank and channel bottom will be stabilized with stone at the completion of the work, to match existing channel contours.
- Surface Finish:** The final surface treatment of the sewer easement along the railway will be at the discretion of the Conservation Commission (i.e. gravel path, wood chips, etc.).
- Gravity Sewer Work:** The gravity sewer main will be an 8-inch SDR35 sewer pipe. As the work progresses to the gravity portion of the sewer installation within the paved public way of Blackmar Street, the work will include pipe installation with sewer manholes, backfill, compaction of the sewer trench and road restoration in compliance with Town of Bellingham specifications. Ther gravity sewer includes pipe installation under the existing peters River box culvert under Cross Street. The sewer has been designed to avoid the box culvert, and no alteration to the culvert or Peters River will occur.
- Completion:** Upon completion of the sewer installation, the Railway may be stabilized as a future walking path, at the discretion of the Commission and/or Planning Board.

Note: Installation of a wooden bridge at the existing Hoag Brook stream crossing/abutment may be installed at the Commission's discretion.

Dewatering:
If trench dewatering is required at any point along the proposed sewer, water will be pumped from the trench and discharged outside of wetlands and buffer zones to ensure a safe work area. Soils at the site are highly permeable sand and gravel, and infiltration can readily occur. Management of pumped water can be accomplished by either:

- Direct pumping to a secure upland area for infiltration; or
- Pumping to a tanker truck or settling tank (e.g. frac tank) to allow settling of suspended solids. Water will be removed from the frac tank and discharged outside of wetlands jurisdiction, where it can infiltrate in a non-erosive manner. This may involve the use of a tanker truck, which will remove water from the frac tank and discharge the water for infiltration outside of wetlands jurisdiction (e.g., to an excavated infiltration pit inside the former gravel pit).

Any water discharge will be monitored to ensure that infiltration and any deposition of suspended soils occurs outside of wetlands jurisdiction.

APPROVED BY THE
BELLINGHAM PLANNING BOARD:

DATE APPROVED: _____

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SITE DEVELOPMENT PLAN
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A MULTI-UNIT RESIDENTIAL DEVELOPMENT
BELLINGHAM, MASSACHUSETTS

PREPARED FOR:
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F: 508-429-7160
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JOB No.	16,590
DATE:	November 30, 2025
SCALE:	1"= 20'
SHEET:	SUP-B
PLAN #:	27,871

CONSTRUCTION SPECIFICATIONS

PROSPECT HILL VILLAGE - BELLINGHAM, MA
PROPOSED CONSTRUCTION SEQUENCE
CONSTRUCTION OF SEWER FORCE MAIN
AT PETERS RIVER
DEP FILE NO. 108-968

PREPARED BY WALL STREET DEVELOPMENT
REVISED APRIL 25, 2025

The Project calls for the installation of a sewer force main from the development site cross-country in the former Attleboro and Woonsocket Railway existing rail bed (the "Railway") out to Town Way (unpaved road) and Blackmar Street. The sewer force main to be installed is shown on Sheets S-1 to S-4 of the site development plan. The proposed sewer force main will be installed from the sewer pump station down the Railway to the south, out through Blackmar Street to the high point near Lakeview Avenue. The sewer will then transition to a gravity sewer to the Dupre Sewer Pump Station on Cross Street.

The work to install the sewer gravity main will include work within the buffer zone, degraded Riverfront Area, and a crossing under Peters River, within the paved Cross Street, where Peters River passes under Cross Street in a large rectangular box culvert.

The proposed work in the roadway will be coordinated with appropriate Town officials, including Public Works and Bellingham Police Department, to ensure that the work is conducted with safety to the public and in conformance with all local requirements.

The proposed gravity sewer route is located entirely within existing paved roadway. The installation will follow the construction sequencing outlined below:

- Stake and/or paint the Limits of Work:** The limits of work will be staked (offsets) or painted onto the roadway just prior to the commencing of construction.
- Preconstruction meeting:** Prior to this work, a preconstruction meeting with the local permitting, engineering, and public safety officials will be coordinated.
- Install Erosion Controls:** Place and stake siltation control barriers at staked limit of work for erosion control, in areas designated on the plans.
- Gravity Sewer Work:** The gravity sewer main will be an 8-inch SDR35 sewer pipe. The work will include pipe installation with sewer manholes, backfill, compaction of the sewer trench and road restoration in compliance with Town of Bellingham specifications. All construction materials will be transported to the work area on trucks using the public roads. All excess soils from the trench excavation will be placed into trucks and brought to the development site for use as common fill. The work area will be regularly swept and kept clean of soil and other debris.
- Peters River Crossing:** The gravity sewer includes pipe installation under the existing Peters River box culvert below Cross Street. The sewer has been designed to avoid the box culvert. Details of the proposed construction at the Peters River culvert follow.
 - Timing:** This work will be conducted during a summer-to-autumn low flow period, when substantial rainfall is not predicted for the anticipated length of time required to complete the pipe installation under Peters River. The work will only commence when all required equipment, personnel, and materials are available to complete the work in an efficient manner, and weather conditions are favorable.
 - Access trench:** The pipe trench will be established on both sides of the existing box culvert, to allow access to both sides of the culvert;
 - Flow diversion:** Stream flow through the box culvert will be temporarily diverted by the placement of a sandbag and poly sheet dam at the upstream end of the culvert. Stream flow will be directed into one or more temporary, movable plastic pipes situated to capture flow at the upstream end of the culvert (at the temporary dam). The temporary pipe(s) will pass through the culvert and discharge within the existing stream channel to the stone channel substrate near the downstream end of the culvert. Pumping from the channel upstream of the culvert may also be employed. Pump intake and discharge hoses will be positioned as needed to prevent scour at both the intake and discharge. If pumping is utilized, a discharge flow dissipator will be employed to prevent scour.
As an alternative to fully damming the channel, an internal temporary dike may be installed within the channel, parallel to stream flow, to contain stream flow to approximately one-third of the channel width, to allow a portion of the pipe installation outside the flowed portion, followed by the same process on the opposite side of the channel.
 - Dewatering:** If dewatering is required, water will be pumped from the sewer trench into a frac tank temporarily staged nearby, and/or directly into a tanker truck. As needed, water will be pumped from the frac tank into the tanker truck. The tanker truck will transport the collected water to the development site, where it will be discharged to a pit in high permeability soils, located outside of all wetlands and wetland buffer zones, to infiltrate.
 - Sewer trench excavation:** Outside the box culvert, the sewer trench will be excavated to appropriate depth using heavy equipment operated on the road surface. Inside the 3-sided box culvert, the trench will be hand dug;
 - Pipe installation and encasement:** To ensure long term stability of the sewer pipe under the stream, it is proposed to install the pipe, and then immediately encase it in concrete, with approximately 4-inches of concrete cover over and under the pipe, and an 18-inch wide bed of concrete. To provide a rough surface to minimize scour, and maintain channel consistency, stones from the existing channel substrate will be imbedded in the surface layer of the concrete (see plan detail);

Channel restoration: 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.

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BELLINGHAM PLANNING BOARD:

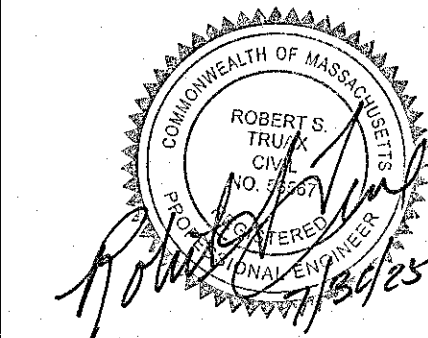
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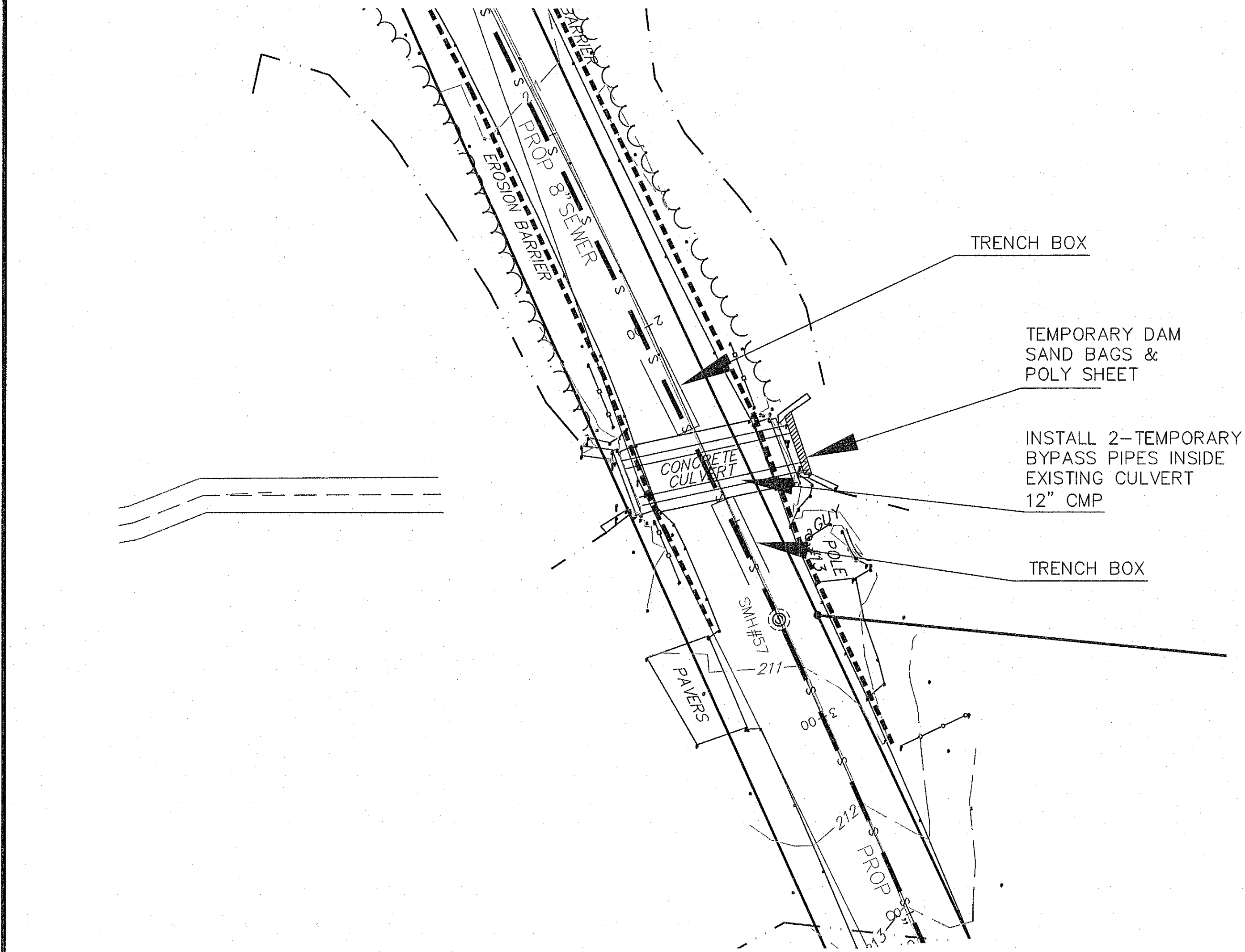
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BELLINGHAM, MASSACHUSETTS

PREPARED FOR:
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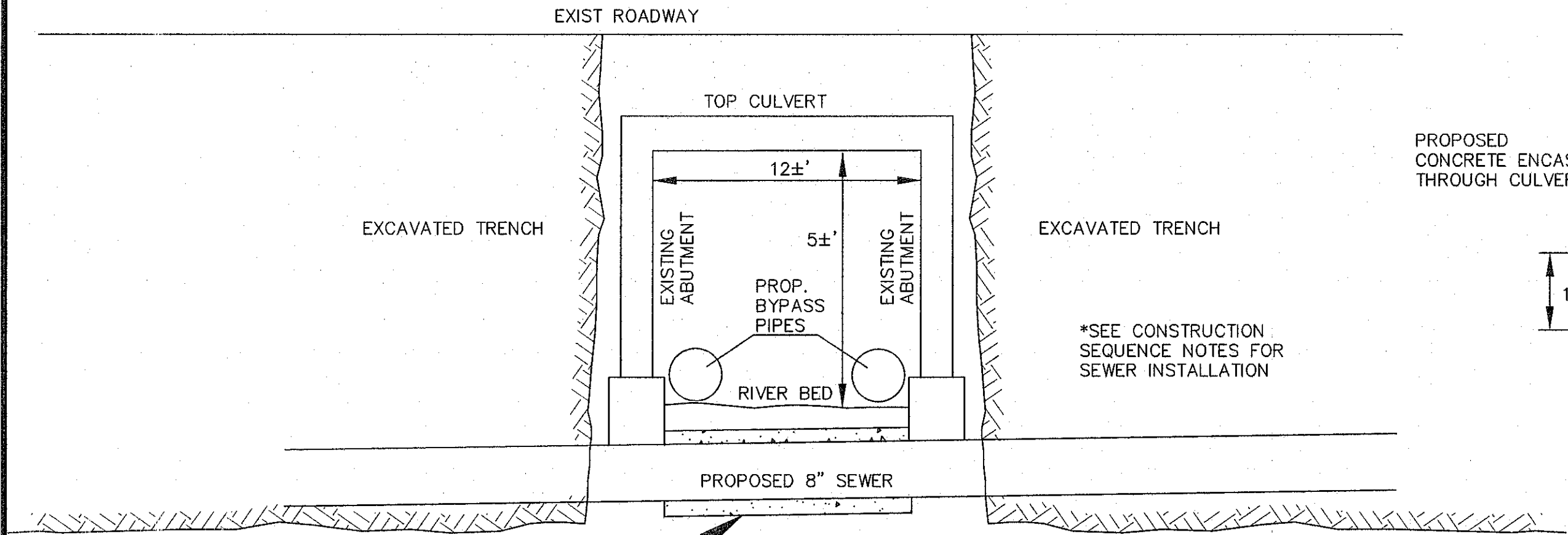
JOB No.	16,590
DATE:	November 30, 2023
SCALE:	1"= 20'
SHEET:	SUP-C
PLAN #:	27,871

CONSTRUCTION SPECIFICATIONS



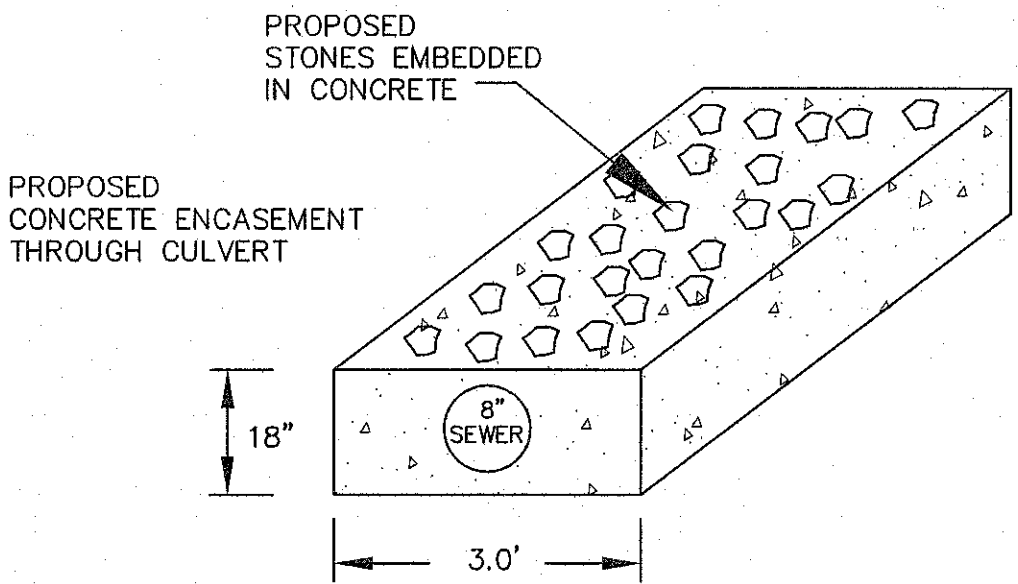
PETERS RIVER CROSSING

1" = 20'



PETERS RIVER CONSTRUCTION DETAIL

N.T.S.



ENVIRONMENTAL CONSULTING SERVICES

100 Grove Street - Suite 203
Worcester, MA 01605
508-752-9666

Wetland Replication Protocol
Prospect Hill Village
Bellingham, MA
DEP File No. 105-940

Prepared by:
Paul J. McManus, SPWS
President
February 3, 2025: Rev April 21, 2025: July 29, 2025

Introduction: The proposed Prospect Hill Village townhouse development is depicted on the Plan set prepared by GLM Engineering Consultants Inc. ("GLM"). As detailed on the plans, including sheet SUP-A, Wetland Replication Plan, the proposed primary roadway into the project makes use of an existing gravel road that crosses a wetland system consisting of mapped Hoag Brook and an associated area of Bordering Vegetated Wetland ("BVW"). The Replication Plan identifies proposed BVW impacts at the existing/ proposed wetland crossing to be 480 sf (160 sf on north side of the crossing and 320 sf on south side). This calculation conservatively includes the defined stream channel.

The Massachusetts Wetland Regulations at 310 CMR 10.55(4)(b) state that discretionary wetland filling and replication may be allowed consistent with the criteria listed below ("and any additional, specific conditions the issuing authority deems necessary to ensure that the replacement area will function in a manner similar to the area that will be lost"). Although the project is filed as a "limited project" in accordance with 310 CMR 10.53(3)(e), which allows for potential deviation from the BVW replication provisions of the Regulations, the following criteria for discretionary BVW filling and replication are satisfied. Although it is never possible to fully replicate the horizontal configuration of a wetland crossing in a replication area, it is EcoTec's opinion that the proposed replication area complies with the BVW replication criteria listed below.

Note that the proposed replication area serves as mitigation for the BVW filling and for proposed filling of Isolated Vegetated Wetland ("IVW") located in the western portion of the site which is a remnant of past excavations in the former mining area. The BVW and IVW areas are described in a separate Performance Standards evaluation by EcoTec. Consistent with discussions on the site with BSC Group, the Commission's peer review consultant, mitigation for the proposed IVW filling has been paired with the smaller replication area required for BVW mitigation. Rather than replicate the poorly developed wetland conditions in the IVW, the replication proposed includes a layer of more productive topsoil, and includes a grading plan to provide a range of hydrologic conditions, including seasonal standing water, to enhance wildlife habitat.

The BVW replication area regulations at 310 CMR 10.55(4)(b) specify the following provisions for a replication area (adherence to the provisions is provided below each).

BVW Replication Regulatory Requirements and Project Conformance - From 310 CMR 10.55(4)(b):

- 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");
 - A larger area is proposed (2:1 for both IVW and BVW);
- the ground water and surface elevation of the replacement area shall be approximately equal to that of the lost area;
 - The replication area has similar elevation (in part) to the BVW impact area, and provides for a wetter hydrology than the existing IVW, to enhance wetland function and wildlife habitat;
- the overall horizontal configuration and location of the replacement area with respect to the bank shall be similar to that of the lost area;
 - The configuration and location of the replication is adjacent to Hoag Brook, which is similar to the BVW impact area, but the IVW is mitigated as BVW along the brook, rather than in the middle of the pit;
- the replacement area shall have an unrestricted hydraulic connection to the same water body or waterway associated with the lost area;
 - The replication area has an unrestricted hydraulic connection to the Hoag Brook BVW. The IVW is not hydraulically connected to any water body or waterway, but will be connected to Hoag Brook;
- the replacement area shall be located within the same general area of the water body or reach of the waterway as the lost area;
 - The replication area is in the same general area along Hoag Brook, and satisfies this criterion for the BVW. The IVW is not hydraulically connected to any water body or waterway;
- 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;
 - The details below provide for soils and planting consistent with this requirement;
- 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.
 - As detailed in the EcoTec performance Standards Analysis, the replication area and all project components satisfy the Performance Stands for all Resource Areas on the site.

The Bellingham Wetlands Bylaw Regulations contain similar provisions, with additional criteria, including the requirement that: "The area of the wetland replication shall be at a 2:1 ratio to that area of wetland loss." As noted on the Replication Plan, an area of replication of 37,000 sf is proposed, in excess of the 2:1 mitigation ratio, including both the BVW fill (480 sf) and IVW fill (16,860 sf). The local regulations also include several provisions for which a waiver is sought, including replication area proximity to the proposed impact area and similarity of elevation and physical characteristics. As detailed in the EcoTec Performance Standards Analysis, it is our opinion that the proposed replication area significantly enhances the wetland function relative to the existing IVW area.

Details regarding construction, planting, and monitoring are proposed below. BVW replication requirements are summarized below.

Hydrology:

As indicated above and on the proposed replication area grading plan (Sheet "SUP-A" by GLM Engineering) the replication area has been designed to provide a range of hydrologic conditions. Information informing the proposed grading and anticipated hydrology includes the elevation of the adjacent BVW, and test pits within the proposed replication area. The replication area is located adjacent to the native BVW bordering Hoag Brook, which has a generally southerly flow. The replication area is approximately 300-feet long along measured parallel to the brook, and the elevation of the brook and wetland increases to the north (upstream). The BVW boundary at delineation flags along the length of the replication area is at the following approximate elevations:

Wetland Flag	Elev at Flag
Flag E-39	224'
Flag E-32	225'
Flag E-27	226'
Flag E-22	227'

Test pit data which includes detailed soil descriptions and estimated seasonal high water table ("ESHWT") depths/ elevations were also evaluated. The plan includes two test pits (TP 22-7 and TP 22-8) with surface elevation and depth to ESHWT. Based on the plan information, the ESHWT at test pits in the replication area is:

- TP22-7: 223.1
- TP22-8: 222.7.

The replication area is proposed to have a fringe of wooded swamp wetland hydrology, with most of the area at a hydrology in the range of shrub swamp to wet meadow, and a central area that is proposed to be seasonally inundated.

As noted below, it is proposed that at the time of the replication area construction, the excavation to sub-grade be completed to conform approximately to the grades indicated on the replication plan, but that final sub-grade elevation across the replication area be determined based on a field determination by a qualified wetland/ soil scientist of hydrologic indicators in the area, to achieve the proposed hydrology.

We note that the proposed invert of the box culvert is designed to match the existing culvert invert (221.5). The proposed culvert is designed in compliance with Stream Crossing Standards and therefore is much larger than the existing culvert orifice. It will therefore be less prone to clogging with plant matter. We considered the possible effect that this change might have on groundwater levels in the wetland immediately upstream of the culvert. The interior of the BVW upstream of the culvert for the first +/- 100-feet has deep organic soils, lacks woody vegetation, and appears to be subject to periodic ponding under existing conditions. This area exists at elevation 222 - 223 for the most part. Nearby test pits in the upland indicate ESHWT elevations of 222.7 and 223.1, at or above the surface elevation of the existing BVW. Due to the extensive area of sand and gravel soils around the site, and a large area of wooded swamp tributary to the wetland at the subject location, it appears that the BVW at that location receives groundwater flow from the surrounding upland, as well as stream flow from the wetland to the north, which flows well into the growing season. Based upon this assessment, we expect that the hydrology of the BVW will be maintained from these two sources of water, and the loss of the periodic clogging of the existing culvert pipe would not have a substantive effect on the hydrology of the BVW upgradient of the culvert.

BVW/ IVW Replication Protocol:

- Prior to initiating work at the replication area, the boundary of the existing BVW will be protected with a properly entrenched silt fence and minimum 6-inch staked straw wattle between the wetland and the work area, including access ways.
- Access to the proposed replication area will be from the existing gravel road which is proposed to be upgraded to serve as the main project roadway.
- Existing trees and other woody vegetation within the proposed replication area will be removed. A portion of this woody material will be set aside and used to provide coarse woody debris in the replication area, as described below (step #8). A minimum of 20 logs of at least 8-feet in length will be saved for use as habitat enhancement in the replication area. Smaller woody debris will also be saved for this use.
- The replication area will be excavated to subgrade (approximately 12-inches below final grade). As indicated on the Replication Plan sheet, the precise depth of the subgrade excavation will be determined in the field by a qualified soil/ wetland scientist based upon soil features observed in the excavation. Subgrade will be 1-foot below the proposed finish grade. Side slopes will be graded as indicated on the plans, no steeper than 3:1 (H:V) and allowing for 4- to 6-inches of topsoil placement. Excess soil will be removed from the replication area vicinity for use in other areas of the site or stockpiled outside of the wetland Buffer Zone.
- During the replication area excavation and grading, large boulders encountered may be left in place as habitat features, and several rockpiles may be formed at multiple locations (not more than 10 % of the area to be covered by boulders or rock piles).
- Because the BVW fill area is much smaller than the proposed replication area, and the IVW areas have developed only a trace of topsoil, the opportunity for translocation of wetland topsoil is very limited. To the extent feasible, organically enriched topsoil will be removed from the BVW proposed to be filled and transported to a storage location near the replication area, where it will be mixed with a 1:1 mixture of high quality, loamy topsoil and leaf mold compost, as necessary, to provide for 12 inches in thickness throughout the replication area.

Topsoil for wetland restoration shall be harvested from an upland area of the site (where wetland invasives are not anticipated) with well-composted leaf mold added to increase organic matter content. This combination should minimize the possible introduction of invasives to the replication area. The specifications for the mineral soil and compost separates are found below. The organic matter content of finished wetland restoration soil shall be between 12 and 20 percent. The textural class shall be Mucky Sandy Loam or Mucky Fine Sandy Loam. Typically a field mix of 50 % rough-screened (1 inch-minus screen size), weed-free, loamy mineral soil and 50 % compost results in an organic matter content within the suitable range.

Sandy loam mineral soil properties:

Particle Class	% of Total Weight	Average %
Sand (0.05 - 2.0 mm dia. range)	45-75	60
Silt (0.002-0.05 mm dia. range)	15-35	25
Clay (less than 0.002 mm dia. range)	5-20	15
Gravel & Stone (>2.0 mm dia.)	<15%	

Field assessment by a qualified soil scientist will be used to assess compliance with the above criteria.

Compost: Compost shall be derived from leaf mould, clean ground wood, bark and/or sawdust that meets all State Environmental Agency requirements. The product shall be well composted, free of viable weed seeds and/or propagules and contain material of a generally humified nature capable of sustaining growth of vegetation, with no materials toxic to plant growth.

- Following topsoil mix placement, the substrate will be roughly graded to provide an appropriate microtopography to mimic natural wetlands.
- Wildlife enhancement measures including tree snags (logs installed to stand vertically), coarse woody debris, and rock piles will be installed within the replication area, to provide food, forage and cavity nesting opportunities. The rock piles will consist of multiple boulders/ cobbles each piled to extend above final grade to create crevices and cavities for shelter and nesting. The wetland scientist will oversee this process.

I TOWN CLERK OF THE TOWN OF BELLINGHAM
RECEIVED AND RECORDED FROM THE PLANNING
BOARD APPROVAL OF THIS PLAN AND NO APPEAL
HAS BEEN TAKEN FOR TWENTY DAYS NEXT AFTER
RECEIPT AND RECORDING OF SAME.

APPROVED BY THE
BELLINGHAM PLANNING BOARD:

TOWN CLERK

DATE

DATE APPROVED: _____

- Planting of the replication area will be conducted, as summarized in Table 1, below:
 - Planting will be done only during the beginning (April 15 through June) or end (September 1 to November 15) of the growing season. Alternatively, planting in the mid-growing season is only acceptable if irrigation is provided;
 - The plant species identified in the table below will be planted in the replication area from nursery stock;
 - No planting is proposed in the central depression;
 - The wetland seed mix is proposed throughout the replication area (excluding the central depression);
 - The red maple saplings will be planted only at the periphery of the replication area;
 - The shrubs will be planted randomly throughout the flatter portions of the replication area, not planted in rows;
 - Woody vegetation planting will be conducted first, followed by herbaceous seeding;

Table 1: Planting Plan for Wetland Replication Area

SPECIES; SIZE; SPACINGNUMBER

Saplings; min 6 to 8' height, container or balled, burlapped;

Planted around perimeter

Red Maple (*Acer rubrum*)

30

Shrubs; 2.5 to 3' in height, min 1 gal container;

Planted in the interior of the replication area, excluding the central depression

300 total

Highbush blueberry (*Vaccinium corymbosum*)

Arrow-wood (*Viburnum recognitum*)

Sweet pepperbush (*Clethra alnifolia*)

Nannyberry (*Viburnum lentago*)

Winterberry (*Ilex verticillata*)

Silky dogwood (*Cornus amomum*)

Herbaceous;

Seed: New England Wetland Plants, New England Wetmix (or approved substitute)

10 lb

Plugs: A mixture of plugs of native wetland pollinators shall be planted in the replication area near the boundary of the proposed seasonal ponding area:

200 total

Cardinal flower (*Lobelia cardinalis*)

Northern blueflag (*Iris versicolor*)

Water Plantain (*Alisma subcordatum*)

Swamp Milkweed (*Asclepias incarnata*)

Marsh Marigold (*Caltha palustris*)

Lurid Sedge (*Carex lurida*)

Boneset (*Eupatorium perfoliatum*)

Spotted Joe-Pye Weed (*Eutrochium maculatum*)

Soft-Stem Bulrush (*Schoenoplectus tabernaemontani*)

Swamp Aster (*Aster puniceum*)

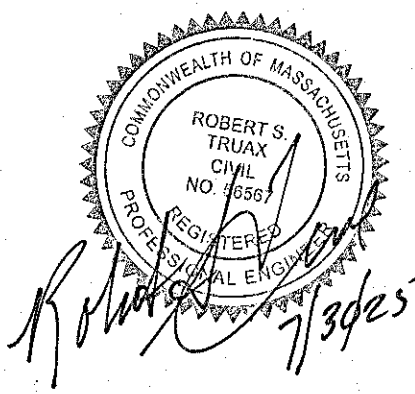
NOTE: The proposed herbaceous plug plantings may be especially susceptible to wildlife herbivory, and therefore, the success of these plantings cannot be ensured. It is anticipated that by planting a variety of species, some will thrive in the long erm, but it is not feasible to predict with any certainty.

Depending upon availability from local nursery stock, at least four (4) of the listed species will be selected, with at least twenty (30) specimens of each selected species planted, for a total of 300 shrubs.

- The coarse woody debris salvaged during the initial clearing shall be replaced within the replication area to mimic a natural forested wetland surface. This may include short vertical snags. A minimum of 200 linear feet of 2-inch diameter or larger logs and branches will be placed haphazardly throughout the replication area. Any stones encountered during the replication area excavation may also be allowed to remain.
- An erosion control barrier of silt fence or straw wattle will be placed around the outer edge of the replication area, at the toe of the side slopes;
- A minimum of 4- to 6-inches of topsoil will be spread throughout the side slopes and any other areas disturbed for construction of the replication area;
- The side slopes and access path will be planted with a native upland seed mix (e.g. New England Wetland Plants Restoration Mix for Wet Sites) designed to provide permanent cover. After seeding, the side-slopes may be mulched with a thin layer of straw to provide for temporary erosion control.
- After the wetland replication area and side slopes have become vegetatively stabilized and following approval of the issuing authority, the perimeter siltation fence and all wooden stakes will be removed and disposed of properly.

The replication areas will be inspected, by a qualified Wetland Scientist, at the end of each growing season for a minimum of two years or until such time as the required 75 % of vegetative cover with wetland species has been established. Monitoring will include vegetative species and cover assessment, soil evaluation and observation of groundwater/soil saturation. If invasive species are noted (e.g., knotweed, phragmites, etc.) these species will be removed by either hand-pulling the entire plant out by the roots or by cutting the above-ground portion and applying glyphosate herbicide to the stem with a drip applicator. The cut or pulled plants will be properly disposed of outside the wetlands and buffer zones and care will be taken not to distribute any seeds or berries that may be present

REVISIONS		DESCRIPTION
No.	DATE	WETLAND DELINEATION
1	04/02/2024	PLG BRD ENG COMMENTS
2	07/15/2024	NEW ROAD LAYOUT (LAKE ST)
3	09/26/2024	PLG BRD COMMENTS/129 UNITS
4	01/30/2025	PLG BRD COMMENTS - BSC 3/19/25
5	01/30/2025	PLG BRD COMMENTS
6	04/28/2025	REVIEW COMMENTS
7	06/09/2025	CONSERVATION COMMISSION COMMENTS
8	07/30/2025	



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

JOB No.	16,590
DATE:	November 30, 2024
SCALE:	1"= 20'
SHEET:	SUP-D
PLAN #:	27,871