



Guerriere & Halnon, Inc.

ENGINEERING & LAND SURVEYING

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Est. 1972

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November 16, 2023

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

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

Dear Planning Board Members:

As the applicant's representative, Guerriere & Halnon, Inc. (G & H) hereby submits the amended plans and associated documentation for the Development Plan and Special Permit application in accordance with the Town of Bellingham Submittal Requirements. Enclosed documents have been amended based on comments received from both the Planning Board and residents since our initial submission of documents dated December 30, 2022. We have provided (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:

- Amended Application for Development Plan and Special Permit Approval;
- Amended Application for Stormwater Management Permit;
- (2) Stormwater Reports;
- (2) Traffic Impact Assessment Reports;
- (7) Sets of 11"x17" prints of Site Development Plans and Special Permit;
- (3) Sets of 24"x36" prints of Site Development Plans and Special Permit;
-

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
Franklin Office Manager
Enclosures



BELLINGHAM PLANNING BOARD

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

APPLICATION FOR DEVELOPMENT PLAN APPROVAL UNDER THE ZONING BYLAW

Date Submitted: 11/15/2023

1. Applicant Raven Homes, Inc.

Address 22 Buckhill Road, Northboro, MA 01532

Phone 508-326-7937

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/Revised November 10, 2023

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 Use	<u>Townhouse Development</u>
13. Square Footage of Proposed Building(s)	<u>3,895 +/-sf (84'-8" x 46'-0") per building</u>
14. Impervious Surfaces (sf)	<u>58,000+/- sf</u>
15. Amount of Land Disturbance (sf)	<u>233,461+/- sf</u>
16. Number of Parking Spaces/Handicap spaces	<u>2 per unit and 5 visitor spaces</u>
17. Accompaniments	<input checked="" type="checkbox"/> Fully Executed Form K – Distribution List <input checked="" type="checkbox"/> Certified Abutters List (1 copy, 1 label copy) <input checked="" type="checkbox"/> Filing Fee (See chart attached) <input checked="" type="checkbox"/> Plot plan showing location of existing and proposed buildings, signs, other structures (number of copies per Form K) <input checked="" type="checkbox"/> Recorded (or surveyor endorsed) plan of land (number of copies per Form K) <input checked="" type="checkbox"/> Stormwater Management and O&M Plans <input checked="" type="checkbox"/> Other applicable permits required: <u>Notice of Intent</u> <u>Notice of Project Change/Conservation</u> <u>Management Plan - NHESP</u> Board of Health – Soil Absorption System Permit
	<input type="checkbox"/> 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

Signature of all Owners:
(print & sign)

JOHN A. MSHOOSHIAN
John A. Mshooshian
JOHN A. MSHOOSHIAN



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APPLICATION FOR SPECIAL PERMIT UNDER THE ZONING BYLAW

- Name of Applicant(s) Raven Homes, Inc.
Address 22 Buckhill Road, Northboro, MA 01532
Phone 508-326-7937 Email: john@ravenhomesma.com
- Owner (if different) Same as Applicant
Address _____
Phone _____ Email: _____
- 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) _____.
- Dimensions of lot _____ Area 907,598+/-sf. (20.84 Acres)
- Assessors map and lot number Map 59 Lot 60A
- Registry of Deeds Book 38607 Page 308
Land Court Certificate Number _____ Book _____ Page _____
- Legal description of property _____

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

- Describe specifically the nature of your request To construct 5 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 11/15/23
Signature of Applicant _____ Date _____

14. Application received by _____ Date _____

15. Hearing date set for _____ Time _____



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APPLICATION FOR STORMWATER MANAGEMENT PERMIT UNDER THE ZONING BYLAW

Date Submitted: _____

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 508-326-7937
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. Stormwater System Manager

Address

Phone

Email

5. Plan Title

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

6. Date of Plan

December 30, 2022/Revised November 10, 2023

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)

233,461+/- 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. Mshooshian
JOHN A. MSHOOSHIAN

Signature of all Owners: (print & sign)

John A. Mshooshian
JOHN A. MSHOOSHIAN