

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

Project Description:

The project locus is a 20.8± acre site located adjacent to North Street, and Blackstone Street. It is in the Agricultural District Zone. The project area contains approximately 5.4± acres of land which will be fully developed, and the remaining lot area consists of approximately 15.5± acres which will be designated as conservation land and 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 366± foot long roadway with bituminous concrete curbing and asphalt sidewalk. The proposed road will be 22' wide paved surface with access to Blackstone Street and will serve five 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, will be conveyed through a series of drainage pipes and swales. 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.

Prepared by: Guerriere & Halnon, Inc.
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