



# TOWN OF BELLINGHAM

## OFFICE OF TOWN CLERK

Bellingham Municipal Center  
10 Mechanic Street  
Bellingham, MA 02019

Town Clerk  
Lawrence J. Sposato, Jr.

Tel: 508-657-2830  
Fax: 508-657-2832

DATE: January 11, 2021

TO: Bellingham Residential #2 Realty, LLC

RE: Bellingham Shores

Special Permit Decision

This is to inform you that 20 days have elapsed since December 22, 2020,

The date the above was filed with the Town Clerk, and that no notice of appeal has been filed with this office during that period.

A certified copy attesting this is available on file at this office.

Sincerely,

Lawrence J. Sposato, Jr.  
Bellingham Town Clerk



# BELLINGHAM PLANNING BOARD

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

December 17, 2020

## **BELLINGHAM SHORES MAJOR RESIDENTIAL DEVELOPMENT SPECIAL PERMIT DECISION**

### **A. BACKGROUND**

Applicant: Bellingham Residential #2 Realty, LLC  
120 Quarry Drive  
Milford, MA01757

Owner: Bellingham Residential #2 Realty, LLC  
120 Quarry Drive  
Milford, MA01757

Public Hearing: The Public Hearing opened January 24, 2019 at 7:00 PM. Notice for the public meeting was published in *The Milford Daily News* on January 10, 2019 and January 17, 2019. The Public Hearing was continued to February 28, 2019, June 13, 2019, August 8, 2019, October 24, 2019, January 23, 2020, February 13, 2020, May 14, 2020, June 11, 2020, August 13, 2020, September 10, 2020, November 12, 2020, December 10, 2020, and December 17, 2020 when the Public Hearing was closed.

Date of Vote: December 17, 2020

The Premises: The project, also referred to herein as the "Site", consists of a 103 single family residential subdivision, utilizing the standards set forth within Bellingham Zoning Bylaw Article XIV, Major Residential Development. The project is located off of South Main Street, Center Street, Silver Lake Road and Cross Street on approximately 146+/- acres shown on Assessors Map 72-13-1, 72-13-2, 72-14, 72-14-1, 72-14-2, 72-14-3, 72-14-4, 72-14-5, 72-14-6, 72-14-7, 72-16, zoned Suburban, Residential and Agriculture.

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BELLINGHAM TOWN CLERK

The By-law

Article XIV, Major Residential Development

The Proposal:

To construct a 103 lot single family residential subdivision, utilizing the standards set forth within Bellingham Zoning Bylaw Article XIV, Major Residential Development.

The Proposal was documented with the following materials:

1. Application for Definitive Subdivision, received January 3, 2019, including a narrative and project description.
2. Application for Major Residential Development, received January 3, 2019, including a narrative and project description.
3. Certificate of Ownership, received January 3, 2019.
4. Certificate of Municipal Taxes and Charges Paid, received January 24, 2019.
5. Certified Abutter's List, Town of Bellingham, dated December 20, 2018.
6. Waiver Requests, received January 3, 2019.
7. Bellingham Shores Major Residential Development, by Oak Consulting Group, last revised December 2, 2020. (also known as the Approved Plan)
8. Overall Site Yield Plan, by Oak Consulting Group, dated July 31, 2017.
9. Plan of Land – 81X, by Guerriere and Halnon, Inc. dated November 16, 2018.
10. Stormwater Management Study, by Oak Consulting Group, last revised August 2020.
11. Staff Checklist, James Kupfer, Town Planner, dated January 14, 2019.
12. Test Pit Logs, by Guerriere and Halnon, Inc., dated April 2020.
13. Test Pit Observations Summary, BSC Group, dated April 20, 2020.
14. Environmental Analysis, by Oak Consulting Group, dated April 24, 2020.
15. Earthwork Calculations, Oak Consulting Group, last revised August 1, 2019.
16. Soli Management Plan draft, by Oak Consulting Group, dated July 2020.
17. Impact to Isolated Vegetated Wetland, by Goddard Consulting, LLC, dated April 28, 2020.
18. Construction Stormwater Pollution Prevention Plan Draft, by EcoTec, Inc. dated June 5, 2020.

19. Conceptual Open Space Reuse Plan, by Oak Consulting Group, last revised October 5, 2020.
20. Traffic Impact and Access Study, by Transportation Engineering, Planning and Policy, dated April 17, 2020.
21. Response to the Traffic Impact and Access Study Peer Review, by Transportation Engineering, Planning and Policy, dated May 28, 2020.
22. Supplemental Memo, by Transportation Engineering, Planning and Policy, dated July 3, 2020.
23. Email Comments, Don DiMartino, DPW Director, dated January 22, 2019.
24. Peer Review of Stormwater and Traffic, by BSC Group, dated February 4, 2020.
25. Response to Peer Review, by Oak Consulting Group, dated April 27, 2020.
26. Peer Review of Stormwater and Traffic, by BSC Group, dated May 13, 2020.
27. Response to Peer Review, by Oak Consulting Group, dated May 28, 2020.
28. Peer Review of Stormwater, by BSC Group, dated September 9, 2020.
29. Peer Review of Stormwater, by BSC Group, dated September 18, 2020.
30. 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 Applicant has sought to construct a Major Residential Development (MRD). To do so, the Applicant was required to provide a "yield plan" showing what could responsibly be constructed on the Site with a conventional definitive subdivision. The yield plan demonstrated that the basic maximum number of dwelling units allowed in this MRD would not exceed the number of lots which could reasonably be expected to be developed upon the site under a conventional plan in full conformance with all zoning, subdivision regulations, health regulations, wetlands regulations and other applicable requirement, to be 94 lots over 146+/- acres.  
The Planning Board may award a density bonus to increase the number of dwelling units beyond the basic maximum number. For each additional 10%

of the site (over and above the required 40%) set aside as contiguous open space, a bonus of 5% of the basic maximum number may be awarded.

The open space density bonus is a discretionary bonus provided to the Applicant by the Planning Board through the MRD. The Board determined that the Applicant has provided sufficient open space as well as mitigated the open space previously disturbed through the conditions below and shall be granted the 10% bonus. Therefore, the Major Residential Development shall be limited to no more than 103 single family lots on the Site.

2. Consideration was given to Section 240-25 General Special Permit Criteria:

- a. Social, economic or community needs which are served by the proposal will be provided through the expanded housing options as well as open space and recreational connectivity for the Town of Bellingham.
- b. Traffic flow and safety has been thoroughly considered. In response to the concerns of the Board, the Applicant has proposed several mitigation strategies (listed in Section C.) to resolve concerns. The Board is chiefly concerned about additional volumes mounting at Center Street and South Main Street. The Applicant shall install a traffic light at this intersection to improve safety and turning movements. Additionally, the entrance to the Site from South Main Street shall align with Glenbrook Avenue and sidewalks will be constructed from Douglas Drive to the Site entrance on South Main Street, from the Silver Lake Recreation Facility entrance to the Site Entrance on Cross Street and sidewalks within the Project itself.
- c. Adequacy of utilities and other public services have been determined to be sufficient. The Director of Public Works has offered comments and confirmed that adequate capacity in the municipal water supply system and sewer is present to accommodate the Site. All public utilities shall be underground.
- d. Neighborhood character and social structures have been considered. The Site is situated on 146+/- acres of which nearly 88 acres will be set aside as open space. In addition, as conditioned below, the Applicant shall vary both style and setback of homes as well as provide sidewalk and street trees within the Site.
- e. Qualities of the natural environment were considered and there were extensive discussions and plan revisions to preserve and/or mitigate impacts to the natural environment. The Applicant has agreed to preserve a substantial percentage of the property as open space in perpetuity. The Site is situated on 146+/- acres of which nearly 88 acres shall be donated

to the Town of Bellingham or Conservation Commission as open space. In addition, the Applicant has provided for a 100 foot open space buffer to be preserved around the entirety of the Project.

- f. The project is expected to have a positive fiscal impact on the Town.
3. That the Project complies with the requirements for a Major Residential Development Article XIV as follows:
    - a. The Applicant has demonstrated to the Planning Board that the design process was considered in determining the layout of proposed streets, house lots, and contiguous open space and is conditioned further herein.
    - b. The Applicant has inventoried existing site features, such as natural, scenic and cultural resources on the site. The Applicant has delineated the stream corridors, wetlands, and other sensitive habitats. An Order of Conditions from the Conservation Commission shall also regulate activities on the Site.
    - c. The Applicant has identified the major transportation (e.g., road and bicycle networks), and cultural (e.g., recreational opportunities) connections to surrounding land uses and activities and has provided connectivity features to improve upon the existing corridor and mitigate impacts caused by the Project.
    - d. The Applicant has designated contiguous open space. The open space includes the most sensitive and noteworthy resources of the site, and, where appropriate, areas that serve to extend neighborhood open space networks and connect to natural resources such as Silver Lake.
    - e. The Applicant appropriately located building sites, streets, sidewalks, paths, and infrastructure features of the development.
    - f. The Applicant has sited all lots within the MRD and all lots having reduced area or frontage shall have frontage on a street created by the MRD.
    - g. As further conditioned below, a condition of the grant of any special permit for an MRD, a minimum of 15% of the total number of dwelling units shall be restricted, in perpetuity, in the following manner:
      - Five percent of the units shall be affordable to persons or families qualifying as low income (persons in the area under the applicable guidelines of the Commonwealth's Department of Housing and

Community Development earning less than 50% of the median income); and

- Five percent of the units shall be affordable to persons or families qualifying as moderate income (persons in the area under the applicable guidelines of the Commonwealth's Department of Housing and Community Development earning more than 50% but less than 80% of the median income); and
- Five percent of the units shall be affordable to persons or families qualifying as median income (persons in the area under the applicable guidelines of the Commonwealth's Department of Housing and Community Development earning more than 80% but less than 120% of the median income).

Pursuant to the Massachusetts Department of Housing and Community Development, "affordable" shall mean that the unit qualifies for inclusion on the Subsidized Housing Inventory. Additionally, all affordable units will be subject to an Affordable Housing Restriction as that term is defined in G.L. c. 184, § 31 and as that term is used in G.L. c.184, § 26, 31, 32 and 33.

- h. The Applicant has designed all roadway serving the site to conform to the standards of the Town where the roadway is ultimately intended for dedication and acceptance by the Town.
- i. The Applicant has provided each dwelling unit with at least two off-street parking spaces. Parking spaces in front of garages may count in this computation.
- j. The Applicant has provided for elements such as protected open space areas, street trees, stream buffer areas, lot line planting areas. These elements along with outstanding specimen trees or tree groupings shall be used as part of an integrated conceptual design uniting the various elements of the site and preserving and enhancing its natural and scenic resource elements.

As further conditioned herein, existing trees and indigenous vegetation shall be retained to the extent reasonably feasible. Protected areas and resources shall be linked in continuous patterns to the extent reasonably feasible. Protection for trees and tree groupings to be retained shall include avoidance of grade change within the drip line, careful marking to avoid accidental damage and location of materials and soil deposits distant from those trees during construction.

- k. The Applicant has provided for a minimum of 40% of the parcel shown on the development plan to be contiguous open space.

- l. A buffer area of 100 feet shall be provided at the perimeter of the Site as shown on the Approved Plan. No vegetation in this buffer area will be disturbed, destroyed or removed.
- m. Stormwater management shall be consistent with the requirements for subdivisions set forth in the Rules and Regulations of the Planning Board, as designed and maintained in a manner consistent with the Operation and Maintenance Plan submitted to the Board.
- n. The Planning Board has determined that with the conditions herein, the MRD better promotes the purposes of this Major Residential Development Bylaw than would a conventional subdivision development of the same locus.

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**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 4 to 0 in favor, accordingly, grants the Applicant and its successors and assigns as owner of the premises, a Major Residential Development Special Permit subject to the following conditions:

1. This Approval is limited to the improvements as noted on the Approved Plan, residential use, and as may be conditioned herein. 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 81-U, 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. Prior to the issuance of a Building Permit, a Geotechnical /Structural Engineer peer review shall be procured by the Town. The peer review shall be paid for by the Applicant after review and approval of scope and fee. The review will include but not be limited to review and approval of the specifications for the stormwater basin's clay core as well as the review and recommendations of the operation and maintenance plan regarding this drainage structure. The review shall be provided to the Town Planner and Building Inspector to confirm suitability of the material, design and construction protocol(s) for its intended use. The Geotechnical /Structural Engineer shall also review the design and monitor the installation of Basin 1 and provide an inspection report to the Town Planner and Building Inspector. At completion, the Geotechnical Engineer shall certify to the Town, that the basin was constructed accurately, per the Approved Plan. Any concerns or discrepancies discovered by the Town or their representative that cannot be resolved between both parties shall be referred to the Planning Board at a regularly scheduled meeting for determination.
4. Prior to the issuance of the 51<sup>st</sup> Building Permit, the Applicant shall construct the sidewalk on South Main Street between the Site entrance and Douglas Drive as shown on Sheet C-6.1 on the Approved Plan. The Applicant shall incur all cost for a police detail.
5. Prior to the issuance of the 51<sup>st</sup> Building Permit or within one (1) year of the necessary property rights and permits being obtained by the Town, whichever is later, the Applicant shall construct the sidewalk on Cross Street from the project entrance to the Silver Lake Recreation entrance as shown on the Approved Plans. The Town shall secure all permits and property rights to construct the sidewalk. The Applicant shall incur all cost for police detail.
6. The conveyance of open space shall be granted to two parties, the Town of Bellingham and the Bellingham Conservation Commission. Prior to the issuance of the 75<sup>th</sup> Occupancy Permit the Applicant shall convey the +/-1.2 acre area of land as shown on the Approved Plan to the Town of Bellingham. In addition, the Application shall also convey the +/-7.62 acres of land known as the "triangle parcel" to the Town of Bellingham. Lastly the Applicant shall convey Assessor's Map and Parcel 68-10, known as "Lot 10", approximately 7,580 square feet, to the Town of Bellingham (with reserved drainage easements). The balance of open space shown on the Approved Plan shall be conveyed to the Conservation Commission for conservation purposes only.

7. The Applicant has agreed and shall provide a onetime donation of One Hundred Twenty-Five Thousand Dollars (\$125,000.00) dollars to the Town, simultaneously with its conveyance of the "triangle parcel" to the Town, to fund landscape improvements to the area of proposed Town owned land near Candlelight Lane and Silver Lake Road (Triangle Parcel). In addition, the Applicant shall conduct a site walk with the Town Planner and Conservation Agent prior to conveyance of this parcel of land to confirm the site is free of construction material, debris, and any other items associated with the Applicant. Such items shall be removed prior to the acceptance of land by the Town.
8. The Project requires an Inclusionary Housing Special Permit. No Occupancy 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.
9. Prior to the issuance of the 25<sup>th</sup> occupancy permit, the Applicant shall install a signal at the Center Street/South Main Street intersection to improve traffic conditions as detailed in G&H's plan entitled "Transportation Improvement Project for South Main Street and Potter Circle," dated August 29, 2012, as revised through August 7, 2013. This condition is also an outstanding condition for the Lakeview Estates Comprehensive Permit pursuant to a 2013 agreement with the Bellingham Selectboard, Section 1(f), and may only be modified by agreement of the Selectboard. Both projects greatly impact this intersection and the required signal is necessary to mitigate the significant traffic volumes brought forth by both projects.
10. As identified on the Phasing and Construction Erosion Control Plan, within the Approved Plan set, the Project will be divided into multiple phases. There shall be a building permit phase and an infrastructure phase. These phases are identified and measured so to construct the Project in an organized and efficient manner to cause minimal disturbance to the surrounding residential community.

Each building permit phase consists of a maximum of 20 lots as shown on the Approved Plan. Each infrastructure phase consists of a minimum of 30 lots as shown on the Approved Plan. All essential infrastructure shall be completed,

reviewed and approved by the Town's representative prior to the issuance of an occupancy permit for the subsequent infrastructure phase as shown on the Approved Plan. Essential infrastructure herein shall be defined as all infrastructure that services said lot, including but not limited to, adequate access, completed drainage, and free and clear of all tree, stump, brush, blasted rock or other debris created by the construction of the public improvement have been removed from the lot that is to be occupied. In addition, prior to moving to the next infrastructure phase, the Applicant shall apply and receive an occupancy permit for a minimum of 75% of the number of lots within the current infrastructure phase. Furthermore, the Applicant shall apply and receive an occupancy permit for a minimum of 75% of the lots within each building phase as shown on the Approved Plan prior to moving to the subsequent building phase.

Timing of the transition to the next Building Phase may be reviewed and amended upon approval of the Board at a regularly scheduled Board meeting at the request of the Applicant.

Mature vegetation shall be preserved. Prior to the start of clearing for each infrastructure phase the Applicant's representative will meet with the Town Planner and Conservation Agent to determine which mature vegetation can be preserved. Any mature vegetation to be saved shall be wrapped in snow fence or other material so to draw attention to the preserved area while clearing is occurring.

Prior to the commencement of construction for each infrastructure phase, sediment and erosion controls shall be installed and be subject to the inspection and approval by the Town Planner and Conservation Agent.

11. 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. Additionally, a 30-foot offset shall be identified from the Limit of Work. This additional internal buffer shall be preserved during the initial clearing of each infrastructure phase. Prior to the commencement of construction for each infrastructure phase, delineation of the 30-foot offset shall be installed and be subject to the inspection and approval by the Town Planner and Conservation Agent.
12. 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.

13. 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.

14. 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.

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15. 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.

16. Utilities within the Site, including but not necessarily limited to electric, cable and telephone, shall be located underground.

17. 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

18. The Board has requested the Applicant evaluate ways in which the Applicant may provide an enhanced neighborhood character to the Bellingham Shores Cluster Subdivision design. In response, the Applicant has provided four building styles that illustrate a typical single-family home built at Bellingham Shores. The Board shall require a minimum of 6 building styles to be constructed at Bellingham Shores. These styles shall be reviewed and approved at a public meeting of the Board prior to commencement of building construction. No more than 2 buildings of the same style shall be sited directly adjacent to one another. In addition, no single-family home shall have the same front setback as its direct abutters. Lastly, no more than 50 percent of the single-family homes shall have a garage's front facade sited with a lesser front setback than the front primary entrance façade of the single-family home. In order to adhere to these conditions, when submitting a building permit, the

Applicant shall provide the plot plan for the direct abutting lots, showing existing or proposed building footprint location and model to confirm compliance.

19. 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.
20. The Stormwater Management Operation and Maintenance Plan (O&M), last revised August 2020, included as part of the Stormwater Management Study, 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.
21. § 240-99 Long-term compliance. Subsequent to approval of a major residential development, 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 lot within a development, or issuance of a building permit for construction therein, such lots shall be shown on a plan recorded in the Registry of Deeds or registered with the Land Court, which plan shall make reference to the recorded land agreements referred to in §§ 240-93 and 240-94. Unless the Planning Board has specifically approved staged development, such plan shall show all lots to be included in the Development.
22. Prior to the issuance of the 90<sup>th</sup> occupancy permit, a security agreement satisfactory to Planning Board on advice of the Director of Public Works shall have been made to secure permanent maintenance of the stormwater maintenance system prior to final street acceptance without net cost to the Town which is anticipated to be no less than Nineteen Thousand Dollars (\$19,000.00).
23. Prior to the commencement of construction, the Applicant shall schedule a preconstruction meeting with the Town Planner and the Board's designated inspector. The Board's inspector shall be permitted to conduct routine inspections, as may be reasonably 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. Such inspectional fund shall be governed under M.G.L. c. 44 §53G or such other applicable statutory method as may be appropriate. If at any point individual lots are to be sold to contractors not affiliated with the Applicant or their successors, the contractors not affiliated with the Applicant or their successors shall be required to have a preconstruction meeting with the Building Inspector and Town Planner prior to

the issuance of a Building Permit for each and every lot the contractor is applying for.

24. 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.
25. This Decision is binding on the Applicant's successors, assigns, agents, and employees. This approval shall insure to the benefit of and binding upon Bellingham Residential #2 Realty, LLC 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.
26. All determination, Decisions, and conditions set forth within the Definitive Subdivision Decision, dated December 10, 2020, are hereby incorporated herein. Any violation of such conditions shall constitute a violation of this Permit.
27. The Applicant shall comply with §240-16B(5) and (6) regarding As-Built Plans and follow the policies of the As-Built handbook.
28. The Site is also subject to the provisions of a Certificate of Approval of a Definitive Subdivision Plan and Stormwater Management Plan Permit dated December 17, 2020.
29. 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.

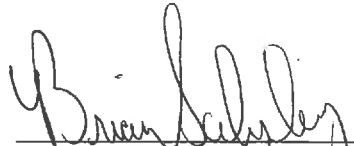
**D. RECORD OF VOTE**

I vote to **APPROVE** the **BELLINGHAM SHORES MAJOR RESIDENTIAL DEVELOPMENT SPECIAL PERMIT**.

**Bellingham Planning Board**

**December 17, 2020**

  
\_\_\_\_\_  
William F. O'Connell, Jr., Chairman

  
\_\_\_\_\_  
Brian T. Salisbury, Vice Chairman

  
\_\_\_\_\_  
Philip Devine

  
\_\_\_\_\_  
Dennis J. Trebino

\_\_\_\_\_  
Russell E. Lafond

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 December \_\_, 2020.

\_\_\_\_\_  
Lawrence J. Sposato, Jr.  
Bellingham Town Clerk