



**Guerriere &
Halnon, Inc.**
ENGINEERING & LAND SURVEYING

www.gandhengineering.com

Est. 1972

Whitinsville Office
1029 Providence Road
Whitinsville, MA 01588-2121
Phone: (508) 234-6834
Fax: (508) 234-6723

Milford Office
333 West Street
P.O. Box 235
Milford, MA 01757-0235
Phone: (508) 473-6630
Fax: (508) 473-8243

Franklin Office
55 West Central Street
Franklin, MA 02038-3807
Phone (508) 528-3221
Fax (508) 528-7921

F-4457

January 17, 2023

Town of Bellingham Planning Board
10 Mechanic Street
Bellingham, MA 02019

**Re: Development Plan and Special Permit Submittal
North Street & Blackstone Street
Bellingham, Massachusetts**

Dear Planning Board Members:

As the applicant's representative, Guerriere & Halnon, Inc. (G & H) hereby submits the Development Plan and Special Permit application in accordance with the Town of Bellingham Submittal Requirements. We have provided one original and (9) copies of the application and the following supporting documentation for your review and approval.

As part of the submittal G & H has included the following:

- Application for Development Plan and Special Permit Approval;
- Application for Stormwater Management Permit;
- Certificate of Ownership;
- Certified Abutters List;
- Project Narrative;
- (2) Stormwater Reports;
- (2) Traffic Impact Assessment Reports;
- (9) Sets of 24"x36" prints of Site Development Plans and Special Permit;
- Development Plan & Special Permit Filing Fee = \$1,291.00

We trust this meets with your requirements. Please contact us at our Franklin office at (508) 528-3221 if you have any questions or require additional information.

Sincerely,
Guerriere & Halnon, Inc.

Amanda Cavaliere

Amanda Cavaliere
Franklin Office Manager
Enclosures

F-4457
Project Narrative
Site Development Plan & Special Permit
North Street & Blackstone Street
Bellingham, Massachusetts

Background:

In January 2019, the prior property owner/developer permitted a proposed (4) lot development on the property located at North Street and Blackstone Street through the 81P Approval Not Required (ANR) process with Planning Board and obtained an Order of Conditions and Massachusetts Endangered Species Act (MESA) Conservation and Management Permit (CMP) through Conservation Commission and the Division of Fisheries and Wildlife, respectively. In November 2020, the Applicant purchased the property and a second ANR plan with a similar (4) lot development was filed, which was endorsed by the Planning Board May 18, 2021.

However, the Applicant has elected to pursue a townhouse development through Planning Board approval, which is enclosed for your review. In accordance with Massachusetts General Law (MGL) Chapter 40a Section 6, *“...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.”*

In February 2022, the project team presented a preliminary development plan to the Town of Bellingham Department Heads consisting of (14) 3-unit townhouses with a single access/egress off Blackstone Street and a cul-de-sac at the west side of the development. Based on comments received during the meeting, the proposed development plan has been revised and submitted to reflect the following enhancements:

- Reduced the overall number of buildings and units to (12) 3-unit townhouses, for a total of 36 units. Each unit will have 2-bedrooms for a total of 72 bedrooms.
- Removed the cul-de-sac and added a second means of access/egress off North Street at the request of the Deputy Fire Chief;
- Revised the infiltration basins size to minimize potential impacts to the wetland resource areas on the east side of the property and no construction activities are proposed within the 0-50' buffer zone to the bordering vegetated wetlands;
- Reduced overall proposed impervious coverage;
- Reduced the proposed development area and increased the proposed Conservation Restriction Land area through extensive discussions with Natural Heritage and Endangered Species (NHESP); and
- Visitor parking and a common mailbox area have been incorporated into the proposed development.

Project Description:

The project locus is a 20.8± acre site located adjacent to North Street, and Blackstone Street and within the Agricultural District Zone as well as within an area of Natural Heritage & Endangered Species (NHESP) Estimated Habitats and Rare Wildlife. The property is proposed to be divided into two lots consisting of approximately 8.2± acres of land (Lot 1) which will be fully developed and approximately

Prepared by: Guerriere & Halnon, Inc.
Date: January 16, 2023

F-4457
Project Narrative
Site Development Plan & Special Permit
North Street & Blackstone Street
Bellingham, Massachusetts

12.6± acres of conservation land (Lot 2) which will remain undeveloped. Run-off from this property generally flows from west to east ultimately captured within Bordering Vegetative Wetland (BVW) located in the easterly portion of the property.

The project proponent intends to construct a 1,050± foot long roadway with bituminous concrete curbing and sidewalk. The proposed road will be 22' wide paved surface with access to North Street and Blackstone Street and will serve (12) 3-unit Townhouses. Each unit will have public water service and all units will be connected to a shared septic system for sewer. Storm water run-off will be collected by catch basin to manhole drainage system. A majority of run-off captured within the development will be sent to an infiltration basin, while the remaining runoff, including runoff from Lot-1 will be captured and conveyed through a series of drainage pipes. Ultimately all the runoff generated from this development will be discharged to the existing wetlands located on the property to the east.

In accordance with the Town of Bellingham Zoning Bylaws the proposed development plan has been designed to comply with requirements set forth in Article IX Environmental Controls §240-48 thru §240-54 as follows:

- §240-48 Noise
 - This is a proposed residential development and no excess noise impacts are anticipated
- §240-49 Light and glare
 - Shields are proposed to be placed on the light fixtures to minimize glare onto abutting properties.
- §240-50 Air Quality
 - The proposed development will not involve air emissions of odorous gases.
- §240-51 Hazardous Materials
 - No hazardous materials are proposed to be used or stored on this site.
- §240-52 Vibration
 - Uses which produce vibration are not proposed.
- §240-43 Electrical Disturbances
 - No electrical disturbance is proposed which would adversely affect the operation of any equipment other than that of the creator of such disturbance.
- §240-54 Stormwater Management
 - The stormwater has been designed to meet the Stormwater Management Standards set by the Massachusetts Department of Environmental Protection and Bellingham Zoning By-Laws. The standards include removing solids from the stormwater, reducing rates of runoff from the site, and recharging the groundwater.



BELLINGHAM PLANNING BOARD

10 MECHANIC STREET
BELLINGHAM, MASSACHUSETTS 02019
(508) 657-2892; FAX (508) 966-2317
PlanningBoard@bellinghamma.org

CERTIFICATION OF MUNICIPAL TAXES AND CHARGES PAID TOWN OF BELLINGHAM

Property Information	
Parcel ID	0059-060A-0000
Map	59
Lot	60A
Street Number	
Street Name	Blackstone/North Street
First Name	Raven Homes, Inc.
Last Name	

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

Mary Stowe
(Print name)

Mary Stowe
(Signature)

11/28/22
(Date)



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APPLICATION FOR DEVELOPMENT PLAN APPROVAL UNDER THE ZONING BYLAW

Date Submitted: 1/17/2023

1. Applicant Raven Homes, Inc.

Address 22 Buckhill Road, Northboro, MA 01532

Phone (508) 393-4511

Email john@ravenhomesma.com

2. Owner(s) Same as Applicant

Address _____

Phone _____

Email _____

3. Engineer Guerriere & Halnon, Inc.

Address 55 West Central Street, Franklin, MA 02038

Phone 508-528-3221

Email acavalieri@gandhengineering.com

4. Plan Title Development Plan & Special Permit North Street & Blackstone Street, Bellingham, Massachusetts

5. Date of Plan December 30, 2022

6. Location of Premises (Address, Street Name, or general property description) North St/Blackstone Street

7. Assessors Map/Lot Numbers AM 59 Lot 60A

8. Norfolk Registry of Deeds Book/Page 38607/308

9. Lot Area (sq. ft & acres) 907,598 +/- sf (20.84 +/- Acres)

10. Zoning District(s) Agricultural

11. Premises in Overlay District(s)?

- ☐ Water Resource District
☐ Flood Plain
☒ N/A

12. Proposed UseTownhouse Development**13. Square Footage of Proposed Building(s)**3,895 +/-sf (84'-8" x 46'-0") per building**14. Impervious Surfaces (sf)**99,050+/- sf**15. Amount of Land Disturbance (sf)**280,215+/- sf**16. Number of Parking Spaces/Handicap spaces**2 per unit and 5 visitor spaces**17. Accompaniments**

- ☒ Fully Executed Form K – Distribution List
- ☒ Certified Abutters List (1 copy, 1 label copy)
- ☒ Filing Fee (See chart attached)
- ☒ Plot plan showing location of existing and proposed buildings, signs, other structures (number of copies per Form K)
- ☒ Recorded (or surveyor endorsed) plan of land (number of copies per Form K)
- ☒ Stormwater Management and O&M Plans
- ☒ Other applicable permits required:
 - Notice of Intent
 - Notice of Project Change/Conservation
 - Management Plan - NHESP
 - ~~Board of Health - Soil Absorption System Permit~~
- ☐ Other materials required by Planning Board or Town Planner (see Procedural Rules and Zoning Bylaws)

Please attach a Narrative with the following information:

- (a) proposed use(s);
- (b) building or addition size proposed, broken down by use, if applicable;
- (c) projected number of employees, hours of operation and description of shifts;
- (d) projected parking spaces required (show calculation based on building usage/employees;
- (e) proposed methods of screening the premises and parking from abutting property and the street;
- (f) a calculation of existing and proposed lot coverage;
- (g) projected Town water and sewer demand, if any;
- (h) a discussion of the status of all other required local, state and federal permits (copies of all permits issued for the project shall be included in the application package);
- (i) a discussion of how the project conforms with the Bellingham Master Plan.

Please review the Bellingham Zoning Bylaws for additional supplemental materials that may be required.

Signature of all Applicants:
(print & sign)

John A. Mshooshian JOHN A. MSHOOSHIAN

Signature of all Owners:
(print & sign)

John A. Mshooshian JOHN A. MSHOOSHIAN



BELLINGHAM PLANNING BOARD

10 MECHANIC STREET
BELLINGHAM, MASSACHUSETTS 02019
(508) 657-2892; FAX (508) 966-2317
PlanningBoard@bellinghamma.org

APPLICATION FOR SPECIAL PERMIT UNDER THE ZONING BYLAW

1. Name of Applicant(s) Raven Homes, Inc.
Address 22 Buckhill Road, Northboro, MA 01532
Phone (508) 393-4511 Email: john@ravenhomesma.com
2. Owner (if different) Same as Applicant
Address _____
Phone _____ Email: _____
3. The premises affected are at North and Blackstone Street/Road
between North Street/Road and Blackstone Street/Road in a Zoning District.
Street Number (if available) _____
4. Dimensions of lot _____ Area 907,598+/-sf. (20.84 Acres)
5. Assessors map and lot number Map 59 Lot 60A
6. Registry of Deeds Book 38607 Page 308
Land Court Certificate Number _____ Book _____ Page _____
7. Legal description of property _____

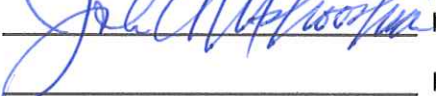
8. Application for Special Permit as authorized by Section(s) 240-101 of the Zoning Bylaw.
9. State present use of premises Presently the lot is vegetated and vacant

10. Describe specifically the nature of your request To construct 12 buildings
with 3 Townhouses in each, having driveways and public utilities
and private sewer

11. Generally state or append information necessary so that the determinations called for under Article IV of the Zoning Bylaw can be made by the Planning Board.

12. Accompaniments:

- ☒ Fully executed Form K
- ☒ Recorded (or surveyor endorsed) plan of the land (*number of copies per Planning Board's Form K*)
- ☒ Plot plan showing location of existing and proposed buildings, signs, other structures (*number of copies per Planning Board's Form K*)
- ☐ "Parties in Interest" list (1 copy, 1 copy on labels)
- ☐ Other materials required by the Planning Board/Town Planner (*refer to Procedural Rules*)
- ☒ Stormwater Management and O&M Plans
- ☒ Filing Fee

13. Signature of Applicant  Date 1/4/23

Signature of Applicant _____ Date _____

14. Application received by _____ Date _____

15. Hearing date set for _____ Time _____



BELLINGHAM PLANNING BOARD

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BELLINGHAM, MASSACHUSETTS 02019
(508) 657-2892; FAX (508) 966-2317
PlanningBoard@bellinghamma.org

APPLICATION FOR STORMWATER MANAGEMENT PERMIT UNDER THE ZONING BYLAW

Date Submitted: 1/17/2023

To the Town of Bellingham I, the undersigned, wish to submit a Stormwater Management Permit Application as defined in Article IX of the Town of Bellingham Zoning Bylaws Section 240-54 and in Section 7 of the Planning Board Procedural Rules and request a review and determination by the Planning Board of the Erosion and Sedimentation Control Plan, Stormwater Management Plan, and Operations and Maintenance Plan submitted herewith.

1. Applicant(s) Raven Homes, Inc.
Address 22 Buckhill Road, Northboro, MA 01532
Phone (508) 393-4511
Email john@ravenhomesma.com
2. Owner(s) Same as Applicant
Address _____
Phone _____
Email _____
3. Engineer Guerriere & Halnon, Inc.
Address 55 West Central Street, Franklin, MA 02038
Phone 508-528-3221
Email acavalieri@gandhenengineering.com

4. Stormwater
System
Manager

Address

Phone

Email

Development Plan & Special Permit North Street &
Blackstone Street, Bellingham, Massachusetts

5. Plan Title

6. Date of Plan

December 30, 2022

7. Location of Premises (Address, Street, Name,
general property description)

North St/Blackstone Street

8. Assessors Map and Lot Numbers

AM 59 Lot 60A

9. Norfolk Registry of Deeds Book and Page Numbers

38607/308

10. Land Court Certificate of Title Number

11. Lot Area (sq. ft & acres)

907,598+/- sf (20.84 +/- Acres)

12. Proposed Use

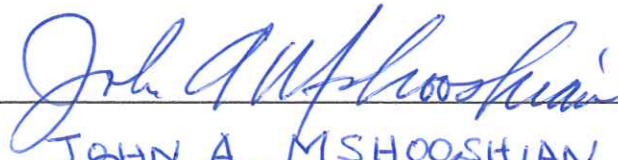
Townhouse Development

13. Amount of Land Disturbance (sf)

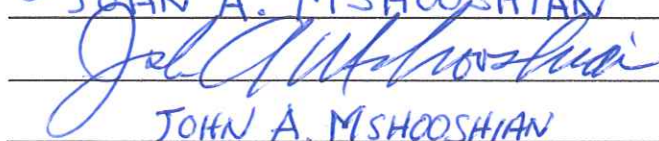
14. Accompaniments:

Please review the Bellingham Zoning Bylaws for additional supplemental materials that may be required.

Signature of all Applicants:
(print & sign)


JOHN A. MISHOOSHIAN

Signature of all Owners:
(print & sign)


JOHN A. MISHOOSHIAN



BELLINGHAM PLANNING BOARD

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CERTIFICATE OF OWNERSHIP

I, the undersigned Applicant, do hereby certify to the Town of Bellingham, through its Planning Board, that all parties of interest to the below-listed plan are identified in Section B below.

Section A:

Title of Plan: Development Plan and Special Permit North Street & Blackstone Street, Bellingham, Massachusetts

Date of Plan: December 30, 2022

Assessor's Information AM 59 Parcel 60A

Prepared by: Guerriere & Halnon, Inc.

Type of Plan: ☐ Preliminary Subdivision ☐ Definitive Subdivision ☒ Development Plan

☒ Special Permit

Section B:

Name of Record Owner(s): Raven Homes, Inc.

Address of Record Owner(s): 22 Buckhill Road, Northboro, MA 01532

Name of Record Owner(s): _____

Address of Record Owner(s): _____

If in the name of a Trust, Corporation or Partnership, list the names and addresses of all Trustee(s), Corporate Officer(s) or Partner(s):

Name: John Mshooshian

Address: 22 Buckhill Road, Northboro, MA 01532

Address: _____

Name: _____

Address: _____

If in the name of a Trust or Corporation list beneficiary(ies) of the Trust or the Shareholder(s) of the Corporation:

Beneficiary(ies) _____

Shareholder(s) John Mshooshian

If in the name of a Trust or Corporation list the date, county, book, and page of recording of the Trust Instrument, or the date and State of incorporation:

County: Norfolk
Book and Page: Book 38607 Page 307
Date of Incorporation: March 7, 2000
State of Incorporation: Massachusetts

Executed as a sealed instrument this 9th day of January, 2023

[Signature]
Signature of Applicant

John A. Mshooshian
Print name of Applicant

[Signature]
Signature of Owner

John A. Mshooshian
Print name of Owner

Signature of Owner

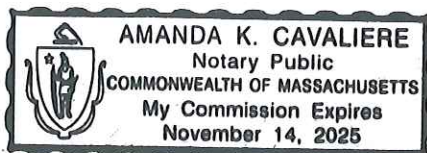
Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

Norfolk ss. 2023

On this 9th day of January, 2023, before me, the undersigned notary public, personally appeared John Mshooshian (name of Applicant(s)), proved to me through satisfactory evidence of identification, which were MA Licence to be the person(s) whose name(s) is/are signed on the preceding document in my presence.

Amanda K. Cavaliere
(Official signature and seal of Notary)



Notary Public: Commonwealth of Massachusetts
My Commission Expires: Nov. 14, 2025



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

November 28, 2022

THE PROPERTY OWNERS LISTED HEREIN ARE THE KNOWN ABUTTERS TO THE
PROPERTY OWNERS AT **Blackstone Street/North Street (0059-060A)**

ABUTTER TO ABUTTER WITHIN 300 FEET FOR THE PLANNING BOARD

Property Address:

Blackstone Street/North Street
Bellingham, MA 02019

Owner:


Raven Homes Inc.
22 Buckhill Rd.
Northborough, MA 01532

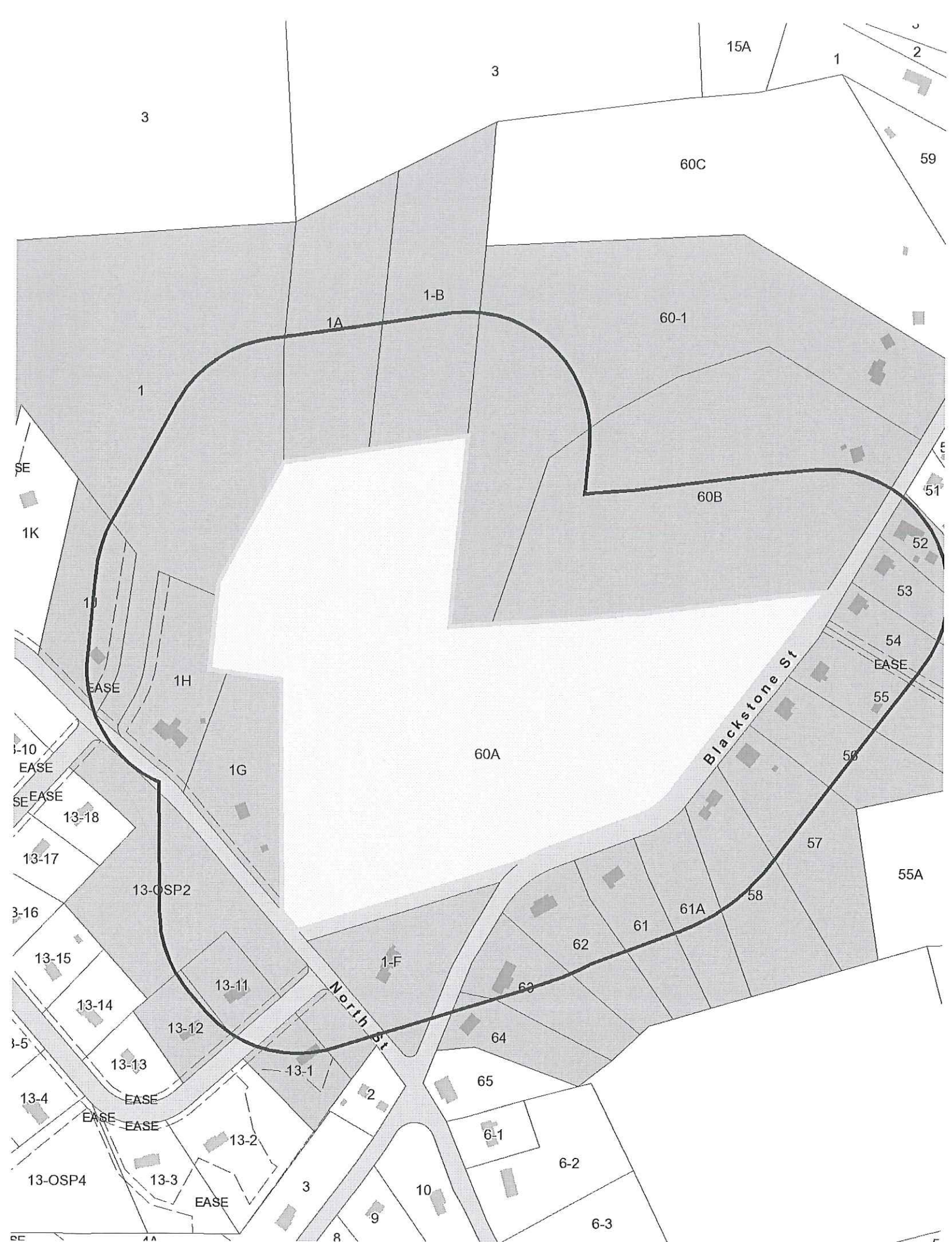
Requested by:

Guerriere & Halnon, Inc.
acavalieri@gandhengineering.com

ABUTTERS ATTACHED

Certified:


E.A. Cournoyer – Assessment Director





300 foot Abutters List Report

Bellingham, MA
November 28, 2022

Subject Property:

Parcel Number: 0059-060A-0000
CAMA Number: 0059-060A-0000
Property Address: BLACKSTONE ST

Mailing Address: RAVEN HOMES, INC.
22 BUCKHILL RD
NORTHBOROUGH, MA 01532

Abutters:

Parcel Number: 0058-0001-0000
CAMA Number: 0058-0001-0000
Property Address: NORTH ST

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

Parcel Number: 0058-0013-0001
CAMA Number: 0058-0013-0001
Property Address: 2 LINDA WY

Mailing Address: COTTE, BRIAN
2 LINDA WY
BELLINGHAM, MA 02019

Parcel Number: 0058-0013-0011
CAMA Number: 0058-0013-0011
Property Address: 3 LINDA WY

Mailing Address: BOWYER, CLIFFORD B
3 LINDA WY
BELLINGHAM, MA 02019

Parcel Number: 0058-0013-0012
CAMA Number: 0058-0013-0012
Property Address: 5 LINDA WY

Mailing Address: YOUNG, NEIL & BETH ANN
5 LINDA WY
BELLINGHAM, MA 02019

Parcel Number: 0058-0013-OSP1
CAMA Number: 0058-0013-OSP1
Property Address: LINDA WY

Mailing Address: TOWN OF BELLINGHAM/ATTN: PB
10 MECHANIC ST
BELLINGHAM, MA 02019

Parcel Number: 0058-0013-OSP2
CAMA Number: 0058-0013-OSP2
Property Address: LINDA WY

Mailing Address: TOWN OF BELLINGHAM/ATTN: PB
10 MECHANIC ST
BELLINGHAM, MA 02019

Parcel Number: 0058-001A-0000
CAMA Number: 0058-001A-0000
Property Address: NORTH ST

Mailing Address: TOWN OF BELLINGHAM/ATTN: PB
10 MECHANIC ST
BELLINGHAM, MA 02019

Parcel Number: 0058-001G-0000
CAMA Number: 0058-001G-0000
Property Address: 127 NORTH ST

Mailing Address: TESSEO, TODD D & CHRISTINE S
127 NORTH ST
BELLINGHAM, MA 02019

Parcel Number: 0058-001H-0000
CAMA Number: 0058-001H-0000
Property Address: 131 NORTH ST

Mailing Address: SHIRLEY A FADDEN REVOC TRUST
SHIRLEY A & JAMES P FADDEN-TRS
131 NORTH ST
BELLINGHAM, MA 02019

Parcel Number: 0058-001J-0000
CAMA Number: 0058-001J-0000
Property Address: 135 NORTH ST

Mailing Address: HIGGINS LIVING TRUST JOHN &
SANDRA J HIGGINS-TRS
135 NORTH ST
BELLINGHAM, MA 02019



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11/28/2022

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Page 1 of 3



300 foot Abutters List Report

Bellingham, MA
November 28, 2022

Parcel Number: 0058-01-B-0000
CAMA Number: 0058-01-B-0000
Property Address: NORTH ST

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

Parcel Number: 0058-01-F-0000
CAMA Number: 0058-01-F-0000
Property Address: 289 BLACKSTONE ST

Mailing Address: KERKHOFF FAMILY REALTY TRUST
WILLIAM J KERKHOFF-TR &
289 BLACKSTONE ST
BELLINGHAM, MA 02019

Parcel Number: 0059-0052-0000
CAMA Number: 0059-0052-0000
Property Address: 228 BLACKSTONE ST

Mailing Address: PISANI, PATRICK & TRACY C
228 BLACKSTONE ST
BELLINGHAM, MA 02019

Parcel Number: 0059-0053-0000
CAMA Number: 0059-0053-0000
Property Address: 232 BLACKSTONE ST

Mailing Address: KAPLAN, JEFFREY JOHNSON, ALYSSA
232 BLACKSTONE ST
BELLINGHAM, MA 02019

Parcel Number: 0059-0054-0000
CAMA Number: 0059-0054-0000
Property Address: 236 BLACKSTONE ST

Mailing Address: TAYLOR, FREDERICK E TAYLOR,
FRANCES Z
236 BLACKSTONE ST
BELLINGHAM, MA 02019

Parcel Number: 0059-0055-0000
CAMA Number: 0059-0055-0000
Property Address: 244 BLACKSTONE ST

Mailing Address: SPENCER, CODY N
244 BLACKSTONE ST
BELLINGHAM, MA 02019

Parcel Number: 0059-0056-0000
CAMA Number: 0059-0056-0000
Property Address: 248 BLACKSTONE ST

Mailing Address: TRAN, JONES N & REBECCA A
248 BLACKSTONE ST
BELLINGHAM, MA 02019

Parcel Number: 0059-0057-0000
CAMA Number: 0059-0057-0000
Property Address: 254 BLACKSTONE ST

Mailing Address: MEZZADRI, THERESA MEZZADRI,
TIMOTHY J
254 BLACKSTONE ST
BELLINGHAM, MA 02019

Parcel Number: 0059-0058-0000
CAMA Number: 0059-0058-0000
Property Address: 260 BLACKSTONE ST

Mailing Address: DAZE REALTY TRUST BRENNAN,
DANIEL F + ZELIA M,TR
260 BLACKSTONE ST
BELLINGHAM, MA 02019

Parcel Number: 0059-0060-0001
CAMA Number: 0059-0060-0001
Property Address: 211 BLACKSTONE ST

Mailing Address: DRAKE HOWARD L SR & NANCY S
211 BLACKSTONE ST
BELLINGHAM, MA 02019

Parcel Number: 0059-0061-0000
CAMA Number: 0059-0061-0000
Property Address: 268 BLACKSTONE ST

Mailing Address: WOLFPACK REALTY TRUST GEORGE &
EMMA WOLF-TRS
268 BLACKSTONE ST
BELLINGHAM, MA 02019

Parcel Number: 0059-0062-0000
CAMA Number: 0059-0062-0000
Property Address: 272 274 BLACKSTONE ST

Mailing Address: MONTI, JOSEPH P
PO BOX 781
BELLINGHAM, MA 02019



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11/28/2022

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Page 2 of 3



300 foot Abutters List Report

Bellingham, MA
November 28, 2022

Parcel Number: 0059-0063-0000
CAMA Number: 0059-0063-0000
Property Address: 278 280 BLACKSTONE ST

Mailing Address: DEZIEL, MAURICE A
426 LEEDS RD
LIVERMORE FALLS, ME 04254

Parcel Number: 0059-0064-0000
CAMA Number: 0059-0064-0000
Property Address: 284 BLACKSTONE ST

Mailing Address: COBURN, ROGER M + KAREN E
284 BLACKSTONE ST
BELLINGHAM, MA 02019

Parcel Number: 0059-060B-0000
CAMA Number: 0059-060B-0000
Property Address: 213 BLACKSTONE ST

Mailing Address: CAMERON, ROD JR
213 BLACKSTONE ST
BELLINGHAM, MA 02019

Parcel Number: 0059-061A-0000
CAMA Number: 0059-061A-0000
Property Address: BLACKSTONE ST

Mailing Address: WOLFPACK REALTY TRUST GEORGE &
EMMA WOLF-TRS
268 BLACKSTONE ST
BELLINGHAM, MA 02019



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11/28/2022

Page 3 of 3

N O T
A N
O F F I C I A L
C O P Y

N O T
A N
O F F I C I A L
C O P Y

QUITCLAIM DEED

I, **Elaine J. Brunetti**, Personal Representative of the Estate of **Gerard E. Cournoyer**, Norfolk Probate & Family Court, Docket No. 20P-1940-EA, of 79 North Street, Bellingham, MA, pursuant to the power provided in the Last Will and Testament approved by the Court

in consideration paid and amounting to Four Hundred Ninety Thousand and no/100 (\$490,000.00) Dollars

Grant to **Raven Homes, Inc.**, a Massachusetts domestic corporation having its principal place of business located at 22 Buckhill Road, Northborough, MA 01532, with quitclaim covenants

That parcel of land located in Bellingham, Norfolk County, Massachusetts, on the westerly side of Blackstone Street shown as Assessor Map 58 Parcels 1C, 1D, 1E and Assessor Map 59 Parcel 60A on a plan entitled "Plan of Land Located at Blackstone Street and North Street, Bellingham, MA, Dated: November 9, 2020, Scale: 1" = 60', Owned by Gerard Cournoyer, Prepared for John Mshooshian by Land Planning, Inc., 167 Hartford Avenue, Bellingham, MA 02019", which plan is recorded with Norfolk County Registry of Deeds in **Plan Book 697, Plan 40**, and to which plan reference is hereby made for a more particular description of said parcel.

Said Parcel contains 907,598 +/- square feet (20.84 +/- acres) according to said plan.

Grantor hereby voluntarily release any rights of homestead in the subject premises as set forth in M.G.L., c.188, if any, and certify that there are no other person(s) entitled to the protection of the Homestead Act as same is vacant land.

Meaning and intending convey a portion of the premises conveyed by deed recorded with Norfolk Registry of Deeds in Book 16947, Page 267.

1-4 Blackstone Street, Bellingham

NOT th
 Witness my hand and seal this 11 day of November 2020. N
 O F F I C I A L O F F I C I A L
 C O P Y C O P Y

Elaine J. Brunetti
 Elaine J. Brunetti - Personal Representative

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On November 11th, 2020, before me, the undersigned notary public, personally appeared Elaine J. Brunetti, Personal Representative of the Estate of Gerard E. Cournoyer, and acknowledged to me that she signed the preceding or attached document voluntarily for its stated purpose. She proved to me through satisfactory evidence of identification that they are the persons whose names are signed on the preceding or attached document. The satisfactory evidence of identification provided to me was:

- ☒ A current document issued by a federal or state government agency bearing the photographic image of the Principals' face and signature; or
- ☐ On the oath or affirmation of a credible witness unaffected by the document or transaction who is personally known to the notary public and who personally knows the Principal; or
- ☐ Identification of the Principal based on the notary public's personal knowledge of the identity of the Principal;

Scott A. Ambler
 Scott A. Ambler, Notary Public
 My commission expires: 10-07-2027

