

October 27, 2025

EMAIL/OVERNIGHT MAIL

Bellingham Conservation Commission
Municipal Center
10 Mechanic Street
Bellingham, MA 02019

**Re: Request for Determination of Applicability
180 Paine Street
Map 95, Parcel 37
Bellingham, Massachusetts**

[LEC File #: NECC\24-564.01]

Dear Members of the Conservation Commission:

On behalf of the Applicant, New England Country Club, LEC Environmental Consultants, Inc., (LEC) is filing a Request for Determination of Applicability to remove two (2) dead ash trees within the Buffer Zone to Bordering Vegetated Wetlands (BVW) protected under the *Massachusetts Wetlands Protection Act* (M.G.L. c. 131, § 40), its implementing Regulations (310 CMR 10.00), and *Town of Bellingham Wetlands Protection Bylaw* (Chapter 235) and implementing *Regulations* (Chapter 247).

The two (2) dead ash trees (approximately 24" and 28" dbh, respectively) occur on New England Country Club property at 180 Paine Street (Map 95, Parcel 37), but immediately abut 160 Paine Street containing a single-family dwelling and appurtenances. The dead trees overhang 160 Paine Street and pose an imminent safety hazard. It is LEC's understanding that the property's septic system is located within the lawn east of the dwelling. Consequently, Charron Tree Service is planning on setting up a crane from the driveway and/or south/west of the dwelling to carry cut tree limbs and trunks over live vegetation and/or the house, as necessary. As the dead trees immediately abut the BVW, the cut stumps will be left in place to avoid soil disruption. The proposed methodology will avoid disturbance to the BVW and vegetated Buffer Zone.



LEC Environmental Consultants, Inc.

www.lecenvironmental.com

12 Resnik Road
Suite 1
Plymouth, MA 02360
508.746.9491

380 Lowell Street
Suite 101
Wakefield, MA 01880
781.245.2500

100 Grove Street
Suite 310
Worcester, MA 01605
508.753.3077

P.O. Box 590
Rindge, NH 03461
603.899.6726

680 Warren Avenue
Suite 3
East Providence, RI 02914
401.685.3109

PLYMOUTH, MA

WAKEFIELD, MA

WORCESTER, MA

RINDGE, NH

EAST PROVIDENCE, RI



Left Photo: Westerly view from backyard towards dwelling and paved driveway, area of crane setup.

The GPS-surveyed dead ash trees and immediately abutting BVW boundary (flags 1-7) flagged by LEC in July 2025 are depicted on the *Tree Removal Exhibit*, prepared by LEC, dated October 16, 2025.

Enclosed please find the WPA Form 1, Application for Permit-Bellingham Wetlands Protection Bylaw and Regulations, and a check payable to the Town of Bellingham for the *Bylaw* fee (\$50.00).

Thank you for your consideration of this RDA. Please do not hesitate to reach out with any questions in advance of the November 12, 2025 Public Hearing.

Sincerely,

LEC Environmental Consultants, Inc.

A handwritten signature in black ink, appearing to read "Brian T. Madden".

Brian T. Madden

Senior Wildlife/Wetland Scientist

Attachments



Massachusetts Department of Environmental Protection

Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability Bellingham

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

Municipality

Town of Bellingham Wetlands Protection Bylaw

A. General Information

Important:

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. Applicant:

New England Country Club

First Name

Last Name

180 Paine Street

Address

Bellingham

MA

02346

City/Town

State

Zip Code

508-883-2300

jeffjames@newenglandcountryclub.com

Phone Number

Email Address

2. Property Owner (if different from Applicant):

January Holdings, LLC

First Name

Last Name

(same as above)

Address

City/Town

State

Zip Code

Phone Number

Email Address (if known)

3. Representative (if any)

Brian

Madden

First Name

Last Name

LEC Environmental Consultants, Inc.

Company Name

12 Resnik Road, Suite 1

Address

Plymouth

MA

02360

City/Town

State

Zip Code

508-746-9491

bmadden@lecenvironmental.com

Phone Number

Email Address (if known)

B. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

180 Paine Street

Street Address

Bellingham

City/Town

42.019836

Latitude (Decimal Degrees Format with 5 digits after decimal e.g. XX.XXXXX)

-71.484426

Longitude (Decimal Degrees Format with 5 digits after decimal e.g. -XX.XXXXX)

95

Assessors' Map Number

37

Assessors' Lot/Parcel Number

b. Area Description (use additional paper, if necessary):

See attached

c. Plan and/or Map Reference(s): (use additional paper if necessary)

Tree Removal Exhibit

Title

10/16/25

Date

[How to find Latitude and Longitude](#)

[and how to convert to decimal degrees](#)



Massachusetts Department of Environmental Protection

Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability

Bellingham
Municipality

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

Town of Bellingham Wetlands Protection Bylaw

Title

Date

B. Project Description (cont.)

2. a. Activity/Work Description (use additional paper and/or provide plan(s) of Activity, if necessary):

See attached

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- ☐ Single family house on a lot recorded on or before 8/1/96
- ☐ Single family house on a lot recorded after 8/1/96
- ☐ Expansion of an existing structure on a lot recorded after 8/1/96
- ☐ Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- ☐ New agriculture or aquaculture project
- ☐ Public project where funds were appropriated prior to 8/7/96
- ☐ Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- ☐ Residential subdivision; institutional, industrial, or commercial project
- ☐ Municipal project
- ☐ District, county, state, or federal government project
- ☐ Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)

1. I request the Bellingham Conservation Commission make the following determination(s). Check any that apply:

- ☐ a. whether the **area** depicted on plan(s) and/or map(s) referenced above is an area subject to jurisdiction of the Wetlands Protection Act.
- ☐ b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced above are accurately delineated.
- ☒ c. whether the **Activities** depicted on plan(s) referenced above is subject to the Wetlands Protection Act and its regulations.
- ☒ d. whether the area and/or Activities depicted on plan(s) referenced above is subject to the jurisdiction of any **municipal wetlands' ordinance or bylaw** of:

Bellingham

Name of Municipality

- ☐ e. whether the following **scope of alternatives** is adequate for Activities in the Riverfront Area as depicted on referenced plan(s).

D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Signatures:

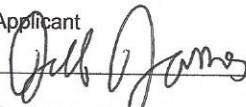
I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.



10/27/2025

Signature of Applicant

Date



10/17/2025

Signature of Representative (if any)

Date



Application for Permit Bellingham Wetlands Protection Bylaw & Regulations

1. Applicant: Name: New England Country Club Phone: 508-883-2300
Address: 180 Paine Street, Bellingham, MA 02346
E-mail: jeffjames@newenglandcountryclub.com

2. Project Location: Street: 180 Paine Street
Assessor's Map 95 Parcel\Lot 37

3. This application is filed simultaneously with and consistent with the Project Filing Guidelines found on the town web site for:

- ☒ Request for Determination of Applicability
☐ Abbreviated Notice of Resource Area Delineation
☐ Notice of Intent
☐ Abbreviated Notice of Intent
☐ Amendment Request

Resource Area(s) Delineation to be confirmed: (Please complete number of linear feet)

Linear Feet

_____ Bordering Vegetated Wetlands (BVW)
_____ Bordering Land Subject to Flooding (BLSF)
_____ Isolated Land Subject to Flooding (ILSF)
_____ Isolated Vegetated Wetland (IVW)
_____ Land Under Water Bodies (LUWB)
_____ Bank (to Intermittent Streams)
_____ Perennial Stream: (MHAW) Stream Name: _____
_____ Intermittent Stream:

Is Estimated or Priority Habitat present on the site? Yes _____ No X

Species: _____

Number of Vernal Pools present on the site: Certified _____ Potential 4

4. Work is proposed in the following Resource Areas:

<input type="checkbox"/> Bank	Total #of square feet of impacts:	_____
<input type="checkbox"/> Beach or Flat	Total #of square feet of impacts:	_____
<input type="checkbox"/> Land Subject to Flooding(bordering or isolated)	Total # of square feet of impacts	_____
<input type="checkbox"/> Bordering Vegetated Wetlands	Total # of square feet of impacts	_____
<input checked="" type="checkbox"/> Buffer Zone	Total # of square feet of impacts	<u>100±</u>
<input type="checkbox"/> Isolated Wetland	Total # of square feet of impacts	_____
<input type="checkbox"/> Lakes or Ponds	Total # of square feet of impacts	_____
<input type="checkbox"/> Land under Water Bodies	Total # of square feet of impacts	_____
<input type="checkbox"/> Riverfront Area	Total # of square feet of impacts	_____
<input type="checkbox"/> Vernal Pool	Total # of square feet of impacts	_____
	Total # of above	<u>100±</u>

5. Work is proposed in the following No Alteration Zones:

<input type="checkbox"/> Areas of Critical Environmental Concern	Total# of square feet of impacts	_____
<input checked="" type="checkbox"/> Buffer Zone 0 -25 feet	Total# of square feet of impacts	<u>100±</u>
<input type="checkbox"/> Estimated Habitat	Total# of square feet of impacts	_____
<input type="checkbox"/> Priority Habitat	Total# of square feet of impacts	_____
<input type="checkbox"/> 0 – 50 feet No Disturb Zone to Vernal Pool	Total# of square feet of impacts	_____
	Total of above	_____

6. Work in buffer zone only:

<input checked="" type="checkbox"/> 0-25 feet	Total# of square feet of impacts	<u>100±</u>
<input type="checkbox"/> 25-50 feet	Total# of square feet of impacts	_____
<input type="checkbox"/> 50-100 feet	Total# of square feet of impacts	_____
	Total of above	<u>100±</u>

7. Project Description:

a. Existing Conditions where work is proposed

- | | |
|--|---|
| <input type="checkbox"/> Impervious | <input checked="" type="checkbox"/> Lawn or landscaped area |
| <input type="checkbox"/> Regulated Resource Area | <input checked="" type="checkbox"/> Wooded or natural area |
| <input type="checkbox"/> Other | |

b. Description of proposed work: Removing two (2) dead ash trees

c. Type of equipment required for project: Flush cut dead trees with chainsaw, remove via crane

d. Type of erosion control proposed: N/A

8. Plans must adhere to the criteria in Section 29 “Plan Requirements” of the Regulations.

9. Project Impacts (Use separate page if necessary referring to corresponding item)

Buffer Zone Setback:

If the project involves work in the buffer zone only, what is the shortest distance between project disturbance and the regulated resource area? 1 feet

Tree Cutting:

List the number of trees and approximate diameter of tree(s) in jurisdictional areas proposed for removal: (Use separate sheet if necessary.) 2 dead ash trees at 24" & 28" dbh

Fill & grading:

Amount of fill proposed for removal from site	N/A	_____	cu yds.
Amount of fill proposed for use on site		_____	cu yds.

Explain the difference between the proposed final grade and the existing conditions. _____

Explain proposed site stabilization methodology during and post construction. _____

10. If an exemption or waiver from the WPA or the Bellingham Wetland Bylaw will be required to complete the proposed project, the applicant shall, at the time of filing, provide information consistent with six requirements listed in Section 10 of the Bellingham Wetland Regulations.

11. The following completed items are included in each set of the filing:

☐ Abutters list, ☐ Abutter Notification Form, ☐ Affidavit of Service, ☐ Bylaw Fee Calculation, ☐ Worksheet & remittance ☐ Plans (see #8 above), ☐ Narrative for projects Please include: THUMB DRIVE with pdf copy of entire filing

12. **Statement of applicant:** I hereby certify under penalties of perjury that this application and all supporting plans and documents are true and complete to the best of my knowledge and that these have been prepared in conformance with the requirement of the Bellingham Wetlands Protection Bylaw and its attendant Regulations I further certify that all abutters and other parties have been notified of this application as required by the Bellingham Wetlands Protection Regulations. I understand that I may be asked to pay for a consultant to review my application for the Commission.

Initialed sign off by Treasurer's Office:

CERTIFICATION OF MUNICIPAL TAXES AND CHARGES PAID
TOWN OF BELLINGHAM

Property Information	
Parcel ID	5659
Map	95
Lot	37
Street Number	180
Street Name	Paine Street
First Name	January Holdings, LLC
Last Name	—

As the
Collector

Taxes / Charges	Paid
Tax Title	<input checked="" type="checkbox"/>
Motor Excise Tax	<input checked="" type="checkbox"/>
Real Estate Tax	<input checked="" type="checkbox"/>
Personal Property Tax	<input checked="" type="checkbox"/>
Water	<input checked="" type="checkbox"/>
Sewer	<input checked="" type="checkbox"/>
Trash	<input checked="" 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.

Christine Mansfield
(Print name)


(Signature)

10.16.25
(Date)

Town of Bellingham Wetlands Protection Bylaw

Fee Calculations Worksheet

(Bylaw Fees are in addition to WPA Fees)

Fees must be submitted with application

(Check to be made payable to "Town of Bellingham")

1. **A flat fee of \$50.00 each for the following requests: (check off appropriate item)** 50
☒ Request for Determination of Applicability (RDA)..... \$
(For RDA also see item 4 or 5 below as appropriate)
_____ Request for an Extension to Orders of Conditions (Ext)----- \$

2. **The following schedule applies for Notice of Intent (NOI) categories at 310CMR 10.03(7) (c), as follows:**
*(Also complete Item #4 below for all filings including RDA, NOI and ANRAD and Item #5 for Riverfront Area if applicable.)

	No.	Total
Category 1	\$ 50.00 per activity x _____	= \$ _____
Category 2	\$125.00 per activity x _____	= \$ _____
Category 3	\$250.00 per activity x _____	= \$ _____
Category 4	\$500.00 per activity x _____	= \$ _____
Category 5	\$ 2.00 per linear ft. x _____	= \$ _____

3. **A flat fee of \$50.00 for Request for an Amendment to each existing Order of Conditions permit:**
\$ 50.00 per activity x _____ = \$ _____
4. **Application for review of Resource Area Delineation:** .20 per linear foot (not less than \$25.00 or more than \$200.00 for single family house projects; not less than \$50.00 or more than \$2,000.00 for any other activity).
- This fee will be in addition to the fee for a Request for Determination of Applicability (RDA) or Notice of Intent (NOI) listed in items #1 for RDA and #2 NOI or Abbreviated Notice of Resource Area Delineation (ANRAD).

Type of activity: _____
Total linear feet _____ x .20/linear foot = \$ _____
((\$25/ min. or \$2000/ max.)

5. **Fees for projects within the Riverfront Area and another resource area shall be 150% of the above fees:**
(Check off appropriate item below)

_____ Request for Determination of Applicability (RDA) \$ 50.00 x 150% = \$ _____
_____ Notice of Intent (NOI) (total from item 2 above) \$ _____ x 150% = \$ _____

Total Bylaw Fee Submitted \$ 50





DEP & BWP File No. _____

Name & Address of Applicant: New England Country Club, 180 Paine Street, Bellingham, MA 02346

Project name (if applicable): New England Country Club

Project location: Assessors Map: 95 Lot or Parcel: 37 Street Address: 180 Paine St

Legend

-  Property Boundary
-  Dead Ash Tree TBR
-  BVW Flag
-  Wetland Line



LEC Environmental Consultants, Inc.
Wakefield, MA 781.245.2500
www.lecenvironmental.com

Tree Removal Exhibit

180 Paine Street
Bellingham, MA

Date: 10/16/2025

1 inch = 50 feet

0 12.5 25 50 Feet

