



BELLINGHAM PLANNING BOARD

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BELLINGHAM TOWN CLERK

October 23, 2025

PROSPECT HILL VILLAGE SPECIAL RESIDENTIAL USE TOWNHOUSE DWELLING SPECIAL PERMIT DECISION

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 Section 240-101, Special Residential Use, Townhouse Dwellings

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 BSC Group, dated July 8, 2025.
66. Outlying Discussion Points Memo, prepared by Robert Lussier, Director of Planning & Engineering, dated July 8, 2025.
67. Summary Memorandum of 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 129 townhome dwelling units to be constructed in 43 triplex buildings.
4. Such special permit shall be granted only if the Planning Board determines that the proposal would serve Town interests better than would single-family development of the same area, considering the following:

A. Municipal costs and Revenues

The proposed application includes utilizing the municipal sewer system with a proposed connection to the existing sewer pump station located along Dupre Road (known as the Dupre Road Pump Station). As a result, the Department of Public Works (DPW) retained Kleinfelder, a sewer system consultant, to review the applicant's proposal and offer recommendations for the proposed sewer connection. Per Kleinfelder's and the DPW's review, the Dupre Road Pump Station is plagued with operational issues and has required multiple repairs over the years, resulting in a significant amount of resources being utilized to keep the station operational. The unreliability of the station has led the DPW to revise the Town's sewer pump station specifications which implements submersible pumps.

Per Kleinfelder's October 23, 2024 Review Letter (Document #32), the Dupre Road Pump Station has adequate capacity, but due to the multiple operational problems, it is recommended that the station is upgraded to the new Town sewer pump station standards prior to adding significant additional sewage flows. The applicant has noted during the public hearing process that they are willing to improve the station to meet the Town's current specifications. In the event that the sewer line connection is not feasible, the applicant stated that they are willing to contribute a monetary lump sum of money to assist the Town in improving the station

even though the development will utilize on-site septic systems. Details regarding the Dupre Pump Station improvements and monetary contribution are referenced in the corresponding Development Plan Approval conditions of approval.

B. Effect on the range of available housing choice

The Project shall provide for an increase in available housing choice options at various price points. Including 10% deed restricted as affordable to median income buyers in perpetuity either on-site or off-site in accordance with Article XXV, Inclusionary Housing, of the Zoning Bylaws.

C. Service to identified housing needs

Since the adoption of the 2020 Town Master Plan, the Planning Board has received and approved applications which total 189 Townhouse Units, spanning over three (3) separate projects (Bungay Brook, Red Mill on the Charles, and a development located on Blackstone Street). As a result of the increased townhouse housing stock, the Town of Bellingham voted to remove, at the Spring 2021 Annual Town Meeting, the townhouse use from Article XV Special Residential Uses in the Bellingham Zoning Bylaws. The proposed Prospect Hill Village project is equivalent to 68% of the total townhouse units approved since the adoption of the 2020 Town Master Plan and will continue to saturate the Townhouse market in Bellingham.

D. Service to current Bellingham residents

The proposed Townhouse development will provide additional housing units to Bellingham residents looking for a new home or allow new residents to move to Bellingham.

E. Support for local business activity and jobs

That support for local business activity shall be improved by adding an increased density of dwelling units, servicing the numerous small businesses in Town as well as the commercial corridor located on Mechanic Street.

F. Impact on the natural environment, especially on ground and surface water quality level

The proposal allows for significant open space to be maintained in perpetuity and is surrounding a dense village style development. Peer review was conducted as part of the review process to determine conformance with local and state Stormwater Management Standards. The proposed development will provide adequate treatment, detention,

and infiltration to meet the applicable standards to protect surface water quality levels.

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. Ground water quality level is not protected due to the proposed design not being in compliance with the Water Resource District.

G. Impacts on traffic safety and congestion, adequacy of water service, and need for school facilities

The adequacy of water service and need for school facilities have been reviewed and determined to be negligible. DPW has determined Bellingham retains adequate capacity for water and the townhomes are designed to be two bedroom to attract aging in place or starter homes, which shall limit school age children's overall impact of the school system.

A Traffic Impact & Access Study 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 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.

H. Impacts on the visual environment through preservation or displacement of visual assets, and consistency with existing development in area

The proposed development will maintain areas of open space and incorporate a landscape plan (Documents #46 & 61). Due to the proposed townhouse use, the development is subject to the 100' buffer provision as noted in §240-31 and §240-95 of the Town of Bellingham Zoning Bylaws.

The applicant has requested a waiver per the above noted bylaws, which was denied by the Bellingham Planning Board. As a result, the applicant has removed the proposed townhouse dwellings from the 100' buffer zone and is in compliance with §240-31 and §240-95 of the Town of Bellingham Zoning Bylaws.

Please note, the Town of Bellingham Planning Board received, reviewed, and ultimately approved a definitive subdivision for this property on May 11, 2023. The proposal included 17 single-family residential lots with lot areas greater than two (2) acres. As the special permit approval criteria states, "*if the Planning Board determines that the proposal would serve Town interests better than would single-family development of the same area*", the board has reviewed these findings in comparison to the approved definitive subdivision and finds the current special permit application is deemed insufficient for §240-108.C, §240-108.F, and §240-108.G.

C. DECISION

Based on the above determinations, the Planning Board finds that the proposal does not meet the requirements of the Zoning By-Law, and by a vote of 5 to 0 is not in favor, accordingly, denies the Applicant and its successors and assigns as owner of the premises, a Special Residential Use Special Permit.

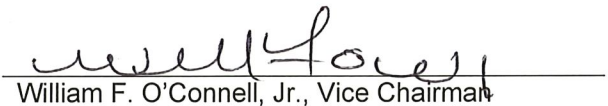
D. RECORD OF VOTE

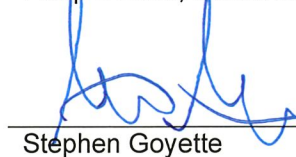
I vote to **DENY** the **PROSPECT HILL VILLAGE TOWNHOME SPECIAL RESIDENTIAL USE SPECIAL PERMIT.**

Bellingham Planning Board

October 23, 2025


Philip Devine, Chairman


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


Stephen Goyette


Elizabeth Berthelette


Martin Roche

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