

Project Narrative Preliminary Subdivision Bellingham, MA

Existing Conditions

The project site (hereinafter referred to as the “Site”) is located off Paine Street in the Town of Bellingham, Norfolk County, Massachusetts and consists of five (5) parcels of land. As shown on the Town Assessor’s Maps, the Site is identified as Map 95-Lot 37, Map 95-Lot 37-1, Map 96-Lot 62A, Map 97-Lot 15C, and Map 97-Lot 19. The Site is primarily located within the Agriculture (A) and Active Adult Overlay District (AAOD). However, some smaller portions of the property fall within the Residential (R) and Suburban (S) Zoning Districts.

In total the Site consists of approximately 338.5± acres of land and houses the New England Country Club. The developed area on the Site consists of an eighteen (18) hole golf course, practice areas, cart paths, club house and associated parking areas. The remainder of the site is undeveloped consisting of woodlands, wetland resource areas, vernal pools, isolated vegetated wetlands and the Bungay Brook parallels a portion of the northern property line. An Order of Resource Area Delineation (ORAD) was approved by the Bellingham Conservation Commission in March 2025 which confirms the demarcated boundaries of the resource areas.

Proposed Conditions

The proposed Preliminary Subdivision Plan (hereinafter referred to as the “Plans”) contemplates providing a 1,055-foot roadway off Paine Street with connection to the existing drive that services the clubhouse for the New England Country Club in order to divide the existing parcels into six (6) proposed lots. The proposed roadway has been designed as a “Collector Streets” per the current Town of Bellingham Subdivision Regulations (Chapter 245) and a minimum of a 60-foot-wide right-of-way has been provided. In addition, the proposed right-of-way associated with the roadway will encompass the proposed roadway and a portion of the existing clubhouse drive to provide a looped connection to Paine Street. The six (6) lots depicted on the Plans may change as the individual development pads are further defined and the Definitive Subdivision plans are developed.

The Plans show grading for the proposed roadways and stormwater runoff will be captured and conveyed to new above and belowground stormwater management areas. The proposed stormwater system has been designed to meet or exceed the MA DEP Stormwater Handbook standards and the Town of Bellingham Stormwater Regulations. A new water main and an underground electrical and telecommunication conduit are also proposed within the roadway. These services will connect to the existing utilities within Paine Street. The existing municipal sanitary sewer is not available immediately on Paine Street. As such, a proposed sanitary pump station is proposed which will convey the sanitary flow to a nearby municipal system. The Applicant is currently working the Bellingham DPW and their peer reviewers (Kleinfelder and BETA) to evaluate connections to the municipal systems for both water and sewer to support the development.

The proposed roadways have been designed with consideration of natural resources including topography, geology and wetland resource areas. The proposed roadways have also been designed to follow the existing topography in order to minimize land alteration, required earthwork and disturbance to resource areas. Proposed improvements generally include the construction of the roadway, construction of a sidewalk, and utility installation. Additional details will be provided as the project evolves, and the Definitive Plans are developed. All proposed work will be coordinated with the Town of Bellingham DPW and will comply with the applicable Town of Bellingham design and construction standards except where waivers are requested and granted by the Planning Board.

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The following waivers are anticipated from the Town of Bellingham Subdivision Regulations and construction requirements. Additional waivers may be identified in the future as the Definitive Subdivision plans are developed.

Town of Bellingham – Subdivision Regulations

1. *Section 245-12E(2), Grades*
8% slope required - **Waiver Requested to allow for 9.5% slope to better follow the existing topography.**
2. *Section 245-15A(1)(b), Sidewalks*
Walkways shall be required on the applicant's property along the entire frontage – **Waiver Requested to only have sidewalk along a portion of the proposed roadway. This waiver is requested as the existing sidewalk on Paine Street is located on the opposite of the existing roadway from the development and there are not connecting sidewalks along the eastern side of Paine Street.**
3. *Section 245-15A(2), Sidewalks*
Sidewalks required on both sides of roadway – **Waiver Requested to allow sidewalk on one side only. This waiver is requested as the development will only be off one side of the proposed roadway.**
4. *Section 245-13B(1), Reinforced Concrete Pipe*
Storm drainpipes shall be concrete – **Waiver Requested to allow HDPE pipe.**