



[dan@legacy-ce.com](mailto:dan@legacy-ce.com)

508-376-8883(o)

508-868-8353(c)

730 Main Street

Suite 2C

Millis, MA 02054

October 14, 2025

Planning Board  
Town Offices  
10 Mechanic Street  
Bellingham, MA 02019

Ref: 455 Hartford Avenue  
Development Plan Application  
Special Permit Application  
Stormwater Management Permit

Dear Members of the Board:

On behalf of the applicant, Darn Properties, LLC, we are pleased to submit the attached Development Plan Application and Stormwater management Permit for the construction of a multi-tenant commercial building at 455 Hartford Avenue. The following materials are submitted in support of the application:

- Nine copies of each:
  - Development Plan Application Form;
  - Special Permit Application Form;
  - Stormwater Management Permit Application Form;
  - Form K;
  - An executed Certificate of Ownership;
  - A certified Abutters List;
  - Narrative;
  - Requested Waiver form; and
  - Certification of Municipal Taxes and Charges Paid
- Three full-size and nine 11x17 copies of the site plan;
- Three full-size and nine 11x17 copies of preliminary architectural plans;
- Two copies of a stormwater report;
- A check in the amount of \$395.00 (\$350 + \$3 per parking spot) for the review fee; and
- A check in the amount of \$350.00 for the special permit application fee.



Note that the land owner is the applicant. Also note that all documents have also been submitted electronically. The original copies of all forms and a copy of the plans have also been delivered to the Town Clerk.

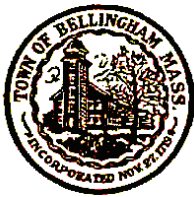
Do not hesitate to contact me should you have any questions or comments.

Yours Truly,

LEGACY ENGINEERING LLC

Daniel J. Merrikin, P.E.  
President

cc: File  
Town Clerk



# BELLINGHAM PLANNING BOARD

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

## APPLICATION FOR DEVELOPMENT PLAN APPROVAL UNDER THE ZONING BYLAW

Date Submitted: October 14, 2025

1. Applicant Darn Properties, LLC

Address 1575 Highland Street, Holliston, MA 01746

Phone 508-320-6262

Email darnproperties@yahoo.com

2. Owner(s) Same as Applicant

Address \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

3. Engineer Legacy Engineering LLC - Daniel Merrikin

Address 730 Main Street Suite 2C Millis, MA 02054

Phone 508-376-8883

Email dan@legacy-ce.com

4. Plan Title 455 Hartford Ave. Bellingham, MA Site Plan

5. Date of Plan January 22, 2025

6. Location of Premises (Address, Street Name, or general property description) 455 Hartford Avenue

7. Assessors Map/Lot Numbers Map 4 Parcel 72

8. Norfolk Registry of Deeds Book/Page Book 38214 Page 200

9. Lot Area (sq. ft & acres) 191,998 s.f., 4.41 Acres

10. Zoning District(s) Business 1 & Suburban

11. Premises in Overlay District(s)?

- ☐ Water Resource District
- ☐ Flood Plain
- ☒ N/A

<b>12. Proposed Use</b>	<u>Multi-tenant commercial</u>
<b>13. Square Footage of Proposed Building(s)</b>	<u>7,320 s.f.</u>
<b>14. Impervious Surfaces (sf)</b>	<u>32,120 s.f.</u>
<b>15. Amount of Land Disturbance (sf)</b>	<u>80,900 s.f.</u>
<b>16. Number of Parking Spaces/Handicap spaces</b>	<u>15 total spaces, 1 handicap space</u>
<b>17. Accompaniments</b>	<input checked="" type="checkbox"/> Fully Executed Form K – Distribution List <input checked="" type="checkbox"/> Certified Abutters List (1 copy, 1 label copy) <input checked="" type="checkbox"/> Filing Fee (See chart attached) <input checked="" type="checkbox"/> Plot plan showing location of existing and proposed buildings, signs, other structures (number of copies per Form K) <input checked="" type="checkbox"/> Recorded (or surveyor endorsed) plan of land (number of copies per Form K) <input checked="" type="checkbox"/> Stormwater Management and O&M Plans <input type="checkbox"/> Other applicable permits required:    <input type="checkbox"/> Other materials required by Planning Board or Town Planner (see Procedural Rules and Zoning Bylaws)   

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

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

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

**Signature of all Applicants:**  
(print & sign)

Moham A/HAS Manager of  
Dern Properties LLC  
[Signature]

**Signature of all Owners:**  
(print & sign)



# BELLINGHAM PLANNING BOARD

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[PlanningBoard@bellinghamma.org](mailto:PlanningBoard@bellinghamma.org)

## APPLICATION FOR SPECIAL PERMIT UNDER THE ZONING BYLAW

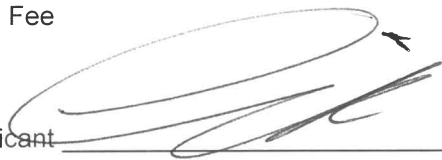
1. Name of Applicant(s) Darn Properties, LLC  
Address 1575 Highland Street, Holliston, MA 01746  
Phone 508-320-6262 Email: darnproperties@yahoo.com
2. Owner (if different) Same as Applicant  
Address \_\_\_\_\_  
Phone \_\_\_\_\_ Email: \_\_\_\_\_
3. The premises affected are at Hartford Ave. Street/Road  
between Pearl Street/Road and Chase Street/Road in a Zoning District.  
Street Number (if available) 455.
4. Dimensions of lot ~340' wide x 550' deep Area 191,998 s.f.
5. Assessors map and lot number see plan Map 4 Parcel 72
6. Registry of Deeds Book 38214 Page 200  
Land Court Certificate Number \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_
7. Legal description of property Vacant Land  
\_\_\_\_\_
8. Application for Special Permit as authorized by Section(s) 240-60.B(5) of the Zoning Bylaw.
9. State present use of premises Vacant Land  
\_\_\_\_\_
10. Describe specifically the nature of your request Reduce the required parking to  
2 spaces per 1,000 s.f. of building area

11. Generally state or append information necessary so that the determinations called for under Article IV of the Zoning Bylaw can be made by the Planning Board.

The proposed commercial uses will not need the number of parking spaces  
normally required in the bylaw. The proposed uses will not be parking  
intensive. Reducing parking will reduce impervious areas and site  
disturbance.

12. Accompaniments:

- ☒ Fully executed Form K
- ☒ Recorded (or surveyor endorsed) plan of the land (*number of copies per Planning Board's Form K*)
- ☒ Plot plan showing location of existing and proposed buildings, signs, other structures (*number of copies per Planning Board's Form K*)
- ☒ "Parties in Interest" list (1 copy, 1 copy on labels)
- ☒ Other materials required by the Planning Board/Town Planner (*refer to Procedural Rules*)
- ☒ Stormwater Management and O&M Plans
- ☒ Filing Fee

13. Signature of Applicant  Date 9-26-2025

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

14. Application received by \_\_\_\_\_ Date \_\_\_\_\_

15. Hearing date set for \_\_\_\_\_ Time \_\_\_\_\_



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[PlanningBoard@bellinghamma.org](mailto:PlanningBoard@bellinghamma.org)

## APPLICATION FOR STORMWATER MANAGEMENT PERMIT UNDER THE ZONING BYLAW

Date Submitted: \_\_\_\_\_

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

1. **Applicant(s)** Darn Properties, LLC

Address 1575 Highland Street, Holliston, MA 01746

Phone 508-320-6262

Email darnproperties@yahoo.com

2. **Owner(s)** Same as Applicant

Address \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

3. **Engineer** Legacy Engineering LLC - Daniel Merrikin

Address 730 Main Street Suite 2C Millis, MA 02054

Phone 508-376-8883

Email dan@legacy-ce.com

- 
4. **Stormwater System Manager** Same as Applicant
- Address \_\_\_\_\_
- Phone \_\_\_\_\_
- Email \_\_\_\_\_
5. **Plan Title** 455 Hartford Ave. Bellingham, MA Site Plan
6. **Date of Plan** September 22, 2025
7. **Location of Premises (Address, Street, Name, general property description)** 455 Hartford Avenue
- \_\_\_\_\_
- \_\_\_\_\_
8. **Assessors Map and Lot Numbers** Map 4 Parcel 72
9. **Norfolk Registry of Deeds Book and Page Numbers** Book 38214 Page 200
10. **Land Court Certificate of Title Number** n/a
11. **Lot Area (sq. ft & acres)** 191,998 s.f., 4.41 Acres
12. **Proposed Use** Multi-tenant commercial
13. **Amount of Land Disturbance (sf)** 80,900 s.f.
14. **Accompaniments:**
- \_\_\_\_\_
- \_\_\_\_\_

---

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

---

**Signature of all Applicants:**  
(print & sign)

**Signature of all Owners:**  
(print & sign)

  
Moshe AFIYAS Manager of  
Darn Properties LLC



## **BELLINGHAM PLANNING BOARD - FORM K**

### **Document Submission Requirements**

The Subdivision Regulations, Sections 245-9 and 245-10 and the Zoning Bylaws, Section 240-16, require that when an Application is submitted to the Planning Board, the Applicant shall provide enough notice so that the plans and all application materials can be circulated to the applicable departments.

#### **Initial Application Submission**

All documentation listed below must be submitted *when applying* for a permit from the Planning Board:

<b>Document Name</b>	<b>Copies Needed</b>	<b>Deliver to Town Clerk</b>	<b>Deliver to Planning Department</b>
Application(s)	1 original + 15 copies	1 original + 1 copy	14
– Certified Abutter List – Narrative – Certificate of Ownership – Certification of Municipal Taxes and Charges Paid – Waiver Request	1 original + 15 copies	1 original + 1 copy	14
11x17" Plan Set	16	2	14
24x36" Plan Set	3	None	3
Stormwater Report	3	None	3
Traffic Report	9	None	9
Sound Study (if applicable)	16	2	14
A PDF of all documentation including plans must be submitted to the Planning Department when the application materials are submitted. The pdf's must be provided on one flash drive or through a link to a shared site.			

**Please submit all documentation to the Planning Department who will then distribute it to the various town departments.**

**Exception: the Applicant must deliver directly to the Town Clerk the documentation specified above.**

#### **Subsequent Documentation Submission Process**

During the permit review process before the Planning Board, the following number of copies must be provided for all *subsequent* documentation submittals and plan *revisions*:

<b>Document Name</b>	<b>Copies Needed</b>	<b>Deliver to Town Clerk</b>	<b>Deliver to Planning Department</b>
Documentation including: Responses to Peer Review	10	None	10
Revised Plans 11x17"	8	None	8
Revised Plans 24x36"	3	None	3
Stormwater Report	2	None	2
Traffic Report	8	None	8
A PDF of all documentation including plans must be submitted to the Planning Department when the application materials are submitted. The pdf's must be provided on one flash drive or through a link to a shared site.			

***Documentation will not be accepted at a Planning Board meeting.***

***All new and/or revised materials must be submitted no later than 11:00 am on the Friday prior to the scheduled hearing.***

## **Form K – General Instructions**

**Purpose:** The Form K provides guidance to the Applicant for the submission and delivery of all application materials.

### **The Applicant should use the Form K to determine the following:**

1. The types of documents (hard copies, pdf's, or both) required for submission.
2. The number of copies that are required.

### **Initial Delivery and Submittal Instructions for the Applicant:**

1. The Applicant must discuss all Application documentation, reports, and plans with the Town Planner prior to official submission.
2. The Applicant must deliver the number and type of copies listed on the Form K.
3. After review of the application by the Town Planner, the public hearing will be scheduled and the Applicant notified of the date.

### **Subsequent Documentation - Submittal Deadlines:**

Planning Board members need sufficient time to review the project documentation and plans during the public hearing process. The filing deadlines for public hearings that have been continued are described below:

- Printed copies and PDF's of all new and/or updated materials must be submitted no later than **11:00 am on *the Friday prior to the scheduled hearing.***
- ***Materials handed out at the meeting will not be accepted***

### **Copies Required for Subsequent Submittals:**

Please refer to the Form K to determine the number copies and type of documents, reports, and plans are required.

- Only new, updated, or revised documents, reports, and plans should be submitted
- All plans must be updated and must contain the current revision date
- The Planning Office cannot print documents that are longer than 10 pages, full-sized plans, or color copies.

Planning Board meetings are held on the 2nd and 4th Thursday of every month, so please plan accordingly.



# BELLINGHAM PLANNING BOARD

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[PlanningBoard@bellinghamma.org](mailto:PlanningBoard@bellinghamma.org)

## CERTIFICATE OF OWNERSHIP

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

### Section A:

Title of Plan: 455 Hartford Ave. Bellingham, MA Site Plan

Date of Plan: September 22, 2025

Assessor's Information Map 4 Parcel 72

Prepared by: Legacy Engineering LLC

Type of Plan: ☐ Preliminary Subdivision ☐ Definitive Subdivision ☒ Development Plan

☐ Special Permit

### Section B:

Name of Record Owner(s): Darn Properties, LLC

Address of Record Owner(s): 1575 Highland St, Holliston MA 01746

Name of Record Owner(s): \_\_\_\_\_

Address of Record Owner(s): \_\_\_\_\_

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

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

If in the name of a Trust or Corporation list beneficiary(ies) of the Trust or the Shareholder(s) of the Corporation:

Beneficiary(ies) \_\_\_\_\_

Shareholder(s) \_\_\_\_\_

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

County: \_\_\_\_\_

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

Book

Page

Date of Incorporation: \_\_\_\_\_

State of Incorporation: \_\_\_\_\_

Executed as a sealed instrument this 26 day of SEPTEMBER, 2025

  
Signature of Applicant

Darn Properties LLC Moshe ATTAS  
Print name of Applicant

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

\_\_\_\_\_  
Print name of Applicant

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

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

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

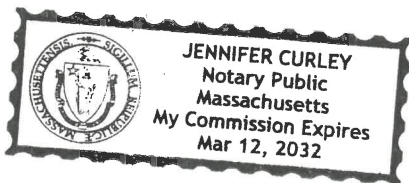
\_\_\_\_\_  
Print name of Owner

**COMMONWEALTH OF MASSACHUSETTS**

Worcester ss.

20 25

On this 23 day of September, 2025, before me, the undersigned notary public, personally appeared Moshe Attias (name of Applicant(s)), proved to me through satisfactory evidence of identification, which were MA Driver's License to be the person(s) whose name(s) is/are signed on the preceding document in my presence.





(Official signature and seal of Notary)

Notary Public: Jennifer Curley

My Commission Expires: 3/12/32



## ***TOWN OF BELLINGHAM***

*Assessment Administration Office*  
Municipal Center - 10 Mechanic Street  
Bellingham, Massachusetts 02019  
508-657-2862 \* FAX 508-657-2894  
Email: [Assessors@bellinghamma.org](mailto:Assessors@bellinghamma.org)  
[www.bellinghamma.org](http://www.bellinghamma.org)

September 19, 2025

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

**300 Feet Abutters – Planning Board – Map 04 Parcel 72**

Property Address(es): 455 Hartford Ave  
Bellingham, MA 02019

Owner(s) of Record: Darn Properties LLC  
1575 Highland St  
Holliston, MA 01746

Requested: Drew Haughton – Legacy Engineering  
730 Main St, Suite 2C  
Millis, MA 02054

**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 2025-09-17

**REQUEST FOR LIST OF ABUTTERS**

A **\$25.00 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 within 100 feet - Conservation Commission
- ☐ Other – please specify: \_\_\_\_\_

Map 04 Parcel(s) 72

Drew Haughton - Legacy Engineering  
Applicant (please print)

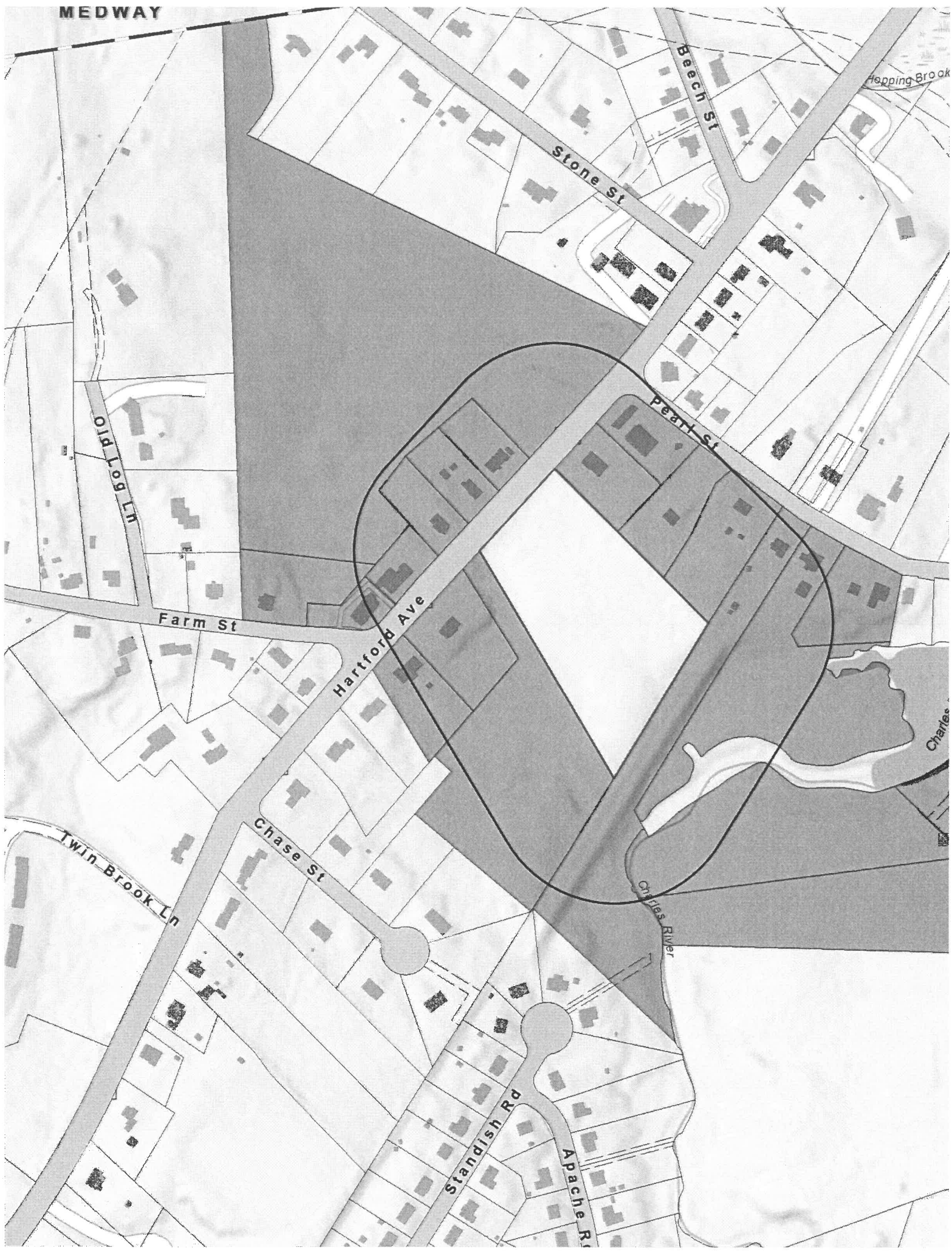
455 Hartford Avenue  
Location of Property

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

730 Main Street Suite 2C Millis, MA 02054  
Mailing Address of Applicant

508-212-1869  
Telephone Number

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







## 300 feet Abutters List Report

Bellingham, MA  
September 19, 2025

### Subject Property:

Parcel Number: 0004-0072-0000  
CAMA Number: 0004-0072-0000  
Property Address: 455 HARTFORD AV

Mailing Address: DARN PROPERTIES LLC  
1575 HIGHLAND ST  
HOLLISTON, MA 01746

---

### Abutters:

Parcel Number: 0004-0008-0000  
CAMA Number: 0004-0008-0000  
Property Address: 340 FARM ST

Mailing Address: KONTOULIS, GEORGIOS A & AMY  
340 FARM ST  
BELLINGHAM, MA 02019

Parcel Number: 0004-0009-0000  
CAMA Number: 0004-0009-0000  
Property Address: 442 HARTFORD AV

Mailing Address: JMT PROPERTIES LLC  
6 MANCHESTER CR  
HOLLISTON, MA 01746

Parcel Number: 0004-0010-0000  
CAMA Number: 0004-0010-0000  
Property Address: 444 HARTFORD AV

Mailing Address: BASSETT, MICHELLE-L/E JOANIS,  
JAMES  
395 HARTFORD AV  
BELLINGHAM, MA 02019

Parcel Number: 0004-0011-0000  
CAMA Number: 0004-0011-0000  
Property Address: 450 HARTFORD AV

Mailing Address: HEALEY, MARK  
450 HARTFORD AV  
BELLINGHAM, MA 02019

Parcel Number: 0004-0012-0000  
CAMA Number: 0004-0012-0000  
Property Address: 454 HARTFORD AV

Mailing Address: HEFFERMAN, ROBERT + MARLENE  
454 HARTFORD AV  
BELLINGHAM, MA 02019

Parcel Number: 0004-0013-0000  
CAMA Number: 0004-0013-0000  
Property Address: 456 HARTFORD AV

Mailing Address: WILBER, RICHARD A + HOLLY A  
456 HARTFORD AV  
BELLINGHAM, MA 02019

Parcel Number: 0004-0014-0000  
CAMA Number: 0004-0014-0000  
Property Address: HARTFORD AV

Mailing Address: SACHEM CAPITAL CORP DBA MA -  
SACHEM CAPITAL  
568 EAST MAIN ST  
BRANFORD, CT 06405

Parcel Number: 0004-0066-0000  
CAMA Number: 0004-0066-0000  
Property Address: 17 PEARL ST

Mailing Address: NARDONE, KAREN J  
17 PEARL ST  
BELLINGHAM, MA 02019

Parcel Number: 0004-0067-0000  
CAMA Number: 0004-0067-0000  
Property Address: 13 PEARL ST

Mailing Address: HOLLANDER, JANET  
13 PEARL ST  
BELLINGHAM, MA 02019

Parcel Number: 0004-0068-0000  
CAMA Number: 0004-0068-0000  
Property Address: 15 PEARL ST

Mailing Address: TEDESCHI, SARAH JOY GARCIA,  
GUILMAR A MARTINEZ  
15 PEARL ST  
BELLINGHAM, MA 02019



www.cai-tech.com

9/19/2025

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Page 1 of 2





## 300 feet Abutters List Report

Bellingham, MA  
September 19, 2025

Parcel Number: 0004-0069-0000 CAMA Number: 0004-0069-0000 Property Address: 11 PEARL ST	Mailing Address: BASTARACHE, GARY J & SHERRYL 11 PEARL ST BELLINGHAM, MA 02019
Parcel Number: 0004-0070-0000 CAMA Number: 0004-0070-0000 Property Address: 459 HARTFORD AV	Mailing Address: OBSIDIAN ML 6 LLC ATTN: PM DEPT #14093 165 FLANDERS RD WESTBOROUGH, MA 01581
Parcel Number: 0004-0071-0000 CAMA Number: 0004-0071-0000 Property Address: 457 HARTFORD AV	Mailing Address: ARTHUR L DELORME IRREVOC TRUST S DELORME & M CROWLEY- TRS 457 HARTFORD AV BELLINGHAM, MA 02019
Parcel Number: 0004-0073-0000 CAMA Number: 0004-0073-0000 Property Address: 7 PEARL ST	Mailing Address: LOPEZ, GEORGE A & LOUISA 7 PEARL ST BELLINGHAM, MA 02019
Parcel Number: 0009-0009-0000 CAMA Number: 0009-0009-0000 Property Address: 445 HARTFORD AV	Mailing Address: SCOOPS REALTY LLC 445 HARTFORD AV BELLINGHAM, MA 02019
Parcel Number: 0009-0015-0000 CAMA Number: 0009-0015-0000 Property Address: HARTFORD AV	Mailing Address: BALLARINO, JACQUELYN A 39 ELM ST FRANKLIN, MA 02038
Parcel Number: 0009-009A-0000 CAMA Number: 0009-009A-0000 Property Address: 441 HARTFORD AV	Mailing Address: MOLINA, JOSE M & JULIO C & ROSARIO, NORMA I 441 HARTFORD AV BELLINGHAM, MA 02019
Parcel Number: 0009-0108-0000 CAMA Number: 0009-0108-0000 Property Address: CUTLER ST	Mailing Address: TOWN OF BELLINGHAM 10 MECHANIC STREET BELLINGHAM, MA 02019
Parcel Number: 0009-0109-0000 CAMA Number: 0009-0109-0000 Property Address: 18 CUTLER ST	Mailing Address: GORDON, DAWN M 18 CUTLER ST BELLINGHAM, MA 02019



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

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9/19/2025

Page 2 of 2

ARTHUR L DELORME IRREVOC  
S DELORME & M CROWLEY- TR  
457 HARTFORD AV  
BELLINGHAM, MA 02019

LOPEZ, GEORGE A & LOUISA  
7 PEARL ST  
BELLINGHAM, MA 02019

BALLARINO, JACQUELYN A  
39 ELM ST  
FRANKLIN, MA 02038

MOLINA, JOSE M & JULIO C  
ROSARIO, NORMA I  
441 HARTFORD AV  
BELLINGHAM, MA 02019

BASSETT, MICHELLE-L/E  
JOANIS, JAMES  
395 HARTFORD AV  
BELLINGHAM, MA 02019

NARDONE, KAREN J  
17 PEARL ST  
BELLINGHAM, MA 02019

BASTARACHE, GARY J & SHER  
11 PEARL ST  
BELLINGHAM, MA 02019

OBSIDIAN ML 6 LLC  
ATTN: PM DEPT #14093  
165 FLANDERS RD  
WESTBOROUGH, MA 01581

GORDON, DAWN M  
18 CUTLER ST  
BELLINGHAM, MA 02019

SACHEM CAPITAL CORP  
DBA MA - SACHEM CAPITAL  
568 EAST MAIN ST  
BRANFORD, CT 06405

HEALEY, MARK  
450 HARTFORD AV  
BELLINGHAM, MA 02019

SCOOPS REALTY LLC  
445 HARTFORD AV  
BELLINGHAM, MA 02019

HEFFERMAN, ROBERT + MARLE  
454 HARTFORD AV  
BELLINGHAM, MA 02019

TEDESCHI, SARAH JOY  
GARCIA, GUILMAR A MARTINE  
15 PEARL ST  
BELLINGHAM, MA 02019

HOLLANDER, JANET  
13 PEARL ST  
BELLINGHAM, MA 02019

TOWN OF BELLINGHAM  
10 MECHANIC STREET  
BELLINGHAM, MA 02019

JMT PROPERTIES LLC  
6 MANCHESTER CR  
HOLLISTON, MA 01746

WILBER, RICHARD A + HOLLY  
456 HARTFORD AV  
BELLINGHAM, MA 02019

KONTOULIS, GEORGIOS A & A  
340 FARM ST  
BELLINGHAM, MA 02019

# PROJECT NARRATIVE FOR 455 HARTFORD AVENUE BELLINGHAM, MA

## INTRODUCTION

This narrative is prepared for a Development Plan Approval for a proposed commercial development at 455 Hartford Avenue.

## EXISTING CONDITIONS

The 4.41 acre site is located on the East side of Hartford Avenue near the intersection with Pearl Street. The site is mostly wooded, although portions of it were cleared a few years ago. Those areas are now vegetated with heavy brush. The site contains an area of bordering vegetated wetlands to the south and west and an isolated vegetated wetland to the east. The Charles River lies off-site to the southeast.

The front portion of the site, where the proposed development lies, is zoned Business 1. The rear of the site is zoned Suburban. Residential homes lie to the north, east and west of the site. The property to the south is a commercial site.

## PROPOSED CONSTRUCTION

### USE

The proposed 7,320 s.f. building consists of 4 separate bays for small commercial businesses. It is estimated that there will be less than 14 employees. The hours of operation will be typical of a commercial business.

### TRAFFIC

A single driveway is proposed to connect to Hartford Avenue. The intersection sight distance at the intersection is over 500' in both directions, which is greater than the required 390 feet for 35 MPH roads.

There are 15 parking spaces proposed for the site, including one handicap space. This provides 2 spaces per 1,000 square feet. The application includes a special permit request to allow this reduced number of spaces from the normally required 4 spaces per 1,000 square feet.

### SCREENING

The area along the northerly lot line will be left in its natural condition and a row of evergreen trees will be planted to enhance screening. Residential homes to the southeast (across the Charles River) are more than 900 feet away from the proposed paved areas. Extensive existing woodland will provide screening to those homes. The proposed building is more than 200 feet from the front lot line. As noted on the site plan, a row of trees and shrubs will be planted along the street frontage and the intervening area will be vegetated with grass.

### LOT COVERAGE

In the existing condition, there are no structures or pavement on the lot. In the proposed condition, the building will be 7,320 s.f., which is 3.8% of the lot. Including the proposed pavement, the total proposed impervious coverage for the lot is 32,120 s.f., or 16.7% of the lot.

### WATER/SEWER

The proposed building will be connected to municipal water. The estimated usage rate is 230 gallons per day. There is no municipal sewer available. An on-site septic system is included in the site design.

### PERMITS

In addition to the applications to the Planning Board, an Order of Conditions from the Conservation Commission will be sought.

### MASTER PLAN

Given it's zoning district, development of this site for commercial purposes is consistent with the master plan.

Date: 2025-09-22



# BELLINGHAM PLANNING BOARD

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

## WAIVER REQUEST

Plan Title: 455 Hartford Avenue Site Plan of Land in Bellingham, MA

Date of Plan: September 22, 2025

Type of Plan: ☐ Preliminary Subdivision ☐ Definitive Subdivision ☒ Development Plan  
☐ Special Permit

Location of Premises  
(address, street name, or  
general property  
description):

455 Hartford Avenue

Rules & Regulations

Reference(s): Chapter 257 - Subdivision Regulations 13.D.2.b.: To allow basins to  
be constructed in fill material.

Reason the waiver is  
requested:

The groundwater elevation and topography of the site requires that  
the basins be constructed in fill in order to maintain required  
groundwater separation.

Alternatives to granting  
the waiver:

None.

Impact of waiver denial  
on the project:

It would not be possible to meet the stormwater standards required  
for this project.

Reasons the waiver is in the best interests of the Town and is consistent with the intent and purpose of the regulation or by-law:

The stormwater standards would be able to be fully met.

Applicant(s):  
(Print Name/s)

Signature of all  
Applicants:

Moshe ATIAS MANAGER of Dam Properties LLC



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

Property Information	
Parcel ID	
Map	04
Lot	72
Street Number	455
Street Name	Hartford Avenue
First Name	Darn Properties LLC
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.

Susan Silva  
(Print name)

Susan Silva  
(Signature)

9/17/2025  
(Date)