



Tighe & Bond

Partnership
with purpose

Red Mill on the Charles
Mechanic Street, Bellingham, MA

**Red Mill on the Charles
Development Project
Variance Application**

Toll Brothers

January 15, 2026



January 15, 2026

Bellingham Zoning Board of Appeals
c/o Mr. Robert Lussier, PE, Director of Planning & Engineering
10 Mechanic Street
Municipal Center
Bellingham, MA 02019

Via email: RLussier@bellinghamma.org

**Re: Request for Variance
Red Mill on the Charles
Assessor's Map 51, 13-1**

Dear Chair Wright and Members of the Board:

On behalf of Toll Brothers (the Applicant), Tighe & Bond respectfully submits this request for zoning variance for the Red Mill on the Charles Development Project (the Project) which proposes to construct 105 single family homes and 66 two-unit townhouses, located on an approximately 85.6± acre parcel off Mechanic Street and Mill Street in Bellingham, Massachusetts. The Project has secured both local and state approvals summarized in Table 1-1.

Following a change in ownership, Toll Brothers is now the developer of record and is refining the approved plans to better fit their proposed unit footprints and reduce grading and stormwater design impacts. While these updates will require amendments to the existing local permits, they remain consistent with the overall development program and previously approved Project master plan.

TABLE 1-1 Summary of Permits / Authorizations

	Permit	Approving Authority	Date
1	Supplemental Final Environmental Impact Report Certificate (EEA #15898)	Executive Office of Environmental Affairs	August 1, 2022
2	Earth Removal Special Permit	Zoning Board of Appeals	Issued: May 7, 2021 Extended: February 6, 2023
3	Special Permit: Downtown Residential Overlay District	Planning Board	September 9, 2021
4	Definitive Subdivision Approval and Stormwater Management Plan Permit	Planning Board	September 9, 2021
5	Order of Conditions (MassDEP # 105-0910)	Conservation Commission	Issued: October 19, 2021 Extended: October 24, 2024

In reviewing the approved plans relative to the zoning bylaw, the three variances described herein are required to align the design of the proposed homes with the dimensional and use standards of the Downtown Residential Development Overlay District.

The following materials are enclosed with this Variance Application:

- Two (2) copies of Bound Variance Application (includes signed Application Forms & Certified Abutters List)
- Nine (9) copies of the Site Plan (11x17)
- Application Fee - \$150.00

Use Variance: Allow townhomes consisting of two units

Section 240-32 defines a "Townhouse Dwelling" as "*a multifamily dwelling containing at least three but not more than eight dwelling units, separated by party walls, each unit having a separate exterior entrance and being held in separate and distinct ownership (such as in a condominium) or being owned by a Massachusetts cooperative and held by separate and distinct shares.*"

Under § 240-205 (A), the only residential uses permitted in the Downtown Residential Development Overlay District are:

1. *Single-family dwellings;*
2. *Townhouse dwellings; and*
3. *Accessory uses customarily incidental thereto.*

The bylaw does not list two-unit attached or semi-detached buildings as a permitted use. Therefore, to align with the current approvals for the Project, the Applicant respectfully requests a use variance to allow two-unit townhomes to be treated as equivalent to "townhouse dwellings" for purposes of the Downtown Residential Development Overlay District.

Pursuant to § 240-12.B of the bylaw, the Applicant submits that the Project satisfies each required finding for a variance. Each finding is presented below in *italicized* text with a response provided in standard text.

B(1): A literal enforcement of the provisions of this bylaw would involve a substantial hardship, financial or otherwise, to the petitioner or appellant.

The refinement of home types from 3+ unit townhouses to 2-unit townhouses reflect the Applicant's established building models, creates additional construction efficiencies, and better matches the market viability of the location. Literal enforcement of the provisions of the bylaw and the prohibition of two-unit townhouses would require redesigning the site including the roadway, grading, utilities, and stormwater systems which have previously been approved and coordinated across multiple agencies. A redesign would be cost-prohibitive, prolong permitting efforts, and undermine the feasibility of delivering planned housing within the Downtown Residential Overlay District.

Moreover, townhouse formats instead of two-unit townhouses would limit the ability to meet the intended market for the Project. Two-unit townhouses allow the developer to offer attainable units of appropriate scale that are consistent with both the approved density and neighborhood context. Without the variance, the Applicant would incur substantial financial hardship from redesign costs, construction delays, and reduced market alignment.

B(2): The hardship is owing to circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located.

The hardship arises from the unique physical characteristics of the site, including its irregular shape, topographic variation, and location adjacent to wetlands and natural resource areas documented in the prior environmental and local permitting. These site constraints informed the original lotting and infrastructure layout and necessitated a development pattern that distributes smaller attached residential buildings across the parcel.

Requiring larger townhouse structures (with three or more units) would, in many areas of the site, conflict with natural grade transitions or create undesirable impacts to resource areas due to longer building masses and more extensive excavation. Two-unit townhouses offer a smaller, more adaptable footprint that fits within the established site constraints and prevents disturbance that would otherwise be required to accommodate longer building forms. These physical characteristics are unique to this parcel and are not typical of the broader Downtown Residential Development Overlay District.

B(3): Desirable relief may be granted without either:

- a. Substantial detriment to the public good; or*
- b. Nullifying or substantially derogating from the intent or purpose of this bylaw.*

Allowing two-unit townhouses will not adversely affect the intent of the Downtown Residential Development Overlay District. The modification will:

- Maintain compatibility with the surrounding residential development and existing neighborhood character;
- Facilitate efficient use of land while preserving open space and pedestrian connectivity; and
- Promote housing diversity by providing a smaller-scale attached dwelling type consistent with the village-style design goals of § 240-203 (Purpose).

The requested relief is consistent with the spirit and intent of the overlay district and represents a modest adjustment necessary to implement the approved Project design. Because the relief does not alter the scale or purpose of the development, and continues to advance the overlay's objectives for compact, walkable, mixed-residential housing, the variance does not detract from public good nor derogate from the intent of the bylaw.

Dimensional Variance: Reduce Front and Side Yard Setback

Section 240-208 B(2)(a) establishes a minimum front yard of 30 feet and minimum side yard of 25 feet for townhouse dwellings. To foster a more pedestrian-oriented streetscape, and to accommodate the Applicant's preferred townhouse product, the Applicant requests a dimensional variance to reduce this front yard requirement to 20 feet and reduce the side yard setback to 5-feet where the building side yard is adjacent to open space.

This reduction will:

- Cluster homes closer to the roadway to enhance village character;
- Provide larger shared open spaces behind the units;

- Reduce impervious area and driveway lengths; and
- Support a more walkable and visually engaging streetscape.

In granting this variance, the Board can find that:

- The 20-foot front yard and 5-foot side yard setback provides adequate access, light, ventilation, and separation, particularly given that the reduced side-yard condition occurs adjacent only to open space, and not another dwelling;
- The shorter setback aligns with the overlay's design objectives;
- The development continues to meet the Downtown Residential Development Overlay District standards, including density, open space, and parking requirements.

Pursuant to § 240-12.B of the bylaw, the Applicant submits that the Project satisfies each required finding for a variance. Each finding is presented below in *italicized* text with a response provided in standard text.

B(1): A literal enforcement of the provisions of this bylaw would involve a substantial hardship, financial or otherwise, to the petitioner or appellant.

Literal enforcement of the 30-foot front yard setback would create a substantial hardship by limiting the Applicant's ability to implement a compact, walkable community form that is consistent with the purpose of the Downtown Residential Overlay District. The previously approved subdivision layout and grading plan were designed around a streetscape that anticipates smaller front setbacks. Increasing the setback to 30 feet for the refined two-unit townhouse footprints would push homes further upslope or downslope in several areas of the Project, triggering additional grading, retaining walls, or expanded disturbance within environmental buffers.

Reconfiguring all two-unit townhouses to satisfy the 30-foot requirement would also disrupt the stormwater management plan, driveway spacing, and utility alignments. These changes would require a costly and time-consuming redesign of approved plans and could jeopardize compliance with previously issued approvals.

Similarly, strict enforcement of the 25-foot side yard setback would limit the Applicant's ability to site units efficiently and would unnecessarily expand disturbance areas, particularly along open space edges where no residential conflicts exist. Allowing a 5-foot setback adjacent to open space avoids these impacts while preserving the Project's intended layout and design.

B(2): The hardship is owing to circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located.

The varied topography, soil conditions, and irregular configuration of the site create physical constraints that make application of the 30-foot front setback impractical. The Project spans areas of significant grade change, including sloped areas where pushing homes farther back would require extensive cuts or fills. In some locations, existing soils and subgrades limit the extent to which excavation or expansion of building pads can occur without creating structural or drainage concerns.

Reducing the setback to 20 feet allows the homes to align naturally with the roadway grades and minimizes the need for earthwork, retaining structures, and further land disturbance.

Likewise, the 5-foot side yard setback along open-space edges reflects the site's physical conditions. These areas provide natural buffers, and applying the full 25-foot setback would unnecessarily constrain building placement without offering any additional protection to adjacent uses. The relief allows the homes to be sited efficiently while respecting topography and minimizing disturbance.

B(3): Desirable relief may be granted without either:

- a. Substantial detriment to the public good; or*
- b. Nullifying or substantially derogating from the intent or purpose of this bylaw.*

Granting the dimensional variance will not create any detriment to the public good. The 20-foot setback maintains safe and sufficient separation from roadways while supporting emergency access. The 5-foot side yard setback is applied only where buildings abut open space, ensuring no impact on neighboring residences. Both reductions reinforce the pedestrian-oriented character envisioned for the overlay district, bringing homes closer to the street edge and promoting a village-style aesthetic.

The relief does not alter density, building height, open space provisions, or other zoning standards. The Project continues to meet all design and development goals of the overlay, including compact design, enhanced walkability, and efficient use of land. The variance therefore does not nullify or derogate from the bylaw's intent but instead advances its core design objectives.

We believe these modifications are consistent with the intent of the Downtown Residential Development Overlay District and will result in a high-quality development that enhances the downtown area, provides attractive housing, and meets the overlay's objectives while maintaining compatibility with the neighborhood. Furthermore, the requests meet each of the required findings for the granting of a variance.

We appreciate the Zoning Board of Appeal's consideration of this request and welcome the opportunity to respond to any questions or provide additional materials. We look forward to meeting with you at the next available hearing.

Very truly yours,



Elizabeth Clark, PE, SITES AP, ENV SP
SENIOR PROJECT MANAGER

Enclosures: Appendix A - Town of Bellingham Variance Application Form
Appendix B - Zoning Dimensional Setback Exhibit for Red Mill on the Charles plans, prepared by ESE Consultants, dated December 22, 2025 (Separately Bound)
Appendix C - Certified Abutters List
Application Fee

Copy: Jeff Heidelberg, Toll Brothers, via: jheidelberg@tollbrothers.com (w/encl)

T50000251.02

J:\T\T5000 Toll Brothers\025 Red Mill on the Charles\Permitting\ZBA Variance\2026-01-08 Red Mill Variance Request.docx

120 Front Street
Suite 700
Worcester, MA 01608
T 508.754.2201

TIGHEBOND.COM

A large, abstract blue line drawing is positioned on the left side of the page. It consists of several interconnected shapes: a large circle at the top, a smaller circle to its left, a large triangle below the circle, a smaller triangle to its left, and a large pentagon to the right of the circle. The lines are thick and blue, set against a white background.

Appendix A: Variance Application Form



BELLINGHAM ZONING BOARD

10 MECHANIC STREET
BELLINGHAM, MASSACHUSETTS 02019
(508) 657-2893 ZoningBoard@bellinghamma.org

SPECIFY TYPE OF APPLICATION

(circle)

Appeal

Special Permit

Variance

APPEAL OF BUILDING INSPECTORS DECISION:

- Please attach a copy of the Building Inspector's letter/decision.

SPECIAL PERMIT: (check all that apply)

<input type="checkbox"/> Principal Use	<input type="checkbox"/> Non-Conforming Situation	<input type="checkbox"/> Flood Plain
<input type="checkbox"/> Accessory Use	<input type="checkbox"/> Home Occupation	<input type="checkbox"/> Comprehensive Permit
<input type="checkbox"/> Multi-Family Housing	<input type="checkbox"/> Earth Removal	<input type="checkbox"/> Family Apartment <input type="checkbox"/> Other

VARIANCE: (check all that apply)

<input type="checkbox"/> Rear Yard Setback	<input type="checkbox"/> Area	<input type="checkbox"/> Lot Width
<input checked="" type="checkbox"/> Side Yard Setback	<input type="checkbox"/> Lot Frontage	<input type="checkbox"/> Percent Area Building
<input checked="" type="checkbox"/> Front Yard Setback		<input checked="" type="checkbox"/> Other: Use Variance to allow two-unit townhomes. Refer to attached narrative.

Petitioner: (type/print) Jeffrey Heidberg

Signature Jeffrey Heidberg

Email JHeidberg@tollbrothers.com

Address 116 Flanders Rd. Suite 1200 Phone 508 366 1440
Westboro, MA 01581

Property Owner: Red Mill Estates LLC

Signature Kevin E. Labissier Manager

Email KEVIN.E.LABISSIER@COMPANIES.COM

Address 1 Charterview Rd. Hopedale, MA Phone (508) 294-3177

Address of Subject Premises _____

If no address, description of property _____

Mechanic Street (Parcel ID 0051-0013-0001; 85.59 acres), owned by Red Mill Estates LLC.



BELLINGHAM ZONING BOARD

10 MECHANIC STREET
BELLINGHAM, MASSACHUSETTS 02019
(508) 657-2893 ZoningBoard@bellinghamma.org

Dimensions of Lot:

Frontage: Mechanic Street: Approx. 159.7' Depth: Varies
Mill Street: Approx. 321' Area: 85.6 Acres Lot Width: Varies

Zoning District(s) subject premises located: BUS1

Assessor's Map: 51 **Lot:** 13-1

Describe proposed activity:

Please refer to the attached narrative.

Are there any buildings on the premises (if so, please describe them including their dimension)?

The project site is currently undeveloped and vacant and does not contain any buildings.

Describe the subject premises (terrain, septic system, description of area, etc.)

Topography across most of the site is irregular and variable. Elevations range from approximately 330 feet at the high point along the eastern site boundary to approximately 206 feet at the low points in the northeast corner of the site. Elevations are approximately 240 feet along Mill Street and 290 feet along Mechanic Street. The majority of the site is wooded, with some cleared areas associated with past gravel borrow operations by the current owner.

How long have you owned the subject premises?

What is the present use of the subject premises?

The site is currently undeveloped and vacant. It has been cleared in preparation for future residential use associated with the proposed Red Mill on the Charles Development Project in Bellingham.

State grounds for the Special Permit/Variance or Appeal: (please be specific)

Section 240-32; § 240-205 (A); § 240-12.B (Use Variance: Allow townhomes consisting of two units).

Section 240-208 B(2)(a); § 240-12.B (Dimensional Variance: Reduce Front and Side Yard Setback).

I attest that I, to the best of my knowledge have paid any and all real estate taxes, excise taxes, license and/or permit fees.

Owner: REO MILL ESTATES LLC

Signature Ben W. Tolman Manger Date 1/13/26

Applicant:

Signature John Morris Date 1/13/26

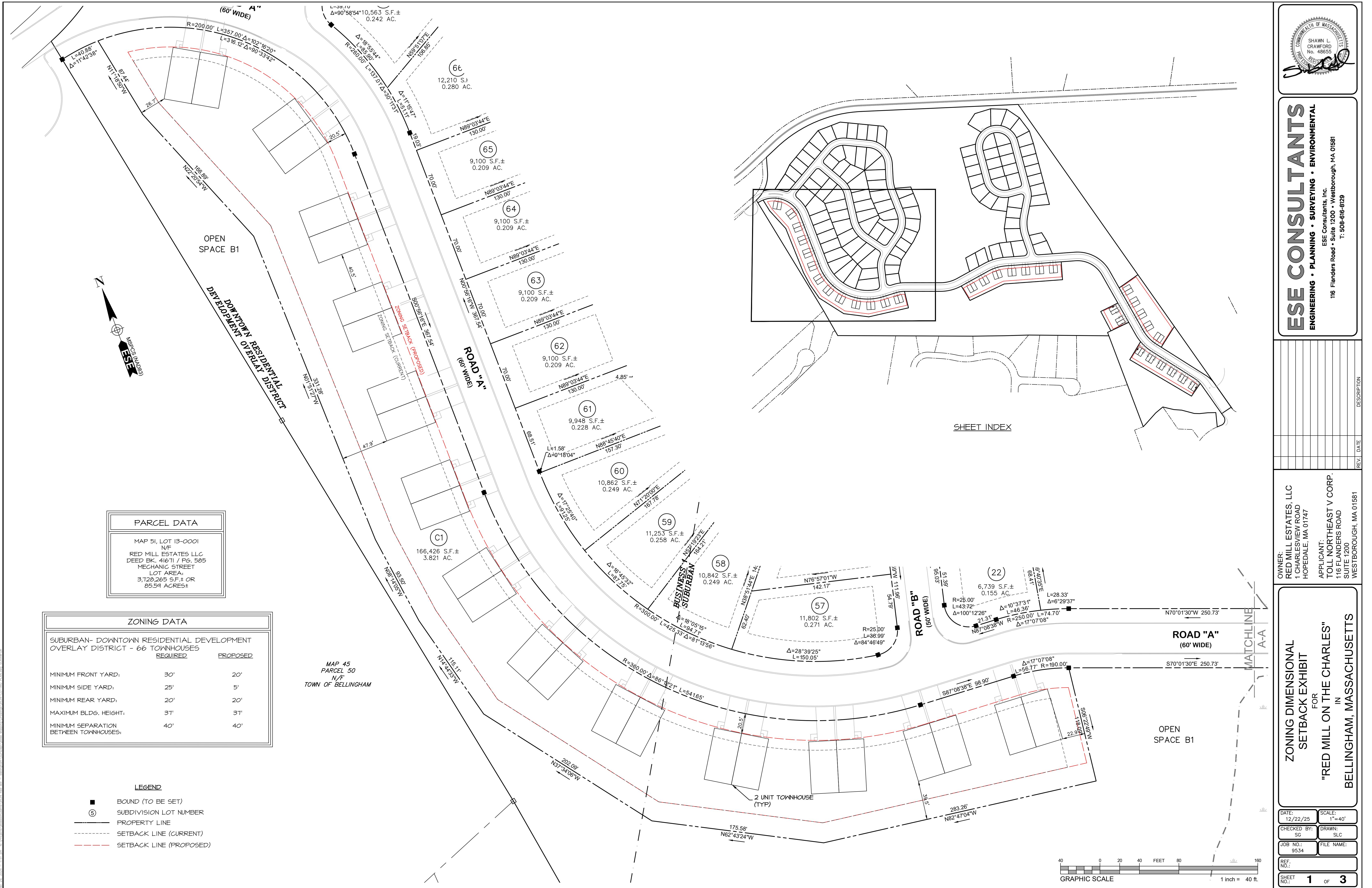
Effective 8/2017

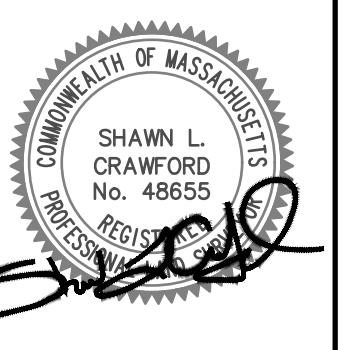
Please note: This application cannot be processed unless initialed by the Town Collector:
Town Collector: _____ Date: _____

Tighe & Bond

**Appendix B:
Site Plan**





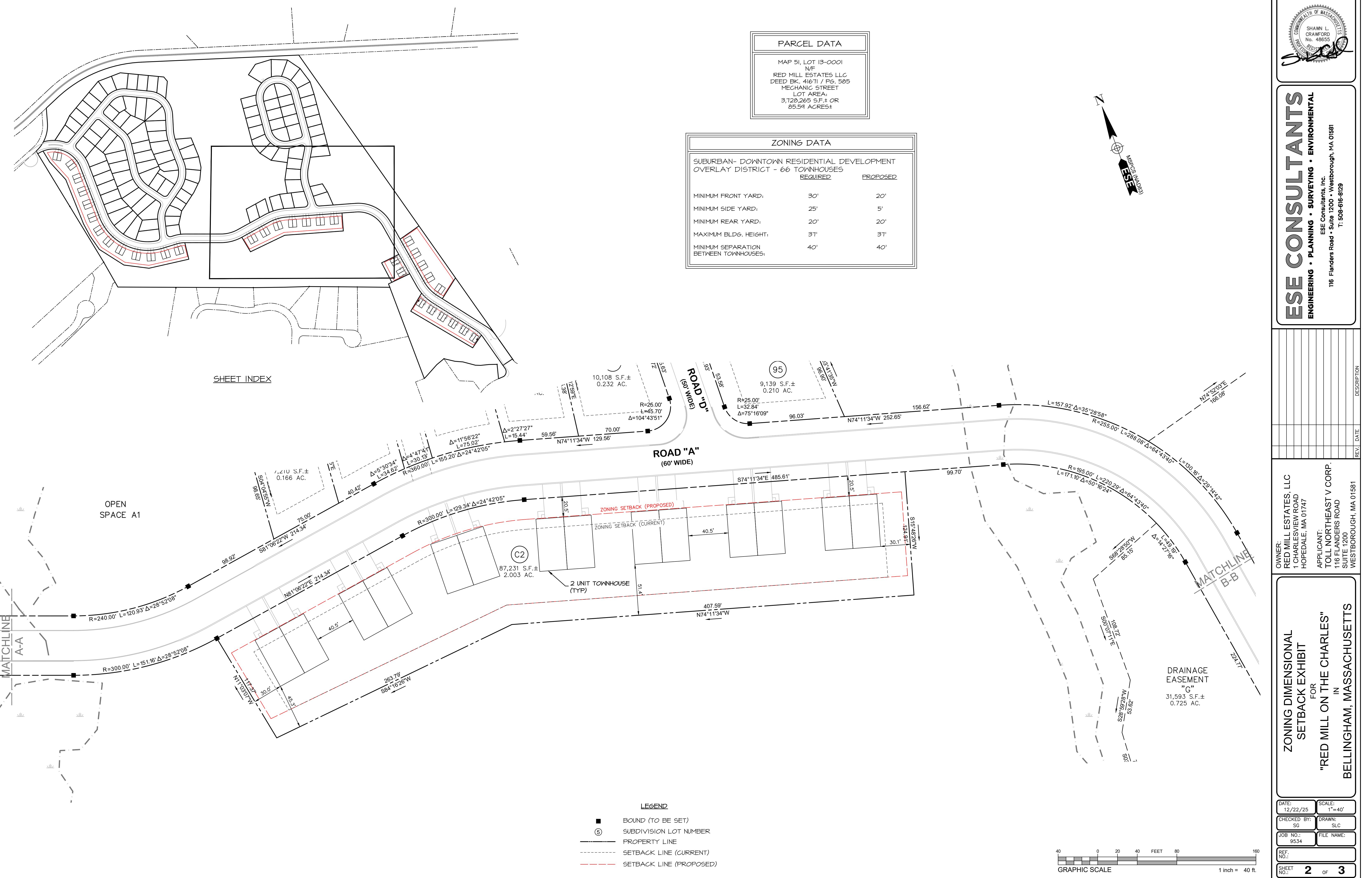


SHAWN L.
CRAWFORD
No. 48655
REGISTERED
SURVEYOR

ESE CONSULTANTS

ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

ESE Consultants, Inc.
116 Flanders Road • Suite 1200 • Westborough, MA 01581
T: 508-616-8129





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ESE Consultants, Inc.
100 Main Street • Suite 1200 • Westborough, MA 01581
T: 508-616-8129

11-816-8129

RED MILL ESTATES, LLC
11 CHARLESVIEW ROAD
HOPEDALE, MA 01747

APPLICANT:
TOLL NORTHEAST V CORP.
1116 FLANDERS ROAD
SUITE 1200
WESTBOROUGH MA 01581

ZONING DIMENSIONAL
SETBACK EXHIBIT
FOR
'RED MILL ON THE CHARLES'
IN
WELLINGHAM, MASSACHUSETTS

DATE: 12/22/25	SCALE: 1"=40'
HECKED BY: SG	DRAWN: SLC
OB NO.: 9534	FILE NAME:
EF. O.:	

OF 3

3

PARCEL DATA

MAP 51, LOT 13-0001
N/F
RED MILL ESTATES LLC
DEED BK. 41671 / PG. 585
MECHANIC STREET
LOT AREA:
3,728,265 S.F.± OR
85.59 ACRES±

ZONING DATA		
SUBURBAN- DOWNTOWN RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT - 66 TOWNHOUSES		
	<u>REQUIRED</u>	<u>PROPOSED</u>
MINIMUM FRONT YARD:	30'	20'
MINIMUM SIDE YARD:	25'	5'
MINIMUM REAR YARD:	20'	20'
MAXIMUM BLDG. HEIGHT:	37'	37'
MINIMUM SEPARATION BETWEEN TOWNHOUSES:	40'	40'

LEGEND

- BOUND (TO BE SET)
- ⑤ SUBDIVISION LOT NUMBER
- PROPERTY LINE
- - - - - SETBACK LINE (CURRENT)
- - - - - SETBACK LINE (PROPOSED)

This architectural site plan illustrates a proposed residential development. The plan features a grid of streets and lots, with several lots highlighted in red, indicating specific parcels of land. A large, irregularly shaped area in the upper left is also outlined in red. The plan includes a mix of residential lots with building footprints and larger, more open areas. A prominent curved road or driveway is visible in the lower right. The entire plan is set against a background of dashed lines representing property boundaries and other contextual features.

SHEET INDEX

MAP 51
PARCEL 13
N/F
LPF BELLINGHAM LLC

MAP 51
PARCEL 9-2
N/F
TOBIN

DOWNTOWN RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT

SUBURBAN BUSINESS

INDUSTRIAL SUBURBAN

ZONE LINE

MATCHLINE B-B

DRAINAGE EASEMENT "G"
31,593 S.F.±
0.725 AC.

DRAINAGE EASEMENT "H"
24,438 S.F.±
0.561 AC.

ZONING SETBACK (CURRENT)
ZONING SETBACK (PROPOSED)

C3
20,696 S.F.±
0.475 AC.

C5
85,380 S.F.±
1.960 AC.

C4
62,073 S.F.±
1.425 AC.

OPEN SPACE A2
35,257 S.F.±
0.809 AC.

OPEN SPACE B2
152,224 S.F.±
3.495 AC.

ROAD "A" (60' WIDE)

371.20' 412.53'

348.43'

371.20' 412.53'

499.37' N39°26'49" W

5.5' 354°28'45" W

40.5' 20.5' 21.5'

20.5' 41.33' 41.33'

20.5' 40.5' 40.5'

25.82' 25.04' 25.04'

137.46' S84°22'03" W 163.27'

132.85' N83°45'20" E

35.05' S53°08'23" E

152.49' N07°48'12" N

59.5' 8.7' 20.5'

154.15' 40.5' 20.5'

359.56' 359.56'

6.1' 20.5'

477.10' S08°27'54" E

477.10' S08°27'54" E

108.72' 500.07' 111"E

75.38' S03°05'27" N

224.11' 137.54' 16.1'

87.9' 87.9'

27.16' 27.16'

568.18' 85.15'

NSPCOS (IND89)
ESE

N

40 0 20 40 80 160 FEET

A large, abstract blue line drawing on the left side of the page. It consists of several interconnected shapes: a large circle at the top, a smaller circle to its left, a large triangle below the circle, a smaller triangle to its left, and a large pentagon to the right of the triangle. The lines are thick and blue.

Appendix C: Certified Abutters Information



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
www.bellinghamma.org

January 12, 2026

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

300 Feet Abutters – Zoning Board – Map 51 Parcel 13-01

Property Address(es): Mechanic St
Bellingham, MA 02019

Owner(s) of Record: Red Mill Estate LLC
1 Charlesview Rd
Hopedale, MA 01747

Requested: Allison Koch, Project Planner
Tighe & Bond
1 University Ave
Westwood, MA 02090

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 January 9, 2026

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: _____

Note: On behalf of Toll Brothers, Tighe & Bond respectfully requests a Certified Abutters List to support a Variance application to the Zoning Board of Appeals and a wetlands filing with the Conservation Commission.

Map Assessor's Map 51, 13-1 Parcel(s) Parcel ID: 0051-0013-0001

Applicant's Consultant:

Allison Koch, Project Planner, Tighe & Bond Mechanic Street, 85.59 acres
Applicant (please print) Location of Property

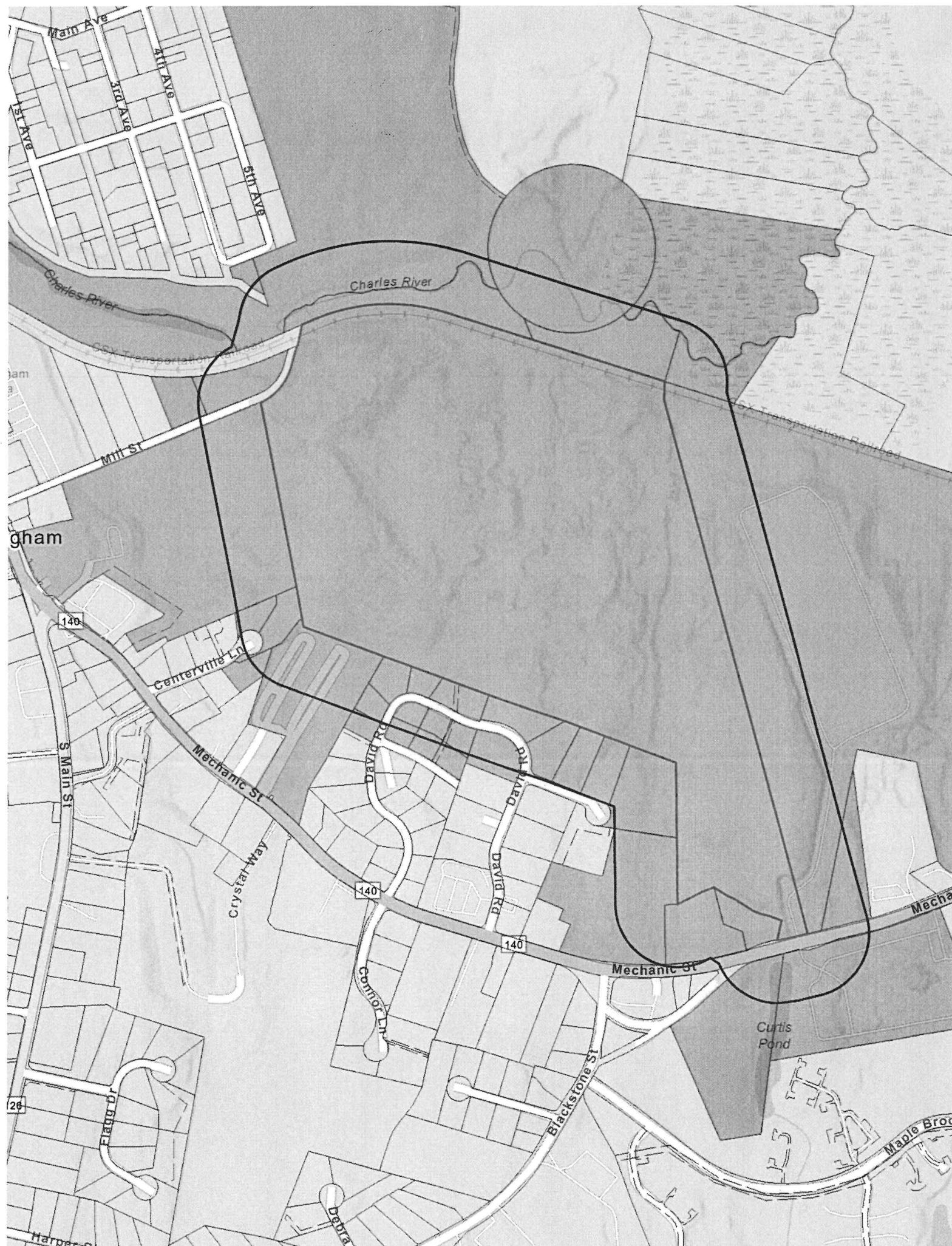
Allison K.

Signature of Applicant

Applicant's Consultant:

1 University Avenue, Westwood MA 02090 978.793.3897
Mailing Address of Applicant Telephone Number

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





300 feet Abutters List Report

Bellingham, MA
January 12, 2026

Subject Property:

Parcel Number: 0051-0013-0001
CAMA Number: 0051-0013-0001
Property Address: MECHANIC ST

Mailing Address: RED MILL ESTATES LLC
1 CHARLESVIEW RD
HOPEDALE, MA 01747

Abutters:

Parcel Number: 0040-0019-0000
CAMA Number: 0040-0019-0000
Property Address: 33 HIGH ST

Mailing Address: TOWN OF BELLINGHAM
CONSERVATION LAND
10 MECHANIC STREET
BELLINGHAM, MA 02019

Parcel Number: 0045-0042-0000
CAMA Number: 0045-0042-0000
Property Address: 59 FIFTH AV EXT

Mailing Address: FLANAGAN, WAYNE & LERCH, KELLY
59 FIFTH AVE EXTENSION
BELLINGHAM, MA 02019

Parcel Number: 0045-0044-0000
CAMA Number: 0045-0044-0000
Property Address: 39 NORTH MAIN ST

Mailing Address: LEYVA, TIMOTHY A & SHARON L
39 NORTH MAIN ST
BELLINGHAM, MA 02019

Parcel Number: 0045-0054-0000
CAMA Number: 0045-0054-0000
Property Address: 2 MECHANIC ST

Mailing Address: TOWN OF BELLINGHAM TOWN HALL
COMPLEX
10 MECHANIC STREET
BELLINGHAM, MA 02019

Parcel Number: 0045-0056-0000
CAMA Number: 0045-0056-0000
Property Address: HIGH ST

Mailing Address: TOWN OF BELLINGHAM/ATTN DPW
WATER DEPARTMENT
10 MECHANIC STREET
BELLINGHAM, MA 02019

Parcel Number: 0045-0057-0000
CAMA Number: 0045-0057-0000
Property Address: MILL ST

Mailing Address: UNKNOWN OWNERS C/O TREASURER
10 MECHANIC ST
BELLINGHAM, MA 02019

Parcel Number: 0045-048F-0000
CAMA Number: 0045-048F-0000
Property Address: 10 MILL ST

Mailing Address: CROS AND KOB LLC
10 MILL ST
BELLINGHAM, MA 02019

Parcel Number: 0045-048G-0000
CAMA Number: 0045-048G-0000
Property Address: 12 MILL ST

Mailing Address: 12 MILL STREET R E TRUST BRIAN
STONKUS-TR
166 LAKESHORE DR
BLACKSTONE, MA 01504

Parcel Number: 0046-0006-0000
CAMA Number: 0046-0006-0000
Property Address: HIGH ST

Mailing Address: UNITED STATES OF AMERICA ARMY
CORPS OF ENGINEERS
696 VIRGINIA RD
CONCORD, MA 01742-2751

Parcel Number: 0046-0007-0000
CAMA Number: 0046-0007-0000
Property Address: MILL ST

Mailing Address: UNITED STATES OF AMERICA ARMY
CORPS OF ENGINEERS
696 VIRGINIA RD
CONCORD, MA 01742-2751



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies
are not responsible for any use for other purposes or misuse or misrepresentation of this report.

1/12/2026

Page 1 of 4



300 feet Abutters List Report

Bellingham, MA

January 12, 2026

Parcel Number: 0046-001A-0000
CAMA Number: 0046-001A-0000
Property Address: MILL ST

Mailing Address: UNITED STATES OF AMERICA ARMY
CORPS OF ENGINEERS
696 VIRGINIA RD
CONCORD, MA 01742-2751

Parcel Number: 0050-0041-0005
CAMA Number: 0050-0041-0005
Property Address: 18 CENTERVILLE LN

Mailing Address: SULLIVAN RICHARD F & LORIA A
18 CENTERVILLE LN
BELLINGHAM, MA 02019

Parcel Number: 0050-0041-0006
CAMA Number: 0050-0041-0006
Property Address: 22 CENTERVILLE LN

Mailing Address: MACHADO, FLORIANE C CAMPOS
22 CENTERVILLE LN
BELLINGHAM, MA 02019

Parcel Number: 0050-0046-0000
CAMA Number: 0050-0046-0000
Property Address: 84 MECHANIC ST

Mailing Address: UNION CEMETERY CO OF BLGHM INC
ATTN: ROGER OAKLEY
178 NORTH MAIN ST
BELLINGHAM, MA 02019

Parcel Number: 0050-0057-0000
CAMA Number: 0050-0057-0000
Property Address: 32 DAVID RD

Mailing Address: 32 DAVID ROAD LLC
21 JAMES ST
FRANKLIN, MA 02038

Parcel Number: 0050-0058-0000
CAMA Number: 0050-0058-0000
Property Address: 36 DAVID RD

Mailing Address: TRAUDT, ALICE A-L/E ROY, LYNN M - ET
ALS
36 DAVID RD
BELLINGHAM, MA 02019

Parcel Number: 0050-0059-0000
CAMA Number: 0050-0059-0000
Property Address: 40 DAVID RD

Mailing Address: HARRIS, BRIAN L JR
PO BOX 146
BELLINGHAM, MA 02019

Parcel Number: 0050-0060-0000
CAMA Number: 0050-0060-0000
Property Address: 44 DAVID RD

Mailing Address: MARCINKIEWICZ, CHRISTOPHER
44 DAVID RD
BELLINGHAM, MA 02019

Parcel Number: 0050-0061-0000
CAMA Number: 0050-0061-0000
Property Address: 52 DAVID RD

Mailing Address: MONAHAN, MATTHEW T & ERIN M
52 DAVID RD
BELLINGHAM, MA 02019

Parcel Number: 0050-0062-0000
CAMA Number: 0050-0062-0000
Property Address: 53 DAVID RD

Mailing Address: PIERCE DAVID K
53 DAVID RD
BELLINGHAM, MA 02019

Parcel Number: 0050-0063-0000
CAMA Number: 0050-0063-0000
Property Address: 47 DAVID RD

Mailing Address: COURNOYER LIVING TRUST ADELARD
& SANDRA COURNOYER-TRS
47 DAVID RD
BELLINGHAM, MA 02019

Parcel Number: 0050-0064-0000
CAMA Number: 0050-0064-0000
Property Address: 41 DAVID RD

Mailing Address: GRASSO, ROBERT M + BRIDGET M
GRASSO, LAURIE A
41 DAVID RD
BELLINGHAM, MA 02019



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300 feet Abutters List Report

Bellingham, MA

January 12, 2026

Parcel Number: 0050-0065-0000
CAMA Number: 0050-0065-0000
Property Address: 34 DAVID RD

Mailing Address: TAVARES, ROBERT M + LINDA L
34 DAVID RD
BELLINGHAM, MA 02019

Parcel Number: 0050-0066-0000
CAMA Number: 0050-0066-0000
Property Address: 4 CHARLOTTE RD

Mailing Address: PEARSON THOMAS R M & JEAN L
4 CHARLOTTE RD
BELLINGHAM, MA 02019

Parcel Number: 0050-0067-0000
CAMA Number: 0050-0067-0000
Property Address: 10 CHARLOTTE RD

Mailing Address: SLATKAVITZ LIVING TRUST WILLIAM A
SLATKAVITZ-TR
10 CHARLOTTE RD
BELLINGHAM, MA 02019

Parcel Number: 0050-044B-0000
CAMA Number: 0050-044B-0000
Property Address: 15 CENTERVILLE LN

Mailing Address: CHAMPAGNE, AARON P LYDON,
CHRISTINE A
15 CENTERVILLE LN
BELLINGHAM, MA 02019

Parcel Number: 0050-078D-0000
CAMA Number: 0050-078D-0000
Property Address: 59 DAVID RD

Mailing Address: BECKHAM, STEPHANI D & LEE, JUSTIN
59 DAVID RD
BELLINGHAM, MA 02019

Parcel Number: 0050-078E-0000
CAMA Number: 0050-078E-0000
Property Address: 58 DAVID RD

Mailing Address: CUERONI ANDREW P MASUCCI
MADELINE E
58 DAVID RD
BELLINGHAM, MA 02019

Parcel Number: 0050-078F-0000
CAMA Number: 0050-078F-0000
Property Address: 64 DAVID RD

Mailing Address: HERNANDEZ, ENRIQUE E & ROZZYEVIA,
INDIRA
64 DAVID RD
BELLINGHAM, MA 02019

Parcel Number: 0050-078M-0000
CAMA Number: 0050-078M-0000
Property Address: 5 ROLLING HILLS DR

Mailing Address: ABEL, ROBERT F & CHANG, HSIAO &
5 ROLLING HILLS DR
BELLINGHAM, MA 02019

Parcel Number: 0051-0004-0000
CAMA Number: 0051-0004-0000
Property Address: 161 MECHANIC ST

Mailing Address: CURTIS APARTMENTS BLGHM LLC
ONE CAMPANELLI DR
BRAINTREE, MA 02184

Parcel Number: 0051-0009-0000
CAMA Number: 0051-0009-0000
Property Address: 128 MECHANIC ST

Mailing Address: 128 MECHANICS REALTY LLC
199 WASHINGTON ST
FRANKLIN, MA 02038

Parcel Number: 0051-0009-0001
CAMA Number: 0051-0009-0001
Property Address: 9 ROLLING HILLS DR

Mailing Address: MCDONALD JAMES C & CHARLENE
9 ROLLING HILLS DR
BELLINGHAM, MA 02019

Parcel Number: 0051-0009-0002
CAMA Number: 0051-0009-0002
Property Address: 13 ROLLING HILLS DR

Mailing Address: TOBIN, MICHAEL B & KAREN T
13 ROLLING HILLS DR
BELLINGHAM, MA 02019



300 feet Abutters List Report

Bellingham, MA

January 12, 2026

Parcel Number: 0051-0010-0000
CAMA Number: 0051-0010-0000
Property Address: 144 MECHANIC ST

Mailing Address: ROY, MARIE D - L/E ROY, GARY
144 MECHANIC ST
BELLINGHAM, MA 02019

Parcel Number: 0051-0011-0000
CAMA Number: 0051-0011-0000
Property Address: 156 MECHANIC ST

Mailing Address: DIVINO, OLIVEIRA R FRINK, MARQUEL
N
156 MECHANIC ST
BELLINGHAM, MA 02019

Parcel Number: 0051-0013-0000
CAMA Number: 0051-0013-0000
Property Address: 160 MECHANIC ST

Mailing Address: LPF BELLINGHAM LLC ATTN LINCOLN
PROP COMPANY
25 MALL RD SUITE 402
BURLINGTON, MA 01803

Parcel Number: 0051-0013-0001
CAMA Number: 0051-0013-0001
Property Address: MECHANIC ST

Mailing Address: RED MILL ESTATES LLC
1 CHARLESVIEW RD
HOPEDALE, MA 01747

Parcel Number: 0051-0014-0000
CAMA Number: 0051-0014-0000
Property Address: 164 MECHANIC ST

Mailing Address: 164 MECHANIC STREET LLC
170 MECHANIC ST
BELLINGHAM, MA 02019

Parcel Number: 0056-0004-0000
CAMA Number: 0056-0004-0000
Property Address: 6 BLACKSTONE ST

Mailing Address: E & J REALTY TRUST EDWARD T &
JUDITH A MOORE-TRS
6 BLACKSTONE ST
BELLINGHAM, MA 02019

