



BELLINGHAM PLANNING BOARD

10 MECHANIC STREET
BELLINGHAM, MASSACHUSETTS 02019
(508) 657-2892
PlanningBoard@bellinghamma.org

October 23, 2025

PROSPECT HILL VILLAGE SPECIAL RESIDENTIAL USE TOWNHOUSE DWELLING DEVELOPMENT PLAN AND STORMWATER MANAGEMENT DECISION

RCV OCT 24 '25 AM10:81:2
BELLINGHAM TOWN CLERK

A. BACKGROUND

Applicant: Wall Street Development, Corp.
P.O. Box 272
Westwood, MA 02090

Owner: Wall Street Development, Corp.
P.O. Box 272
Westwood, MA 02090

Public Hearing: The Public Hearing opened January 25, 2024 at 7:00 PM. Notice for the public meeting was published in *The Milford Daily News* on January 11, 2024 and January 18, 2024. The Public Hearing was continued to March 14, 2024, June 13, 2024, July 18, 2024, October 10, 2024, November 14, 2024, December 12, 2024, January 23, 2025, February 13, 2025, February 27, 2025, April 10, 2025, April 24, 2025, June 12, 2025, July 17, 2025 and August 14, 2025 when the Public Hearing was closed.

Date of Vote: October 23, 2025

The Premises: The project, also referred to herein as the "Site", consists of a 129 unit townhome development to be built in 43 buildings, with associated roadways, landscaping, and infrastructure improvements, utilizing the standards set forth within Bellingham Zoning Bylaw Section 240-101, Special Residential Use, Townhouse Dwellings. The project is located at Lake Street and Prospect Street, approximately 71.7+- acres of land, shown on Assessor's Map 65 Lot 20, Map 65 Lot 22, Map 65 Lot 22-01, Map 65 Lot 22-02, Map 69 Lot 87, zoned Agriculture. Access to the site is proposed

on Lake Street and Prospect Street with emergency access/egress being proposed on Lakeview Avenue.

The By-law §240-16 Development Plan Review, and §240-54 Stormwater Management

The Proposal: To construct a 129-unit townhome development, to be built across 43 buildings, with associated roadways, landscaping, and infrastructure improvements, utilizing the standards set forth within Bellingham Zoning Bylaw Section 240-101, Special Residential Use, Townhouse Dwellings.

The Proposal was documented with the following materials:

1. Cover Letter, prepared by Wall Street Development, Corp., dated December 12, 2023.
 2. Application for Special Permit, dated December 12, 2023.
 3. Application for Stormwater Management Permit, dated December 12, 2023.
 4. Application for Development Plan Approval, dated December 12, 2023.
 5. Certificate of Ownership, dated December 12, 2023.
 6. Certificate of Municipal Taxes and Charges Paid, dated November 27, 2023.
 7. Certified Abutters List (Parcels 65-20/ 65-22/ 65-22-1/ 65-22-2), certified on December 4, 2023.
 8. Certified Abutters List (Parcel 69-87), certified on December 12, 2023.
 9. Project Narrative, prepared by Wall Street Development, Corp., dated December 11, 2023.
 10. Statement of Impact on Municipal Facilities and Services, prepared by Wall Street Development, Corp., dated December 11, 2023.
 11. Statement of Compliance – Article IX – Environmental Controls, prepared by Wall Street Development, Corp., dated December 11, 2023.
 12. Public Hearing Notice, received by the Town Clerk January 3, 2024.
 13. Plan Set entitled, “Special Residential Townhouse Development Plan – Prospect Hill Village”, prepared by GLM Engineering Consultants, Inc., dated November 30, 2023.
 14. Stormwater Management Report, prepared by GLM Engineering Consultants, Inc., dated November 30, 2023.

15. Traffic Impact & Access Study, prepared by Kimley Horn, revised November 2023.
16. Letter of Concern, prepared by the Town of Franklin Planning and Community Development Director, dated January 25, 2024.
17. Woonsocket Sewer Capacity email from Jon Pratt (City Engineer, Woonsocket, RI), dated March 4, 2024.
18. Letter of Opposition, prepared by the Town of Franklin Town Attorney, dated April 24, 2024.
19. Initial Peer Review – Site Plans and Stormwater Management, prepared by BSC Group, dated May 6, 2024.
20. Updated Initial Peer Review – Site Plans and Stormwater Management, prepared by BSC Group, dated May 9, 2024.
21. Town Encroachment Figure, prepared by Wall Street Development, Corp., received May 26, 2024.
22. Town Staff Meeting Memo, prepared by Robert Lussier, Director of Planning & Engineering, dated July 31, 2024.
23. Comment Response Letter, prepared by GLM Engineering Consultants, Inc., dated July 16, 2024.
24. Plan Set entitled, "Special Residential Townhouse Development Plan – Prospect Hill Village", prepared by GLM Engineering Consultants, revised date July 15, 2024.
25. Stormwater Report, prepared by GLM Engineering Consultants, Inc., revised date July 16, 2024.
26. Concept Plan with Access on Lake Street, prepared by Wall Street Development, Corp., received July 29, 2024.
27. Town Staff Meeting Memo, prepared by the Town of Bellingham Director of Planning & Engineering, dated July 31, 2024.
28. Updated Supplemental Peer Review, prepared by BSC Group, dated August 7, 2024.
29. Plan Set for Prospect Hill Village Sewer Extension (Four Sheets), prepared by GLM Engineering Consultants, Inc., dated August 12, 2024.
30. Wetland Resource Area Plan, prepared by GLM Engineering Consultants, Inc., dated September 30, 2024.
31. Plan Set entitled, "Special Residential Townhouse Development Plan – Prospect Hill Village", prepared by GLM Engineering Consultants, Inc., revised date September 26, 2024.

32. Prospect Hill Village Sewer System Connection Design Review, prepared by Kleinfelder, dated October 23, 2024.
33. Traffic Impact & Access Study, prepared by Kimley Horn, revised October 2024.
34. Summary – Special Permit Decision Criteria, prepared by Wall Street Development, Corp., dated November 13, 2024.
35. Town Staff Update Memo, prepared by Robert Lussier, Director of Planning & Engineering, dated December 5, 2024.
36. Traffic Peer Review Letter, prepared by MDM Transportation Consultants, Inc., dated December 6, 2024.
37. Memo entitled, "Prospect Hill Estates, Townhouse Dwelling Calculations", prepared by KP Law, dated December 9, 2024.
38. Prospect Hill Village – Proposed Sewer System Connection Dupre Road Pump Station Impact, prepared by Kleinfelder, dated January 17, 2025.
39. Plan Set entitled, "Special Residential Townhouse Development Plan – Prospect Hill Village, prepared by GLM Engineering Consultants, Inc., revised date January 30, 2025.
40. Stormwater Management Report, prepared by GLM Engineering Consultants, Inc., revised date January 30, 2025.
41. Comment Response Letter, prepared by Kimley Horn, dated February 20, 2025.
42. Plan entitled, "Prospect Street at Lake Street Proposed Mitigations", prepared by Kimley Horn, dated February 20, 2025.
43. Plan entitled, "Bellingham Ladder Truck Movement Lake Street to Prospect Street Northbound", prepared by Kimley Horn, dated February 20, 2025.
44. Updated Traffic Peer Review Letter, prepared by MDM Transportation Consultants, Inc., dated February 26, 2025.
45. Landscape Plan entitled, "Site Development Plan – Prospect Hill Village", prepared by GLM Engineering Consultants, Inc. & Steven G. Cosmos, RLA, dated March 10, 2025.
46. Initial Peer Review for Revised Design, prepared by BSC Group, dated March 19, 2025.

47. Plan Set entitled, "Special Residential Townhouse Development Plan – Prospect Hill Village", prepared by GLM Engineering Consultants, Inc., revised date April 9, 2025.
48. Stormwater Report, prepared by GLM Engineering Consultants, Inc., revised date April 9, 2025.
49. Comment Response Letter, prepared by GLM Engineering Consultants, Inc., dated April 10, 2025.
50. Supplemental Peer Review for Revised Design, prepared by BSC Group, dated April 23, 2025.
51. Plan Set entitled, "Special Residential Townhouse Development Plan – Prospect Hill Village", prepared by GLM Engineering Consultants, Inc., revised date April 28, 2025.
52. Supplemental Stormwater Report, prepared by GLM Engineering Consultants, Inc., dated April 28, 2025.
53. Comment Response Letter, prepared by GLM Engineering Consultants, Inc., dated April 28, 2025.
54. Town Staff Update Memo, prepared by Robert Lussier, Director of Planning & Engineering, dated May 6, 2025.
55. Town Staff Update Memo, prepared by Robert Lussier, Director of Planning & Engineering, dated May 13, 2025.
56. Waiver Request (§245-13.D.(2)(g) and (i)), prepared by Wall Street Development, Corp., dated May 22, 2025.
57. Waiver Request (§240-17.B.(1)(f)), prepared by Wall Street Development, Corp., dated May 22, 2025.
58. Preliminary Architectural Plans, prepared by Morabito Architects, dated May, 2025.
59. Photometric Plan entitled, "Prospect Hill Village – Bellingham, MA", prepared by Speclines, dated June 2, 2025.
60. Form 11 – Soil Suitability for On-Site Sewage Disposal, prepared by GLM Engineering Consultants, Inc., dated June 2, 2025.
61. Landscape Plan entitled, "Site Development Plan – Prospect Hill Village", prepared by GLM Engineering Consultants, Inc. & Steven G. Cosmos, RLA, revised date June 5, 2025.
62. Plan Set entitled, "Special Residential Townhouse Development Plan – Prospect Hill Village", prepared by GLM Engineering Consultants, Inc., revised date June 9, 2025.
63. Response Letter, prepared by GLM Engineering Consultants, Inc., dated June 9, 2025.

64. Prospect Hill Village Sewer System Connection Design Review and Comment Letter #3, prepared by Kleinfelder, dated June 30, 2025.
65. Final Peer Review for Revised Design, prepared by GLM Engineering Consultants, Inc., dated July 8, 2025.
66. Outlying Discussion Points Memo, prepared by Robert Lussier, Director of Planning & Engineering, dated July 8, 2025.
67. Summary Memorandum for Special Permit Decision, prepared by Wall Street Development, Corp., dated August 7, 2025.
68. Plan Set entitled, "Special Residential Townhouse Development Plan – Prospect Hill Village", prepared by GLM Engineering Consultants, Inc., revised September 3, 2025.
69. Supplemental Stormwater Report, prepared by GLM Engineering Consultants, Inc., dated September 9, 2025.
70. Peer Review for Revised Design – Stormwater Management, prepared by BSC Group, dated September 25, 2025.
71. Other miscellaneous documents on file at the Planning Board offices.

B. DETERMINATIONS

Following its public hearing on the Applicant's proposal and requested relief, the Planning Board has made the following determinations:

1. The Town of Bellingham Town Meeting in May 2021 removed the Bellingham Zoning Bylaw Section 240-101, Special Residential Use, Townhouse Dwellings. However, prior to Town Meeting the Applicant submitted an Approval Not Required plan, as required by Massachusetts General Law Chapter 41 Section 81P to the Planning Board for a seven lot development. The ANR was endorsed on July 8, 2021. The applicant also received approval through the Bellingham Planning Board for a 17 lot Definitive Subdivision (Approved May 11, 2023). The Applicant has now elected to pursue a townhouse development through Planning Board approval. In accordance with Massachusetts General Law (MGL) Chapter 40a Section 6 the Applicant is granted this right, "...when a plan has been submitted to a planning board and written notice of such submission has been given to the city or town clerk, the use of the land shown on such plan shall be governed by applicable provisions of the zoning ordinance or by-law in effect at the time of the submission of such plan while such plan is being processed under the subdivision control law including the time required to pursue or await the

determination of an appeal referred to in said section, and for a period of three years from the date of endorsement by the planning board that approval under the subdivision control law is not required, or words of similar import". The Board determined the Applicant has submitted an application for Townhouse Dwellings in a timely manner.

2. The Applicant has sought to construct a Townhome development utilizing the Special Residential Use bylaw. As such the total bedroom count shall be limited. Per 240-101A. Minimum lot area shall be 10,000 square feet per bedroom, but in no case shall lot area be less than 20 acres. The Applicant has proposed 258 bedrooms. The Board has determined that the total bedroom count conforms with the bylaw and the Site shall be limited to no more than 258 bedrooms further conditioned herein.
3. The Applicant has proposed and shall be limited to 129 townhome dwelling units to be constructed in 43 triplex buildings.
4. The Board determined that the Site is within the Water Resource District.
5. The performance requirements of this By-Law (e.g. Article IX Environmental Controls, Article X Parking and Loading Requirements, Article XI Landscaping Requirements) have been met or a waiver has been requested and granted.
 - a) §240.49 Light and Glare: A photometric plan has been prepared as part of the Approved Plan. The plan demonstrates that the illumination of the proposed lighting for the development shall not trespass on to abutting properties. Any exterior building lighting shall be consistent with "dark sky" standards, shielded and directed downward to maintain lighting on to the Site and shall comply with the Zoning By-law.
 - b) § 240.50 Air Quality: The proposed use does not involve emission of odorous gases in such quantities to be offensive and shall continue to adhere to the Zoning By-law.
 - c) §240.51 Hazardous Materials: No hazardous materials, as defined in this section, are proposed to be used or stored on Site.
 - d) §240.52 Vibration: The Applicant does not propose any use that produces vibration which is discernible to the human sense of feeling (except sound) at or beyond the boundaries of the premises for three minutes or more in any hour between 7:00 a.m. and 9:00 p.m. or for 30 seconds or more in any one hour between 9:00 p.m. and 7:00 a.m.

- e) §240.53 Electrical Disturbance: No electrical disturbance is proposed or will be permitted which adversely effects the operation of any equipment other than that of the creator of such disturbance.
 - f) §240.54 Stormwater Management: The stormwater management shown on the Plan and drainage analysis has been designed to meet the Stormwater Management Standards set by the Massachusetts Department of Environmental Protection. The proposal is located within Bellingham's Water Resource District and is subject to Section 247-33.B.(1) of the Bellingham Wetlands Regulations. Per the most recent Site Plan (Document #68) and Stormwater Management Peer Review Letter (Document #65), prepared by BSC Group, dated July 8, 2025, the proposed design does not meet the separation to groundwater requirements as proposed excavation is within four feet of estimated seasonal high groundwater for proposed Basins 1, 2, and 4. Please see Condition of Approval #5.
 - g) §240.58 Noise: The use proposed was determined to not add noise concerns beyond that of typical residential noise and less than that of the existing use.
6. For the given location and type and extent of land use, the design of building form, building location, egress points, grading, and other elements of the development could not reasonably be altered to:
- a) improve pedestrian or vehicular safety within the site and egressing from it, as circulation has been reviewed by the Planning Board and emergency services and was deemed adequate;
 - b) reduce the visual intrusion of parking areas viewed from public ways or abutting premises, by preserving vegetative buffers as well as landscaping added to priority areas;
 - c) reduce the volume of cut or fill and the Site has been graded to match the cuts and fills, as much as possible and it is not anticipated that an Earth Removal Special Permit will be required;
 - d) reduce the number of removed trees 8" trunk diameter and larger. The Board has however required a landscape plan as provided in the Approved Plan that will provide for additional replanting;
 - e) reduce soil erosion; and reduce hazard or inconvenience to pedestrians from storm water flow and ponding by engineering the Site to be designed to comply with the DEP Stormwater Handbook and the Town

of Bellingham Stormwater Regulations as well as the inclusion of a Stormwater Pollution Prevention Plan and Operation and Maintenance Plan consistent with the Town of Bellingham requirements.

- f) provide alternate access as emergency services has reviewed and approved the plan as proposed and deemed access to be adequate;
 - g) provide alternate utility service and drainage as the DPW Director has reviewed and approved the plan as proposed and demonstrated in the Stormwater Management Report;
 - h) Kimley Horn's Traffic Impact & Access Study (Document #15) was included as part of the application and further peer reviewed by a third-party consultant. The peer review concluded agreement with the applicant's findings. As part of the scope of the project, it was determined that the project would result in minimal changes in delay to the Prospect Street and Lake Street intersection. As a result, mitigation was incorporated in the application to allow better circulation and safer movements at this intersection as shown in the plan entitled, "Prospect Street at Lake Street Proposed Mitigations" (Document #42). As discussed during the public hearing process, these improvements would require approval through the Town of Franklin and involve improvements on private property. As these improvements depend on approvals outside of the Town of Bellingham Planning Board's jurisdiction, it is unclear if the mitigation associated with the Prospect Street and Lake Street intersection can be conducted. Please see Condition of Approval #13.
7. The Board finds that compliance with the below conditions are necessary to mitigate impacts related to the construction and occupancy of the project.

C. DECISION

Based on the above determinations, the Planning Board finds that the proposal meets the requirements of the Zoning By-Law, and by a vote of 5 to 0 in favor, accordingly, grants the Applicant and its successors and assigns as owner of the premises, a Development Plan Approval and Stormwater Management Permit subject to the following conditions:

1. This Approval is limited to the improvements as noted on the Approved Plan, to a townhome residential use, and as may be conditioned herein. The Project shall contain no greater than 129 townhome dwelling units with 2-bedrooms per unit, for a total of 258 bedrooms. Any changes to such Plan must be

reviewed and approved in accordance with the Bellingham Zoning By-laws. All such changes shall be reviewed by the Board for determination as to whether or not the changes are considered minor or major. If the Planning Board determines that any change to the plan is a major alteration to the Approved Plan, a public hearing shall be required for a modification to this permit. A minor change shall be reviewed and approved at a regularly scheduled meeting.

2. Prior to commencement of construction the Developer shall furnish guarantees to the Planning Board as provided in the Subdivision Regulations that except as otherwise expressly provided in M.G.L. c. 41, Section 81U, no unit included in the Project shall be occupied until the essential infrastructure necessary to serve such unit has been completed in the manner specified by the Subdivision Regulations of the Town of Bellingham and/or the Approved Plan or a performance bond or other security under §81U in lieu of completion has been accepted by the Planning Board. The sum of any such security held shall be acceptable to the Bellingham Department of Public Works and shall bear a direct and reasonable relationship to the expected cost, including the effect of inflation, necessary to complete the subject work. The Applicant shall be permitted to choose the type of security instrument that is authorized under §81U but the actual form of such instrument is subject to the prior review and approval of Town Counsel.
3. The Project requires an Inclusionary Housing Special Permit. No Building Permit shall be issued until the Applicant has submitted a Special Permit application to the Planning Board in accordance with Article XXV of the Zoning Bylaws and received approval of the same. Subject to the availability of off-site units, the Applicant may submit Inclusionary Housing Special Permit applications for off-site units to the Board for review and approval. Any affordable units provided on site shall be similar in kind to the market rate units in the Approved subdivision. All affordable units must qualify for inclusion on the Subsidized Housing Inventory and be subject to appropriate deed restrictions such as an Affordable Housing Restriction.
4. Prior to construction, the applicant shall furnish proof of Town of Franklin approval for site access on Prospect Street to the Planning Department and the Building Department.
5. Prior to construction, the applicant shall revise the plan set and stormwater report to be in compliance with Section 247-33.B.(1) of the Bellingham Wetlands Regulations. Resubmission of the required information shall be subject to Condition of Approval #1 regarding major and minor modifications.

6. Prior to connection, the applicant shall improve the Dupre Sewer Pump Station to meet the current Town of Bellingham's standard wastewater pumping station design that utilizes submersible pumps. The applicant shall be responsible for the design and construction of the above-mentioned improvements with oversight and final approval by the Bellingham DPW.
7. As stated in the public hearing, the applicant agreed to contribute a monetary donation to the Town to be used to improve the Dupre Pump Station to meet the current Town of Bellingham's standard wastewater pumping station design in the event that the Prospect Hill Village Development cannot be connected to the municipal sewer system. Per the Town of Bellingham's 2023 improvement project of the Old Bridge Lane Pump Station, a total cost of \$600,000 was utilized to improve the station to meet the current wastewater pumping station design standards. This total cost included \$140,000 to be used for the design, bidding, and engineering services through design and construction. As a result, the applicant shall donate \$150,000 to the Town to be used for the design, bidding, and/or engineering services through construction for the improvements of the Dupre Pump Station. Said sum of money shall be donated to the town prior to the first occupancy permit. The applicant shall coordinate on-site septic system approvals with the Bellingham Board of Health and furnish said approvals to the Planning Department prior to construction.
8. Prior to construction, the applicant shall conduct borings and/or soil test pits in the vicinity of the proposed sewer within the limits of Blackmar Street and Cross Street to determine construction feasibility. All soil testing shall be supervised by the Bellingham DPW, and/or their agent. The area shall be "dig-safe" prior to excavation.
9. Per the Peer Review Letter entitled, "Prospect Hill Village Sewer System Connection Design Review & Comment Letter #3" (Document #64), prepared by Kleinfelder, the applicant shall furnish additional information regarding utility inverts at the Peters River Crossing and Brook Crossing prior to construction. The construction of the sewer utilities shall provide 2' vertical separation (including 1 foot of concrete) between the stream bed invert and the top of the proposed sewer pipe.
10. Per the Peer Review Letter entitled, "Prospect Hill Village Sewer System Connection Design Review & Comment Letter #3" (Document #64), prepared by Kleinfelder, the applicant shall furnish additional information regarding the existing sewer stub invert elevation and size at the Dupre Pump Station prior to construction.

11. Per the Peer Review Letter entitled, "Prospect Hill Village Sewer System Connection Design Review & Comment Letter #3" (Document #64), prepared by Kleinfelder, the following conditions of approval shall apply to the construction of the municipal sewer:
 - I. The general contractor that will be constructing the pipelines and pumping station is to be pre-qualified with the DPW before construction starts. The General Contractor needs to be experienced in sewer and pump station construction, as well as deep utility excavations.
 - II. Electronic record drawings will be required at completion of construction prior to final acceptance. Record drawings are to dimensionally indicate actual as-built conditions including the precise location of the gravity sewer, force main, and manholes, as well as invert elevations, pipe sizes, pipe materials and all Pump Station components. A minimum of three swing ties to permanent features shall be provided for all project components. GPS coordinates will be acceptable in lieu of swing ties.
 - III. Once complete, the pump station is to have all systems and components tested in accordance with the Town's standard checklist, including a pump "drawdown" test to check pumping capacity.
 - IV. Training by the pumping station/system manufacturer will be required prior to final acceptance.
 - V. Operation and Maintenance manuals will be required for all equipment included in the project prior to final acceptance.
12. The applicant is proposing access to Lakeview Avenue. As discussed during the public hearing, this access shall be for emergency access only and will be gated at all times. The applicant shall coordinate approvals with the Bellingham Fire Department regarding gate locations and knox-box locations.
13. The applicant is proposing improvements to the Lake Street and Prospect Street intersection per the mitigation concept (Document #42). These improvements require approvals through the Town of Franklin and private property owners. Prior to construction, the applicant shall furnish proof of petition and any associated approvals with these entities to conduct the proposed improvements.
14. The phasing of the proposed project shall be as follows:

Phase 1: Road A (Sta. 0+00 – 4+00), Road B (Full Length), and Dwelling Units #1 – 30.

Phase 2: Road A (Sta. 4+00 – 9+00), Road C (Sta. 16+00 – 26+94.31), Road F (Full Length), proposed cul-de-sac located at the end of Lakeview Avenue, Dwelling Units # 70 – 96, and Dwelling Units # 124 – 129.

Phase 3: Road C (Sta. 0+00 – 16+00), Dwelling Units #31 – 69, and Dwelling Units #97 – 123.

If applicable, off-site improvements shall be constructed prior to Phase 1. This includes, but is not limited to, the Dupre Pump Station Improvements and the Prospect Street & Lake Street Improvements. A phase shall be substantially complete prior to commencing the next phase. Essential infrastructure shall be completed (including roadway construction) prior to issuance of occupancy permits.

15. The applicant is proposing a berm with vegetative screening along the eastern property line to screen units 1 – 12 from the recently constructed single-family homes on Prospect Street. Per the approved landscape plan (Document #61), the berm with associated landscaping shall be installed prior to construction of Units 1 -12 and maintained in perpetuity.
16. The applicant shall provide security fencing with gated access around all stormwater basins in compliance with §245-13.D.(2)(g) and §245-13.D.(2)(i) of the Bellingham Subdivision Rules and Regulations.
17. The Limit of Work is the limit of grading and general excavation. No construction staging or stockpiling of equipment or materials shall be placed outside the Limit of Work. The Limit of Work shall be delineated prior to disturbance of land. The Limit of Work shall be inspected prior to Building Permit by the Town Planner.
18. The hours of operation for any construction or staging activities on-site shall be Monday through Friday, from 7:00 am to 6:00 pm. Construction activity shall also be permitted on Saturdays from 9:00 am to 6:00 pm. These activities shall include all equipment on site shall not start up or remain on before or after the hours listed above. No construction activity shall take place outside the specified permitted hours or on Sunday or New Years' Day, Memorial Day, July Fourth, Labor Day, Thanksgiving, Christmas, or other legal holiday. No idling for longer than 5 minutes, if vehicles and equipment are not in operation.
19. All construction related parking shall be conducted on-site. No parking of any vehicle associated with the Project shall park on a public way, including those vehicles arriving early. There shall be no staging of vehicles on a public way. All vehicles associated with the Project shall enter into the temporary construction entrance and park within the construction fencing at all times.

20. If construction activity ceases for longer than 30 days, for any reason, then written notice shall be provided by the Applicant to the Building Commissioner at least 48 hours before resuming work. The Building Commissioner may require that any foundation, trench, structure, equipment or other hazard be secured as necessary, in his opinion, including but not limited to installation of fencing and/or filling of trenches.
21. If construction is temporarily suspended, for any reason, during the growing season, all exposed areas shall be stabilized by seeding and/or mulching within 14 days of suspension of construction. If construction is temporarily suspended outside the growing season, all exposed areas shall be stabilized by mulching and tack within 14 days of suspension of construction. Slopes steeper than 3:1 shall be stabilized by netting and pinning during suspension of construction.
22. Utilities within the Site, including but not necessarily limited to electric, cable and telephone, shall be located underground.
23. All exterior lighting at the Site shall be dark sky compliant and shall not allow spillover of light onto adjoining properties, in accordance with the Approved Plans and the Town's Zoning By-laws.
24. A comprehensive signage plan shall be presented to the Board for approval prior to Building Permit for the Site signage including but not limited to monument signage and wayfinding signage.
25. All fencing to be installed on Site shall be constructed to allow for a six (6) inch gap from the ground surface to the bottom of the fence to allow for wildlife except for fencing surrounding garbage facilities which shall not include a gap from the ground surface.
26. The Applicant or its successors, shall maintain and repair the drainage structures and stormwater management system on the Site as shown on the Plan. The Stormwater Management Operation and Maintenance Plan (O&M), last revised April 28, 2025 (Document #52), included as part of the Drainage Report, is hereby referenced and made part of this decision. The Applicant shall permit the Board or its agent to inspect the premises on reasonable notice to determine compliance with said O&M plan.
27. Snow and ice removal shall be the responsibility of the Applicant or a successor and in accordance with the approved Operation and Maintenance Plan. All snow removal shall remain on Site. No snow shall be plowed on a public way.

28. Fertilizers containing phosphorous are prohibited and shall not be used within the site.
29. The Applicant and its successors shall be permanently responsible for the following at the Project: 1) all plowing, sanding, and snow removal; 2) all site maintenance and establishing a regular schedule for site maintenance; 3) repairing and maintaining all on-site ways, including drainage structures and utilities therein; 4) conducting annual inspection, maintenance and cleaning of all elements of the drainage system, including but not limited to catch basins, drain manholes, detention basins, swales and pipelines; and site lighting and landscaping/screening which will be preserved in perpetuity.
30. Prior to the commencement of construction, the Applicant shall schedule a preconstruction meeting with the Town Planner, Conservation Agent and the Board's designated inspectors. The Board's inspectors shall be permitted to conduct routine inspections, as may be reasonably be determined by said inspector, while construction is ongoing relative to this permit and all corresponding Decisions for this Site. The Applicant shall deposit with the Town, sums necessary to fund the inspections contemplated hereunder, including but not limited to DPW inspections, Building Department's inspections, Fire Department inspections. Such inspectional funds shall be governed under M.G.L. c. 44 §53G or such other applicable statutory method as may be appropriate.
31. § 240-99 Long-term compliance. Subsequent to approval, no land therein shall be sold and no lot line or structure altered from that shown on the plan so as to increase the extent of nonconformity with the standard dimensional regulations of this bylaw. Prior to the sale of any unit within a development, or issuance of a building permit for construction therein, such lot(s) shall be shown on a plan recorded in the Registry of Deeds or registered with the Land Court.
32. In accordance with the Bellingham Department of Public Works, any and all access and utility easements that may be necessary shall be in a form approved by Town Counsel prior to the issuance of the final occupancy permit, such approval shall not be unreasonably withheld.
33. This Decision is binding on the Applicant's successors, assigns, agents, and employees. This approval shall insure to the benefit of and binding upon Wall Street Development Corp., provided there is no change in use for the Premises. The Planning Board shall be notified in writing within ten days of any changes in affiliates and successors in title and additional users of the Premises.

34. All determination, Decisions, and conditions set forth within the Special Residential Use Special Permit, dated October 23, 2025, are hereby incorporated herein. Any violation of such conditions shall constitute a violation of this Permit.
35. The Applicant shall comply with §240-16B(5) and (6) regarding As-Built Plans and follow the policies of the As-Built handbook.
36. This Decision shall not be effective until it is recorded by the Applicant at the Registry of Deeds, with proof of such recording to be supplied to the Board and the Building Inspector.

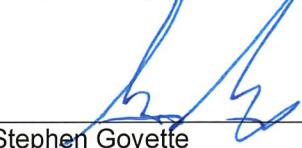
D. RECORD OF VOTE

I vote to **APPROVE** the **PROSPECT HILL VILLAGE DEVELOPMENT PLAN APPROVAL AND STORMWATER MANAGEMENT PERMIT**.

Bellingham Planning Board

October 23, 2025


Philip Devine, Chairman


Stephen Goyette


Martin Roche


William F. O'Connell, Jr., Vice Chairman


Elizabeth Berthelette

Appeals of this Decision may be made within twenty days, in accordance with the provisions of G.L. c 40A, §17

This Decision, together with all plans referred to in it, was filed with the Town Clerk on October 24, 2025.

Amy Bartelloni
Bellingham Town Clerk