



# BELLINGHAM PLANNING BOARD

10 MECHANIC STREET  
BELLINGHAM, MASSACHUSETTS 02019  
(508) 657-2892

[PlanningBoard@bellinghamma.org](mailto:PlanningBoard@bellinghamma.org)

**CERTIFICATE OF APPROVAL OF A DEFINITIVE SUBDIVISION PLAN  
AND STORMWATER MANAGEMENT PLAN PERMIT  
PROSPECT HILL ESTATES  
May 11, 2023**

**A. BACKGROUND**

**Applicant:** Wall Street Development Corp  
P.O. Box 272  
Westwood, MA 02090

RCV MAY 12 '23 AM 11:17:1  
BELLINGHAM TOWN CLERK

**Owner:** Wall Street Development Corp  
P.O. Box 272  
Westwood, MA 02090

**Public Hearing:** The Public Hearing opened January 27, 2022 at 7:00 PM. Notice for the public meeting was published in *The Milford Daily News* on January 13, 2022 and January 20, 2022. The Public Hearing was continued to February 24, 2022, March 23, 2022, May 12, 2022, August 11, 2022, December 8, 2022, January 26, 2023, March 23, 2023, April 13, 2023 and May 11, 2023 when the Public Hearing was closed.

**Date of Vote:** May 11, 2023

**The Premises:** The project, also referred to herein as the "Site", consists of a 17 single family residential subdivision lots greater than two acres. The project is located at the corner of Lake Street and Prospect Street (in the Town of Franklin) on approximately 72.16+/- acres show on Assessors Map 65-20, 65-22, and 69-87, zoned Agriculture.

**The By-law** Section 245-10, Subdivision Regulations, Definitive Plan; Section 240-54, Zoning Bylaw, Stormwater Management

**The Proposal:** To construct 17 single family residential subdivision lots greater than two acres.

The Proposal was documented with the following materials:

1. Application for Definitive Subdivision, dated December 17, 2021, including a narrative and project description.
2. Application for Stormwater Management Permit, received December 17, 2021.
3. Certificate of Ownership, dated December 17, 2021.
4. Certificate of Municipal Taxes and Charges Paid, received December 20, 2021.
5. Certified Abutter's List, Town of Bellingham, dated December 14, 2021.
6. Waiver Requests, last revised October 11, 2022.
7. Definitive Subdivision Plan, Prospect Hill Estates, A Single Family Residential Subdivision, Bellingham, Massachusetts, by GLM Engineering Consultants, last revised April 5, 2023. (also known as the Approved Plan)
8. Prospect Hill Estates, DEP File #105-0940 & BWP-312, Order of Conditions, dated March 28, 2023.
9. Stormwater Management Report, by GLM Engineering Consultants, last revised October 11, 2022.
10. Traffic Review Letter, by Kimley and Horn, dated September 28, 2022.
11. Town of Franklin Planning Board, Letter of Concern regarding Access, dated June 22, 2021.
12. Town of Franklin Planning Board, Certificate of Vote, Definitive Subdivision Prospect Hill, dated March 13, 2023.
13. Memo to the Board, Don DiMartino, DPW Director, dated January 24, 2022.
14. Email Comments, Bruce Wilson, Board of Health Agent, dated March 23, 2022.
15. Peer Review of Stormwater, by BSC Group, dated August 11, 2022.
16. Response to Peer Review, by GLM Engineering Consultants, dated October 11, 2022.
17. Peer Review of Stormwater and Traffic, by BSC Group, dated December 14, 2022.
18. Other miscellaneous documents on file at the Planning Board offices.

## **B. DETERMINATIONS**

1. Completeness and technical adequacy of all submissions have been reviewed and confirmed to meet the Bellingham Zoning Bylaws and the Rules and Regulations Governing the Subdivision of Land for the Town of Bellingham or relief has been granted.
2. The Board has determined that development at this location pursuant to the Conditions of Approval (below) does not entail unwarranted hazard to safety, health and convenience of future residents of the development or of others because of possible natural disasters, traffic hazard or other environmental degradation.
3. The Board confirmed that the proposed subdivision has been designed and improvements have been made by the developer consistent with the requirements of Article IV of the Planning Board Subdivision Regulations.
4. Determination of environmental impacts is based upon the environmental analysis that has been concurrently reviewed by the Conservation Commission. The Board has been unable to determine that the subdivision as designed will not cause substantial and irreversible damage to the environment, which damage could be avoided or ameliorated through an alternative development plan. The Conservation Commission denied without prejudice an Order of Conditions. The Bellingham Conservation Commission found that the Project as previously proposed did not satisfy the requirements of the Wetland Protection Act ("WPA") and WPA Regulations and could not be conditioned to meet the performance standards. The Commission also found that the information submitted by the applicant was not sufficient to describe the site, the work, or the effect of the work on the interests identified in the WPA. The Commission also found that the application lacked the necessary information that a peer review consultant would presumably have supplied. Since that denial, the developer has designed the subdivision utilizing low impact design techniques and has amended the plan to reduce disturbance to certain resource areas.
5. Access meets and exceeds standards as provided by Subdivision Regulations §245-6. The Board is in receipt of a determination from the Town of Franklin that the Site has adequate access from Prospect Street with conditions. The Board shall incorporate these conditions below. All ways proposed shall be private in perpetuity.
6. The Board determined that improvements may be necessary to Lake Street and Prospect Street intersection. If further improvements are required at this location the Developer shall notify direct abutting property owners.

## **D. CONDITIONS OF APPROVAL**

Approval is granted on the condition that prior to endorsement of the Planning Board's approval the developer shall furnish guarantees to the Planning Board as provided in the Subdivision

Regulations that except as otherwise expressly provided in G.L. c. 41, Section 81-U, no lot included in the subdivision shall be built upon or conveyed until the work on the ground necessary to serve such lot has been completed in the manner specified by the Subdivision Regulations of the Town of Bellingham or a performance bond or other security in lieu of completion has been accepted by the Planning Board. 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.

The Plan is approved with the following additional specific conditions:

### **I. General Conditions**

1. The Approval is limited to the improvements as noted on the Approved Plan, and as may be conditioned herein. Any changes to such Plan shall be reviewed and approved in accordance with the Bellingham Zoning Bylaws and Subdivision Rules and Regulations. 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.
2. The roadways and infrastructure depicted on the Plans shall be maintained by the Applicant and its successors in perpetuity. The Definitive Subdivision has been designed to the standards of a private way and shall be maintained as such in perpetuity.
3. A Planning Board or DPW representative (i.e., inspector and/or engineer) shall be charged with general oversight over the construction activities of the project. In this capacity, the representative shall, during periods of active construction, conduct periodic inspections as reasonably necessary to ascertain the status and nature of work at the site and provide reports to the DPW and Planning Board. In addition, the Applicant shall also provide the representative with any pertinent photographs, logs, data or other information that may be helpful in the monitoring process.
4. The Planning Board or DPW's representative and the Town Counsel's reasonable fees for any services contemplated hereunder shall be paid by the Applicant in the manner prescribed by G.L. c. 44, §53G. The Applicant shall also pay for all third party inspections of project infrastructure, as may be reasonably required by the DPW or the Planning Board.
5. 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.



6. The Applicant shall strictly adhere to any and all agreements by and between it and the Town of Bellingham. Any breach of such agreements shall constitute a violation of the terms of this permit.
7. This permit shall not be valid until recorded with the Norfolk County Registry of Deeds and evidence of such recording is provided to the Planning Board and the Inspector of Buildings.
8. Any and all easements and restrictions that may be necessary to complete and occupy the Project shall be in a form approved by the Town Counsel.
9. If any part of this Decision is for any reason held invalid or unenforceable, such invalidity or unenforceability shall not affect the validity of any other portion of this Decision.
10. This Decision is binding on the Applicant's successors, assigns, agents, and employees. This approval shall insure to the benefit of and binding upon Wall Street Development Corp 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.

## **II. Phases of Construction**

The Subdivision shall be constructed in one phase. All proposed improvements including construction of all ways and installation of municipal services for each lot in accordance with the Plan and the applicable Rules and Regulations Governing the Subdivision of Land for the Town of Bellingham are to be completed within a period of 8 years from this date, provided that, for good cause shown, the Applicant may seek reasonable extensions, which the Board may review and approve administratively without need for a public hearing.

## **III. Commencement of Construction**

Commencement of construction shall begin within five years following the date of approval of this decision. "Date of approval" is hereby defined as the date this Decision is certified by the Town Clerk that no appeal is filed, or the date the last appeal is decided or otherwise terminated favorably to the Applicant in the event of an appeal. As used herein, "commencement of construction" is hereby defined as any clearing or preparation of the Site for development of the project approved herein. Commencement shall not begin until such time as all conditions found in Section V. below have been completed to the satisfactory of the Planning Board.

## **IV. Prior to Plan Endorsement**

As per Chapter 41 Section 81U an applicant shall provide a fully executed security agreement. The amount of such security shall be established by the Director of the Department of Public Works and the agreement shall be in a form approved by the Planning Board, which may seek

advice of the Town Counsel, such approval not to be unreasonably withheld. The Planning Board shall review and approve both the amount and agreement prior to endorsement of the Plan.

#### **V. Prior To Construction**

1. The Applicant shall notify the Department of Public Works and the Planning Board in writing no later than 30 days prior to the start of construction to schedule a pre-construction meeting with the Applicant and the contractor(s). 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.
2. The Developer shall provide an updated road profile plan set to the Department of Public Works Director prior to construction to confirm the ways that exceed the maximum change in grade as defined in Section 245-12E.(8) shall be retain the health, safety and welfare of the community. If the Director requests changes to the plan the Developer shall complete such changes and submit the changes to the Board prior to construction.
3. The Developer shall request the Fire Chief determine location of fire hydrants and submit an agreed hydrant location exhibit to the Planning Board.
4. A final stormwater peer review shall be completed. The Developer has adjusted the drainage infrastructure prior to the last Planning Board hearing. The Board relies on a peer review engineer to review and confirm compliance with the Bellingham Stormwater Regulations. Such review shall be completed prior to the commencement of construction and all recommendations by the peer review shall be presented to the Planning Board at a regularly scheduled meeting of the Board. All recommended improvements by the Board shall be implemented into the plan by the Developer.
5. Soil testing shall be completed in compliance with 245-10A.(1)(e) prior to construction. The Developer may submit a request to the Planning Board to reduce the number of test pits once Condition 4 has been completed. The Developer shall present this request at a regularly scheduled meeting of the Planning Board.
6. A Stormwater Pollution Prevention Plan shall be provided to the Planning Board for review and approval.
7. A Definitive Subdivision Lighting Plan shall be provided to the Planning Board for review and approval.
8. An Order of Conditions has not been approved for this Site. Prior to a decision rendered by the Planning Board, an appeal to the denial of the Order of Conditions has been filed. Given that any approval, denial, or remand of the Department of Environmental Protection may alter the Approved Plan, the Planning Board shall review any changes to the Approved Plan, and if the Board deems necessary, shall require an environmental analysis and/or traffic

analysis. Such analysis shall be submitted to the Board at a regularly scheduled meeting of the Board. All changes shall be reviewed and approved prior to construction.

9. If further improvements are required to Lake Street and Prospect Street intersection the Developer shall notify direct abutting property owners 14 days prior to construction. All required easements shall be executed and recorded at the Norfolk County Registry of Deeds prior to disturbance of land.
10. Any construction easements necessary outside the Site shall be obtained prior to land disturbance. The Developer shall notify the landowners in which the construction easements occupy 10 days prior to land disturbance.

## **VI. Prior to Issuance of First Building Permit**

Prior to approval of Building Permits for any structures within the subdivision the following shall have been completed:

1. The Inclusionary Housing permit shall be approved, including the identification of the parcel to be affordable and timing of construction and occupancy for unit.
2. The location of all street trees shall be clearly marked in the location where the tree is to be planted as per §245-15C(2)(f)(4). Any existing trees to be kept will be inspected by the Bellingham Tree Warden. A Landscape Plan shall be submitted to the Planning Board prior to construction and shall be reviewed and approved during a regularly scheduled meeting of the Board.

## **VII. Prior to Issuance of First Building Occupancy Permit**

Prior to application for Occupancy Permits for any structures within the subdivision, the following shall have been completed:

1. Driveway aprons have been surfaced with a binder course of pavement for the lot that is to be occupied as shown on the plans.
2. 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.
3. The DPW has signed off on the building card for each lot on which occupancy permits are sought verifying that the development of the lot has not resulted in any damage to the roadway or facilities since the performance bond or security deposit was established and has maintained the Street and "Not Public Way" signs.

4. The applicant has abided by all requirements of the Rules and Regulations Governing the Subdivision of Land for the Town of Bellingham.

### **VIII. Completion of Construction**

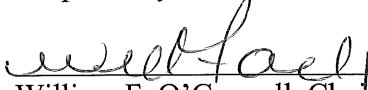
Failure of the developer to complete the construction in the time noted above shall result in an automatic lapse of this approval, unless otherwise extended by the Planning Board at the request of the Applicant. An extension request shall be made at least 30 days prior to the permit expiration.

### **IX. Prior To Release of Final Security**

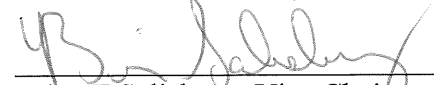
The following shall have been completed prior to release of final security.

1. Arrangement satisfactory to Planning Board on advice of the Director of Public Works shall be made to secure permanent maintenance of the stormwater management system. Such maintenance shall be administered and completed by the Homeowners Association in perpetuity. The Developer shall provide proof of executed Homeowners Association Bylaws incorporating such maintenance.
2. Record plans. Upon completion of construction, and before release of the final security, the Developer shall prepare and submit stamped As-Built Plans for review and approval as to conformance with the Approved Plan.


Respectfully submitted,

  
\_\_\_\_\_

William F. O'Connell, Chairman

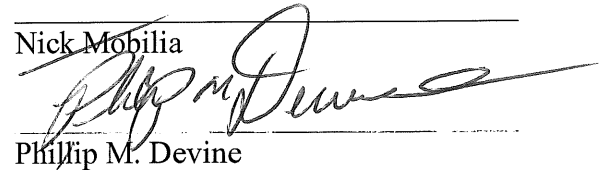
  
\_\_\_\_\_

Brian T. Salisbury, Vice Chairman

  
\_\_\_\_\_

Dennis J. Trebino

Nick Mobilia

  
\_\_\_\_\_

Phillip M. Devine

Planning Board

Date: May 11, 2023

# DEFINITIVE SUBDIVISION PLAN "PROSPECT HILL ESTATES" A SINGLE FAMILY RESIDENTIAL SUBDIVISION BELLINGHAM, MASSACHUSETTS

Date: December 17, 2021

Revised: March 2, 2022

July 12, 2022

**PLAN REFERENCE:**  
NORFOLK COUNTY REGISTRY OF DEEDS  
PLAN No.712 OF 1985  
PLAN No.425 OF 1960  
PLAN BOOK 323 ( No.712 OF 1985 )  
PLAN BOOK 388 ( No.1176 OF 1989 )  
PLAN BOOK 234 ( No.976 OF 1972 )  
PLAN BOOK 231 ( No.392 OF 1972 )  
RECORD BOOK 861, PAGE 506

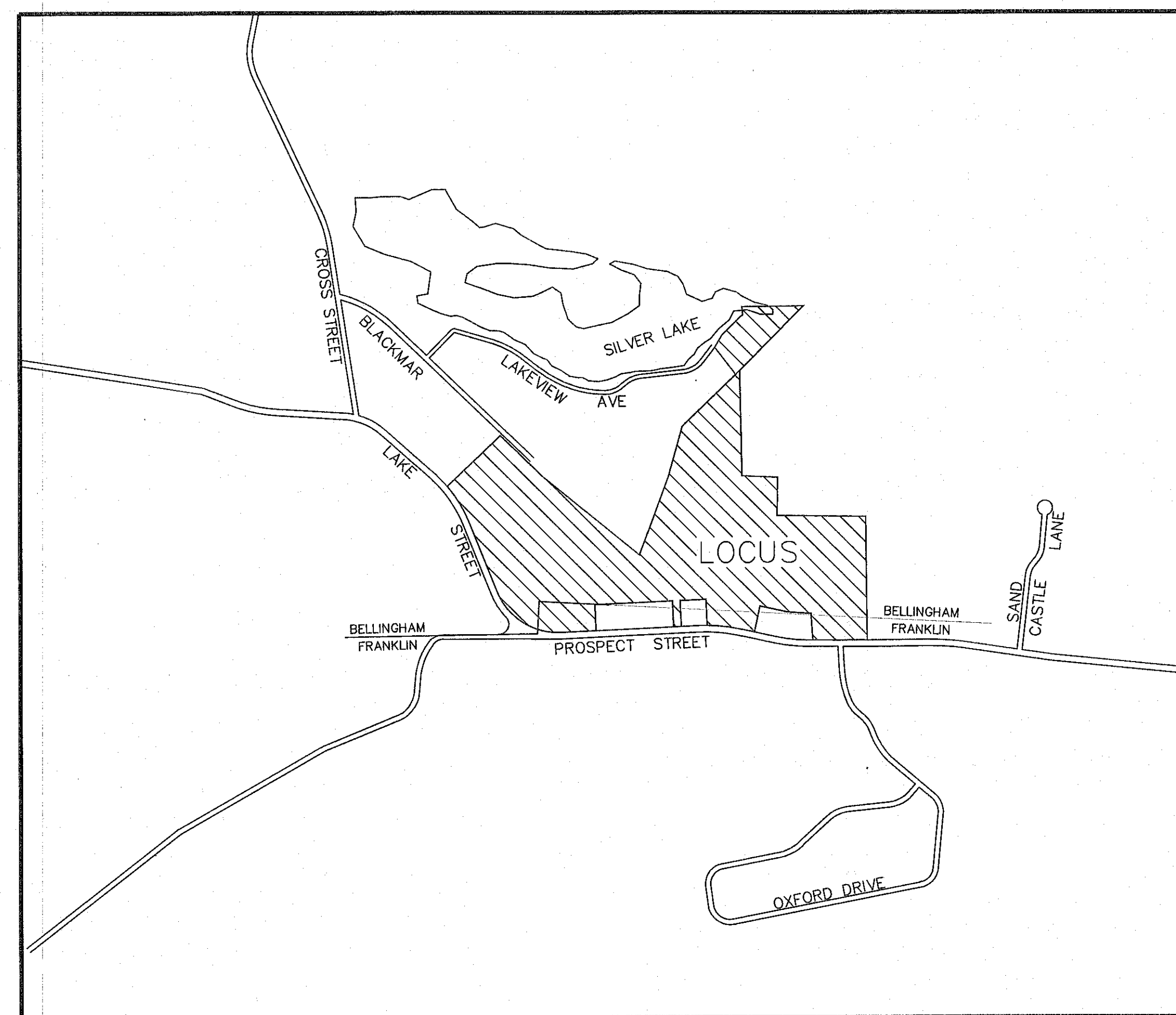
**ASSESSOR'S REFERENCE:**  
**FRANKLIN:**  
MAP 309, LOT 018  
MAP 308, LOT 079  
**BELLINGHAM:**  
MAP 69, LOT 87  
MAP 65, LOT 22  
MAP 65, LOT 20

**OWNERS OF RECORD:**  
1. V.F.W OF THE US., INC  
940 SOUTH MAIN ST.  
BELLINGHAM, MA  
P.O. BOX 101  
BELLINGHAM, MA  
2. WALL STREET DEVELOPMENT CORP.  
P.O. BOX 272  
WESTWOOD, MA  
3. PAUL D. CLARKIN  
137 LAKEVIEW AVE.  
BELLINGHAM, MA

**ZONING CLASSIFICATIONS:**  
AGRICULTURAL  
LOT AREA:  
Single Family: 80,000 s.f.  
Two Family: 160,000 s.f.  
FRONTAGE: 200'  
SETBACKS:  
Front: 30'  
SIDE: 15'  
REAR: 20'

## NOTES:

1. THE HOMES WILL BE SERVICED BY INDIVIDUAL PRIVATE WELLS AND ONSITE SEWAGE DISPOSAL SYSTEMS.
2. THIS PLAN IS THE RESULT OF AN ON-THE-GROUND SURVEY CONDUCTED BY GLM ENGINEERING CONSULTANTS, INC.. THE UTILITY LOCATIONS DEPICTED ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS MADE BY GLM ENGINEERING CONSULTANTS, INC., DIGSAFE PAINT-INDICATORS AND/OR RECORD PLAN LOCATIONS. GLM ENGINEERING CONSULTANTS, INC., DOES NOT WARRANT THAT ALL UTILITIES ARE SHOWN OR THAT UTILITIES THAT ARE DEPICTED ARE SHOWN IN THE CORRECT LOCATION OR WITH THE PROPER MATERIAL DESIGNATION. GLM ENGINEERING CONSULTANTS, INC. DOES NOT WARRANT OR PROVIDE AN EXPRESS OR IMPLIED WARRANTY THAT ALL SUBSURFACE IMPROVEMENTS ARE SHOWN CORRECTLY, INCLUDING BUT NOT LIMITED TO UTILITIES, UNDERGROUND VAULTS, TANKS OR CHAMBERS, DUCT BANKS AND/OR OTHER MAN-MADE UNDERGROUND IMPROVEMENTS. GLM ENGINEERING CONSULTANTS, INC. DOES NOT WARRANT THE LOCATION NOR CHARACTER OR SURFACE IMPROVEMENTS, THE OBSERVATION OF WHICH WAS OBSERVED AT THE TIME OF THE SURVEY.
3. THE PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN ZONE 'X' AND ZONE 'A' A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY IS IDENTIFIED AS MAP NUMBER 25021C0304E, EFFECTIVE DATE 07/17/2012. FLOOD ZONE 'A' IS LOCATED WITHIN THE BOREDERING VEGETATED WETLAND AREA.



LOCUS MAP  
1"=800'

**PREPARED BY:**  
**GLM** ENGINEERING  
CONSULTANTS, INC.  
19 EXCHANGE STREET  
HOLLISTON, MASSACHUSETTS 01746  
(508)429-1100 fax:(508)429-7160

**APPLICANT:**  
WALL STREET DEVELOPMENT CORP.  
P.O. BOX 272  
WESTWOOD, MASSACHUSETTS

APPROVED BY THE  
BELLINGHAM PLANNING BOARD:

DATE APPROVED: \_\_\_\_\_

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL  
OF THIS PLAN BY THE BELLINGHAM PLANNING BOARD  
WAS RECEIVED ON \_\_\_\_\_  
AT \_\_\_\_\_ AND NO APPEAL OF THE  
APPROVAL OF THIS PLAN WAS FILED WITHIN THE 20  
DAY APPEAL PERIOD.

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

APPROVAL SUBJECT TO A COVENANT  
CONDITIONS SET FORTH IN A COVENANT  
EXECUTED BY \_\_\_\_\_  
DATED \_\_\_\_\_ AND TO BE  
RECORDED HEREWITH.

I CERTIFY THAT THIS PLAN CONFORMS TO THE  
RULES & REGULATIONS OF THE REGISTER OF DEEDS.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH  
THE PROCEDURAL AND TECHNICAL STANDARDS FOR  
THE PRACTICE OF LAND SURVEYING IN THE  
COMMONWEALTH OF MASSACHUSETTS.

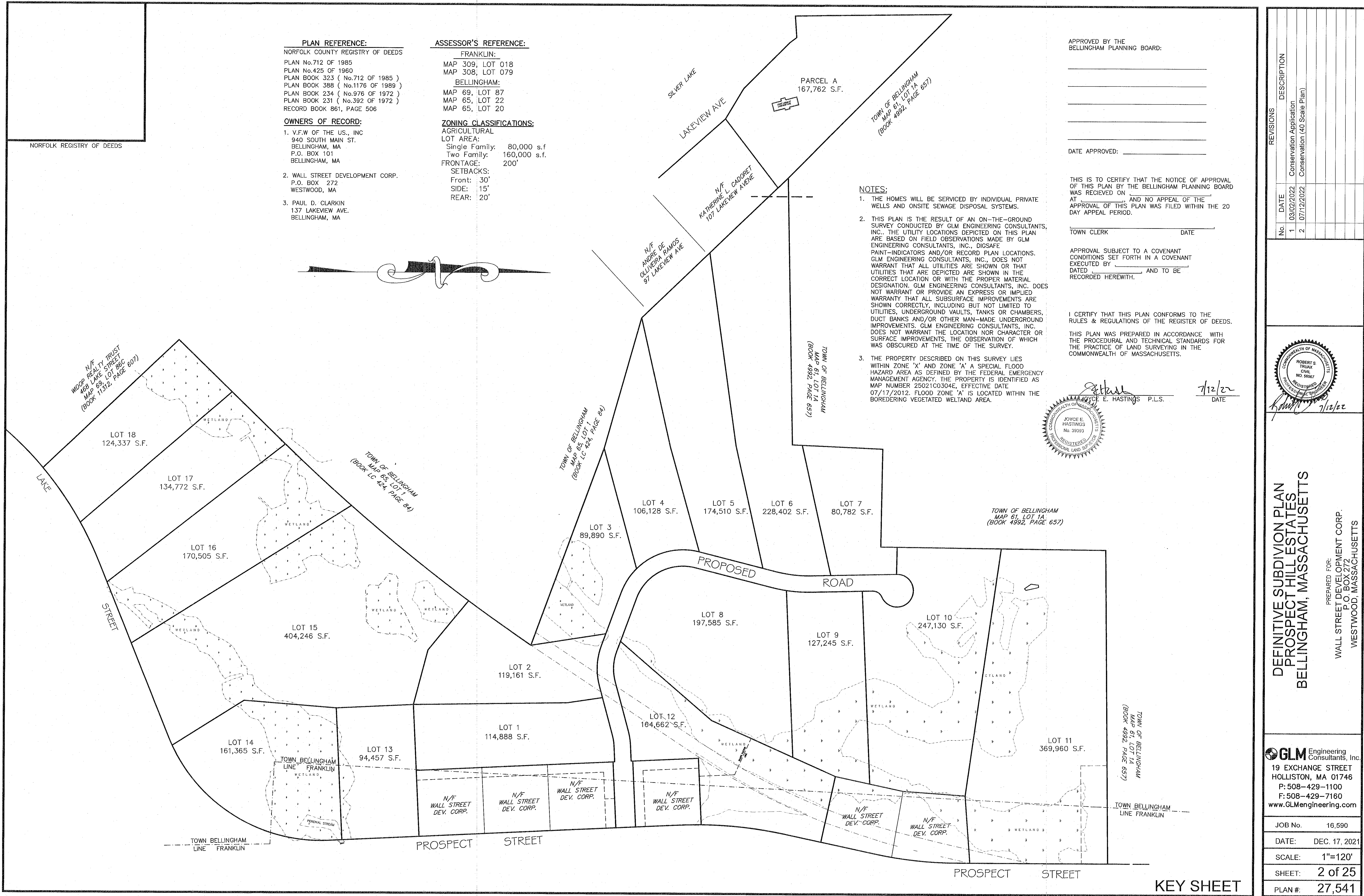
JOYCE E. HASTINGS P.L.S. \_\_\_\_\_ DATE \_\_\_\_\_

## SHEET INDEX

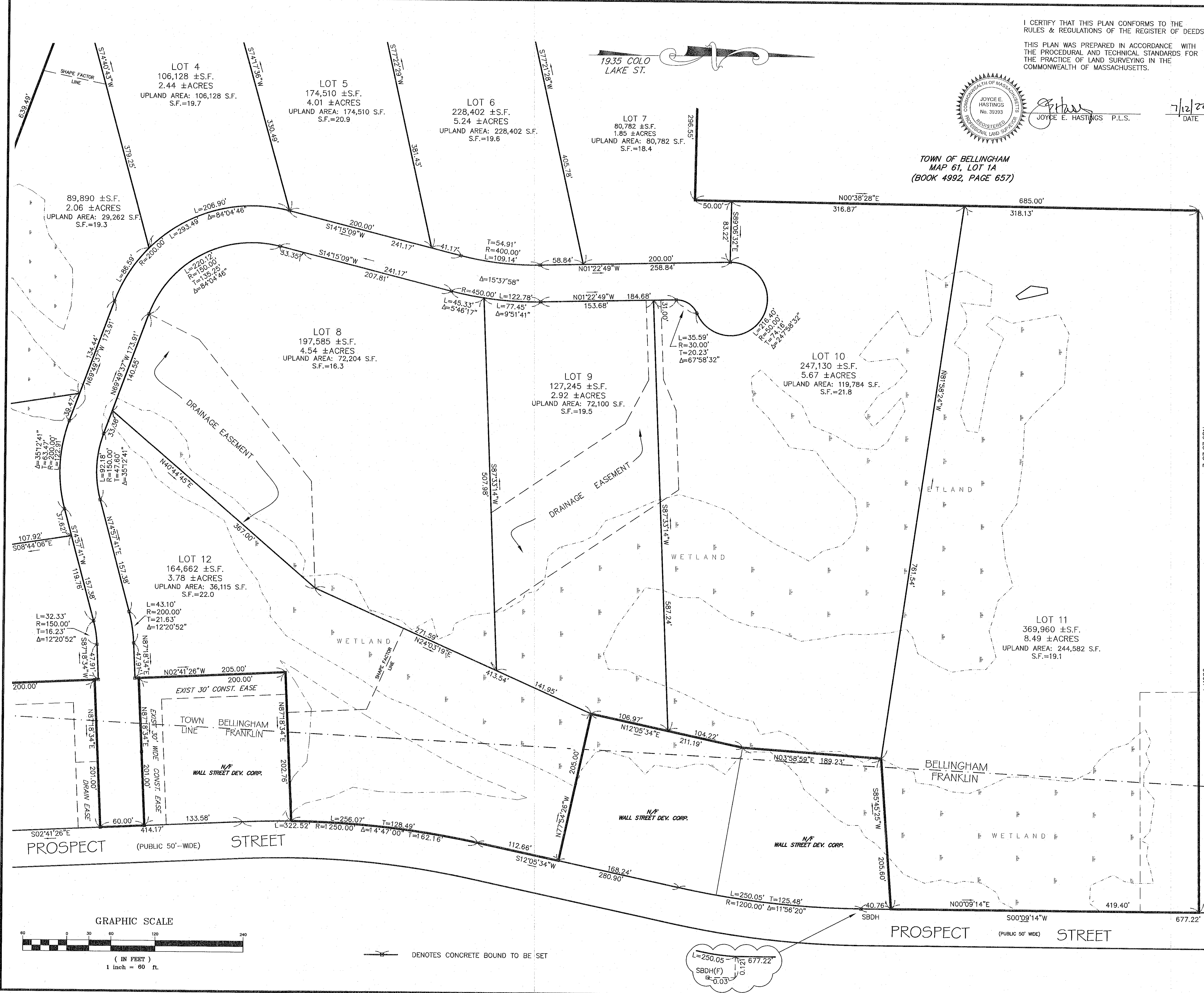
| SHEET NO. | DESCRIPTION                         |
|-----------|-------------------------------------|
| 1         | COVER SHEET                         |
| 2         | KEY SHEET                           |
| 3         | LAYOUT PLAN                         |
| 4         | LAYOUT PLAN                         |
| 5         | LAYOUT PLAN                         |
| 6         | LAYOUT PLAN                         |
| 7         | EXISTING & PROPOSED TOPOGRAPHY      |
| 8         | EXISTING & PROPOSED TOPOGRAPHY      |
| 9         | EXISTING & PROPOSED TOPOGRAPHY      |
| 10        | EXISTING & PROPOSED TOPOGRAPHY      |
| 11        | PLAN & PROFILE                      |
| 12        | PLAN & PROFILE                      |
| 13        | EROSION CONTROL PLAN                |
| 14        | EROSION CONTROL PLAN                |
| 15        | DETAILS                             |
| 16        | DETAILS                             |
| 17        | DETAILS                             |
| 18        | DEGRADED RIVERFRONT                 |
| 19        | WETLAND REPLICATION                 |
| 20        | EXISTING TOPOGRAPHY (40 Scale)      |
| 21        | EXISTING TOPOGRAPHY (40 Scale)      |
| 22        | EXISTING TOPOGRAPHY (40 Scale)      |
| 23        | EXIST & PROP. TOPOGRAPHY (40 Scale) |
| 24        | EXIST & PROP. TOPOGRAPHY (40 Scale) |
| 25        | EXIST & PROP. TOPOGRAPHY (40 Scale) |

|         |               |
|---------|---------------|
| JOB No. | 16,660        |
| DATE:   | DEC. 17, 2021 |
| SCALE:  | As shown      |
| SHEET:  | 1 of 25       |
| PLAN #: | 27,541        |



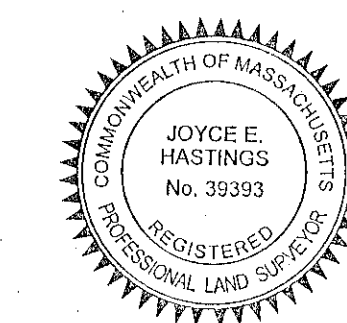


KEY SHEET



I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES & REGULATIONS OF THE REGISTER OF DEEDS.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.



JOYCE E. HASTINGS P.L.S.

7/12/22  
DATE

TOWN OF BELLINGHAM  
MAP 61, LOT 1A  
(BOOK 4992, PAGE 657)

NORFOLK REGISTRY OF DEEDS

APPROVED BY THE  
BELLINGHAM PLANNING BOARD:

DATE APPROVED: \_\_\_\_\_

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE BELLINGHAM PLANNING BOARD WAS RECEIVED ON \_\_\_\_\_ AT \_\_\_\_\_, AND NO APPEAL OF THE APPROVAL OF THIS PLAN WAS FILED WITHIN THE 20 DAY APPEAL PERIOD.

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

APPROVAL SUBJECT TO A COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY \_\_\_\_\_ AND TO BE DATED \_\_\_\_\_ RECORDED HEREWITH.

ASSESSOR'S REFERENCE:

FRANKLIN:  
MAP 309, LOT 018  
MAP 308, LOT 079  
BELLINGHAM:  
MAP 69, LOT 87  
MAP 65, LOT 22  
MAP 65, LOT 20

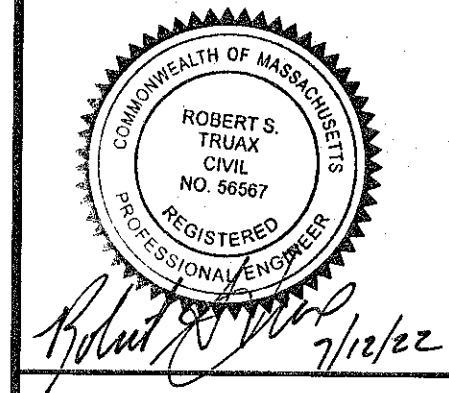
ZONING CLASSIFICATIONS:

AGRICULTURAL  
LOT AREA:  
Single Family: 80,000 s.f.  
Two Family: 160,000 s.f.  
FRONTAGE: 200'  
SETBACKS:  
Front: 30'  
SIDE: 15'  
REAR: 20'

OWNERS OF RECORD:

- V.F.W. OF THE U.S., INC  
940 SOUTH MAIN ST.  
BELLINGHAM, MA  
P.O. BOX 101  
BELLINGHAM, MA
- WALL STREET DEVELOPMENT CORP.  
P.O. BOX 272  
WESTWOOD, MA
- PAUL D. CLARKIN  
137 LAKEVIEW AVE.  
BELLINGHAM, MA

| REVISIONS |            | DESCRIPTION                  |
|-----------|------------|------------------------------|
| No.       | DATE       |                              |
| 1         | 03/02/2022 | Conservation Application     |
| 2         | 07/12/2022 | Conservation (40 Scale Plan) |



DEFINITIVE SUBDIVISION PLAN  
PROSPECT HILL ESTATES  
BELLINGHAM, MASSACHUSETTS

PREPARED FOR:  
WALL STREET DEVELOPMENT CORP.  
P.O. BOX 272  
WESTWOOD, MASSACHUSETTS

GLM Engineering Consultants, Inc.  
19 EXCHANGE STREET  
HOLLISTON, MA 01746  
P: 508-429-1100  
F: 508-429-7160  
www.GLMengineering.com

|         |               |
|---------|---------------|
| JOB No. | 16,590        |
| DATE:   | DEC. 17, 2021 |
| SCALE:  | 1"=60'        |
| SHEET:  | 3 of 25       |
| PLAN #: | 27,541        |

LAYOUT PLAN



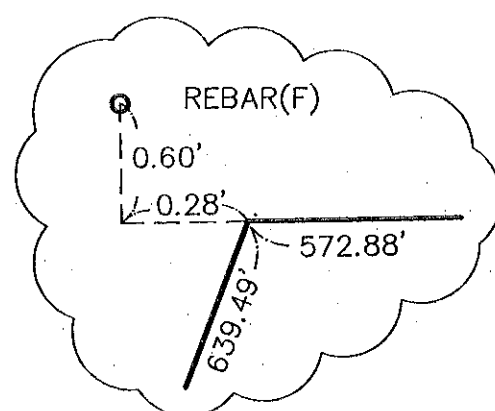
NORFOLK REGISTRY OF DEEDS

ASSESSOR'S REFERENCE:

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MAP 309, LOT 018  
MAP 308, LOT 079  
BELLINGHAM:  
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MAP 65, LOT 22  
MAP 65, LOT 20

ZONING CLASSIFICATIONS:

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Two Family: 160,000 s.f.  
FRONTAGE: 200'  
SETBACKS:  
Front: 30'  
SIDE: 15'  
REAR: 20'



TOWN OF BELLINGHAM  
MAP 65, LOT 1  
(BOOK LC 424, PAGE 84)

LOT 4  
106,128 ±S.F.  
2.44 ±ACRES  
UPLAND AREA: 106,128 S.F.  
S.F.=19.7

LOT 5  
174,510 ±S.F.  
4.01 ±ACRES  
UPLAND AREA: 174,510 S.F.  
S.F.=20.9

LOT 6  
228,402 ±S.F.  
5.24 ±ACRES  
UPLAND AREA: 228,402 S.F.  
S.F.=19.6

LOT 7  
80,782 ±S.F.  
1.85 ±ACRES  
UPLAND AREA: 80,782 S.F.  
S.F.=18.4

89,890 ±S.F.  
2.06 ±ACRES  
UPLAND AREA: 29,262 S.F.  
S.F.=19.3

OWNERS OF RECORD:

- V.F.W. OF THE U.S., INC  
940 SOUTH MAIN ST.  
BELLINGHAM, MA 01746  
P.O. BOX 101  
BELLINGHAM, MA  
P: 508-429-1100  
F: 508-429-7160  
www.GLMengineering.com
- WALL STREET DEVELOPMENT CORP.  
P.O. BOX 272  
WESTWOOD, MA
- PAUL D. CLARKIN  
137 LAKEVIEW AVE.  
BELLINGHAM, MA

LAYOUT PLAN

1935 COLO  
LAKE ST.

MATCH  
LINE

SILVER LAKE  
LAKEVIEW AVE

PARCEL A  
167,762 ±S.F.  
3.85 ±ACRES

TOWN OF BELLINGHAM  
MAP 61, LOT 1A  
(BOOK 4992, PAGE 657)

APPROVED BY THE  
BELLINGHAM PLANNING BOARD:

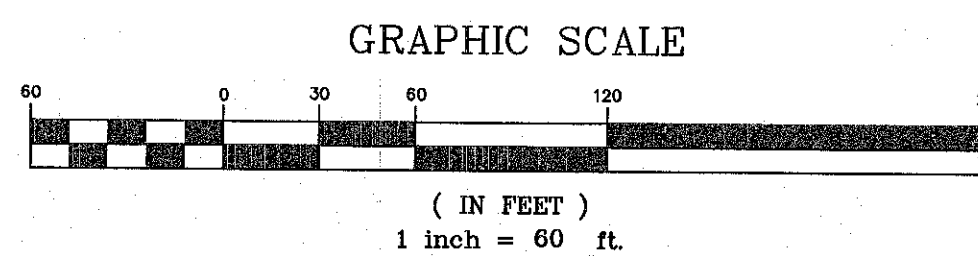
DATE APPROVED: \_\_\_\_\_

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL  
OF THIS PLAN BY THE BELLINGHAM PLANNING BOARD  
WAS RECEIVED ON \_\_\_\_\_  
AT \_\_\_\_\_ AND NO APPEAL OF THE  
APPROVAL OF THIS PLAN WAS FILED WITHIN THE 20  
DAY APPEAL PERIOD.

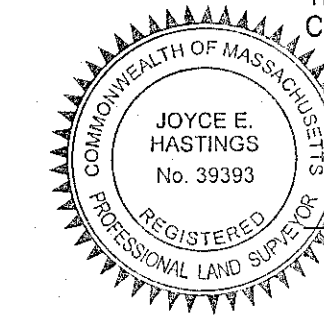
TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

APPROVAL SUBJECT TO A COVENANT  
CONDITIONS SET FORTH IN A COVENANT  
EXECUTED BY \_\_\_\_\_  
DATED \_\_\_\_\_ AND TO BE  
RECORDED HEREWITH.

I CERTIFY THAT THIS PLAN CONFORMS TO THE  
RULES & REGULATIONS OF THE REGISTER OF DEEDS.  
THIS PLAN WAS PREPARED IN ACCORDANCE WITH  
THE PROCEDURAL AND TECHNICAL STANDARDS FOR  
THE PRACTICE OF LAND SURVEYING IN THE  
COMMONWEALTH OF MASSACHUSETTS.



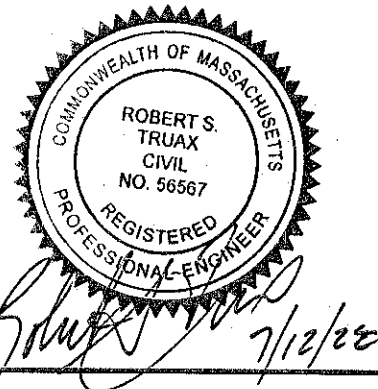
TOWN OF BELLINGHAM  
MAP 61, LOT 1A  
(BOOK 4992, PAGE 657)



JOYCE E. HASTINGS P.L.S.

7/12/22  
DATE

| REVISIONS |            | DESCRIPTION                  |
|-----------|------------|------------------------------|
| No.       | DATE       |                              |
| 1         | 03/02/2022 | Conservation Application     |
| 2         | 07/12/2022 | Conservation (40 Scale Plan) |



DEFINITIVE SUBDIVISION PLAN  
PROSPECT HILL ESTATES  
BELLINGHAM, MASSACHUSETTS

PREPARED FOR:  
WALL STREET DEVELOPMENT CORP.  
P.O. BOX 272  
WESTWOOD, MASSACHUSETTS

GLM Engineering  
Consultants, Inc.  
19 EXCHANGE STREET  
HOLLISTON, MA 01746  
P: 508-429-1100  
F: 508-429-7160  
www.GLMengineering.com

JOB No. 16,590  
DATE: DEC. 17, 2021  
SCALE: 1"=60'  
SHEET: 4 of 25  
PLAN #: 27,541

APPROVED BY THE  
BELLINGHAM PLANNING BOARD:

DATE APPROVED: \_\_\_\_\_

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL  
OF THIS PLAN BY THE BELLINGHAM PLANNING BOARD  
WAS RECEIVED ON \_\_\_\_\_, AND NO APPEAL OF THE  
APPROVAL OF THIS PLAN WAS FILED WITHIN THE 20  
DAY APPEAL PERIOD.

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**ASSESSOR'S REFERENCE:**

FRANKLIN:  
MAP 309, LOT 018  
MAP 308, LOT 079  
BELLINGHAM:  
MAP 69, LOT 87  
MAP 65, LOT 22  
MAP 65, LOT 20

**ZONING CLASSIFICATIONS:**

AGRICULTURAL  
LOT AREA:  
Single Family: 80,000 s.f.  
Two Family: 160,000 s.f.  
FRONTAGE: 200'  
SETBACKS:  
Front: 30'  
SIDE: 15'  
REAR: 20'

**OWNERS OF RECORD:**

1. V.F.W OF THE U.S., INC  
940 SOUTH MAIN ST.  
BELLINGHAM, MA  
P.O. BOX 101  
BELLINGHAM, MA
2. WALL STREET DEVELOPMENT CORP.  
P.O. BOX 272  
WESTWOOD, MA
3. PAUL D. CLARKIN  
137 LAKEVIEW AVE.  
BELLINGHAM, MA

LOT 15  
404,246 ±S.F.  
9.28 ±ACRES  
UPLAND AREA: 292,971 S.F.  
S.F.=18.0

LOT 2  
119,161 ±S.F.  
2.74 ±ACRES  
UPLAND AREA: 73,300 S.F.  
S.F.=21.6

LOT 1  
114,888 ±S.F.  
2.64 ±ACRES  
UPLAND AREA: 114,888 S.F.  
S.F.=21.8

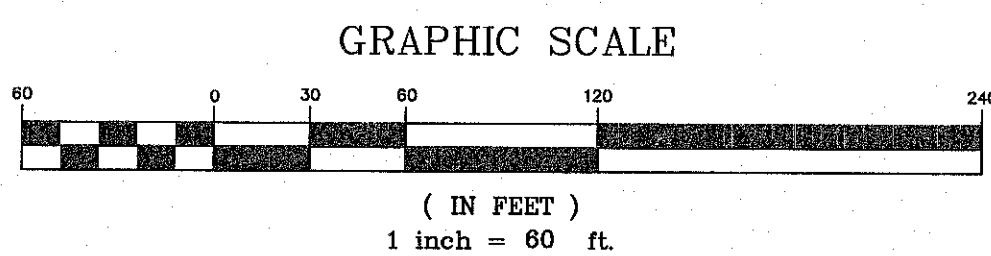
LOT 4  
106,128 ±S.F.  
2.44 ±ACRES  
UPLAND AREA: 106,128 S.F.  
S.F.=19.7

89,890 ±S.F.  
2.06 ±ACRES  
UPLAND AREA: 29,262 S.F.  
S.F.=19.3

LOT 12  
164,662 ±S.F.  
3.78 ±ACRES  
UPLAND AREA: 36,115 S.F.  
S.F.=22.0

LOT 14  
161,365 ±S.F.  
3.70 ±ACRES  
UPLAND AREA: 72,124 S.F.  
S.F.=15.3

LOT 13  
94,457 ±S.F.  
2.17 ±ACRES  
UPLAND AREA: 86,584 S.F.  
S.F.=17.2

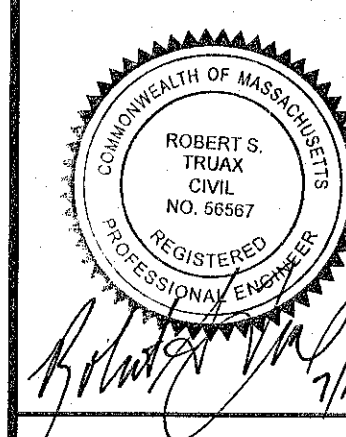


LAKE STREET

PROSPECT STREET

LAYOUT PLAN

| REVISIONS |            | DESCRIPTION                  |
|-----------|------------|------------------------------|
| No.       | DATE       |                              |
| 1         | 03/02/2022 | Conservation Application     |
| 2         | 07/12/2022 | Conservation (40 Scale Plan) |



DEFINITIVE SUBDIVISION PLAN  
PROSPECT HILL ESTATES  
BELLINGHAM, MASSACHUSETTS

PREPARED FOR:  
WALL STREET DEVELOPMENT CORP.  
P.O. BOX 272  
WESTWOOD, MASSACHUSETTS

GLM Engineering Consultants, Inc.  
19 EXCHANGE STREET  
HOLLISTON, MA 01746  
P: 508-429-1100  
F: 508-429-7160  
www.GLMengineering.com

|         |               |
|---------|---------------|
| JOB No. | 16,590        |
| DATE:   | DEC. 17, 2021 |
| SCALE:  | 1"=60'        |
| SHEET:  | 5 of 25       |
| PLAN #: | 27,541        |



NORFOLK REGISTRY OF DEEDS

N/F  
WIDOP REALTY TRUST  
468 LAKE ST  
BELLINGHAM MA  
MAP 69, LOT 86C  
(BOOK 11312, PAGE 607)

1935 COLO  
LAKE ST.

ASSESSOR'S REFERENCE:

FRANKLIN:  
MAP 309, LOT 018  
MAP 308, LOT 079  
BELLINGHAM:  
MAP 69, LOT 87  
MAP 65, LOT 22  
MAP 65, LOT 20

ZONING CLASSIFICATIONS:

AGRICULTURAL  
LOT AREA:  
Single Family: 80,000 s.f.  
Two Family: 160,000 s.f.  
FRONTAGE: 200'  
SETBACKS:  
Front: 30'  
SIDE: 15'  
REAR: 20'

APPROVED BY THE  
BELLINGHAM PLANNING BOARD:

DATE APPROVED: \_\_\_\_\_

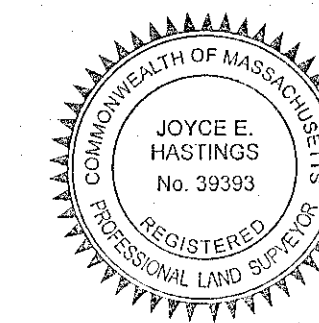
THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL  
OF THIS PLAN BY THE BELLINGHAM PLANNING BOARD  
WAS RECEIVED ON \_\_\_\_\_  
AT \_\_\_\_\_, AND NO APPEAL OF THE  
APPROVAL OF THIS PLAN WAS FILED WITHIN THE 20  
DAY APPEAL PERIOD.

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

APPROVAL SUBJECT TO A COVENANT  
CONDITIONS SET FORTH IN A COVENANT  
EXECUTED BY \_\_\_\_\_ AND TO BE  
DATED \_\_\_\_\_  
RECORDED HEREWITH.

I CERTIFY THAT THIS PLAN CONFORMS TO THE  
RULES & REGULATIONS OF THE REGISTER OF DEEDS.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH  
THE PROCEDURAL AND TECHNICAL STANDARDS FOR  
THE PRACTICE OF LAND SURVEYING IN THE  
COMMONWEALTH OF MASSACHUSETTS.



JOYCE E. HASTINGS, P.L.S.

7/12/22  
DATE

— DENOTES CONCRETE BOUND TO BE SET

OWNERS OF RECORD:

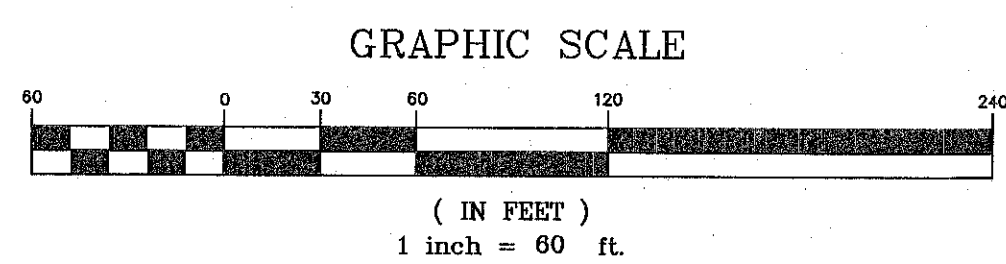
- V.F.W. OF THE U.S., INC.  
940 SOUTH MAIN ST.  
BELLINGHAM, MA  
P.O. BOX 101  
BELLINGHAM, MA
- WALL STREET DEVELOPMENT CORP.  
P.O. BOX 272  
WESTWOOD, MA
- PAUL D. CLARKIN  
137 LAKEVIEW AVE.  
BELLINGHAM, MA

DEFINITIVE SUBDIVISION PLAN  
PROSPECT HILL ESTATES  
BELLINGHAM, MASSACHUSETTS

PREPARED FOR:  
WALL STREET DEVELOPMENT CORP.  
P.O. BOX 272  
WESTWOOD, MASSACHUSETTS

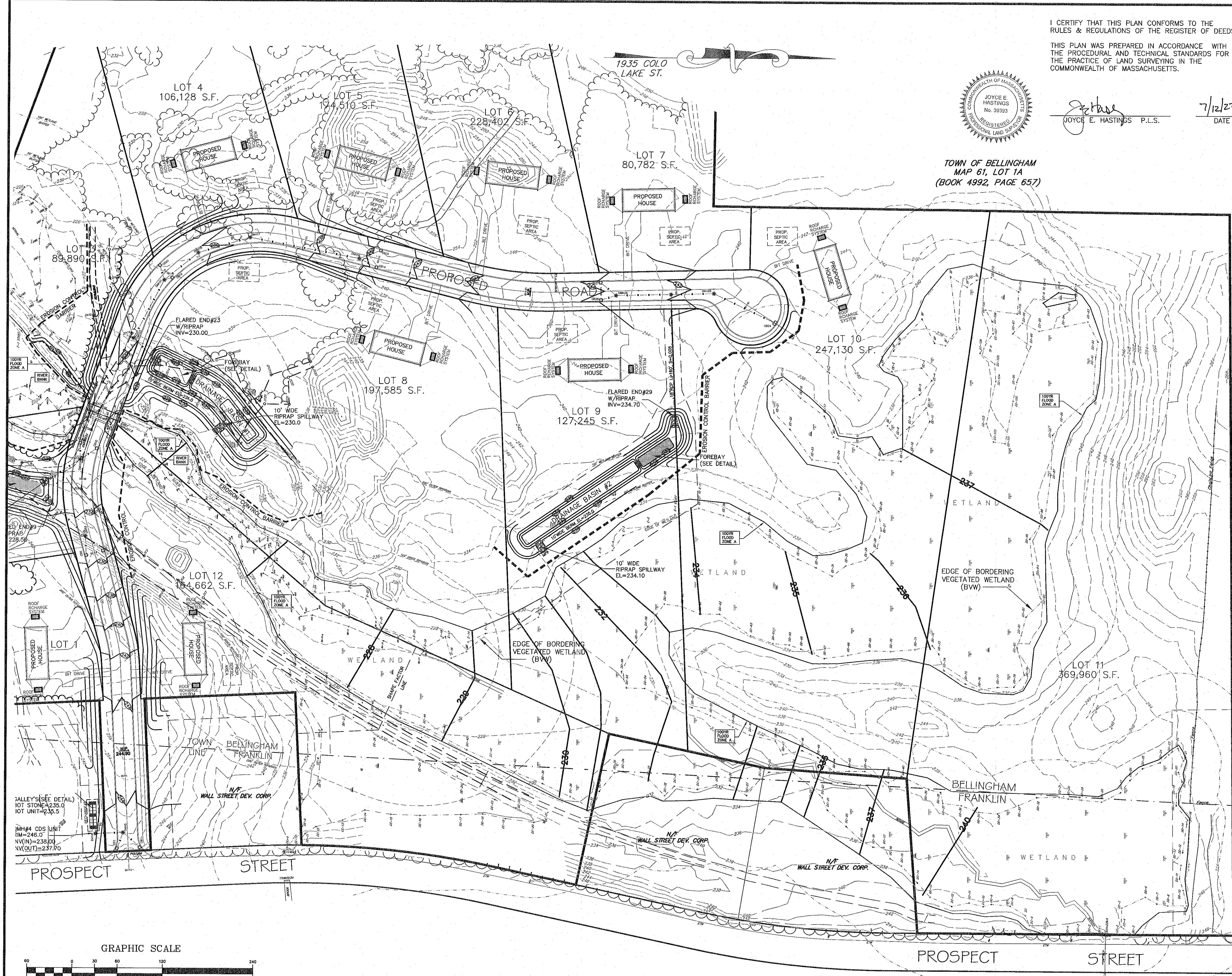
GLM Engineering  
Consultants, Inc.  
19 EXCHANGE STREET  
HOLLISTON, MA 01746  
P: 508-429-1100  
F: 508-429-7160  
www.GLMengineering.com

JOB No. 16,590  
DATE: DEC. 17, 2021  
SCALE: 1"=60'  
SHEET: 6 of 25  
PLAN #: 27,541



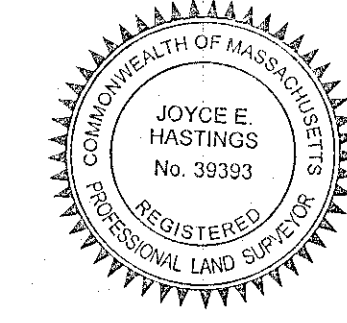
LAYOUT PLAN





I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES & REGULATIONS OF THE REGISTER OF DEEDS.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.



JOYCE E. HASTINGS P.L.S. 7/12/22  
DATE

TOWN OF BELLINGHAM  
MAP 61, LOT 1A  
(BOOK 4992, PAGE 657)

NORFOLK REGISTRY OF DEEDS

APPROVED BY THE  
BELLINGHAM PLANNING BOARD:

DATE APPROVED: \_\_\_\_\_

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE BELLINGHAM PLANNING BOARD WAS RECEIVED ON \_\_\_\_\_ AND NO APPEAL OF THE APPROVAL OF THIS PLAN WAS FILED WITHIN THE 20 DAY APPEAL PERIOD.

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

APPROVAL SUBJECT TO A COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY \_\_\_\_\_ AND TO BE DATED \_\_\_\_\_ AND TO BE RECORDED HEREWITH.

ASSESSOR'S REFERENCE:

FRANKLIN:

MAP 309, LOT 018

MAP 308, LOT 079

BELLINGHAM:

MAP 69, LOT 87

MAP 65, LOT 22

MAP 65, LOT 20

ZONING CLASSIFICATIONS:

AGRICULTURAL

LOT AREA:

Single Family: 80,000 s.f.

Two Family: 160,000 s.f.

FRONTAGE: 200'

SETBACKS:

Front: 30'

Side: 15'

REAR: 20'

OWNERS OF RECORD:

1. V.F.W. OF THE U.S., INC.

940 SOUTH MAIN ST.

BELLINGHAM, MA

P.O. BOX 101

BELLINGHAM, MA

2. WALL STREET DEVELOPMENT CORP.

P.O. BOX 272

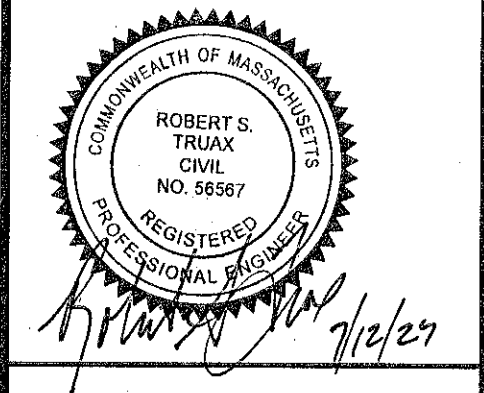
WESTWOOD, MA

3. PAUL D. CLARKIN

137 LAKEVIEW AVE.

BELLINGHAM, MA

| REVISIONS |            | DESCRIPTION                  |
|-----------|------------|------------------------------|
| No.       | DATE       | Conservation Application     |
| 1         | 03/02/2022 | Conservation (40 Scale Plan) |
| 2         | 07/12/2022 |                              |

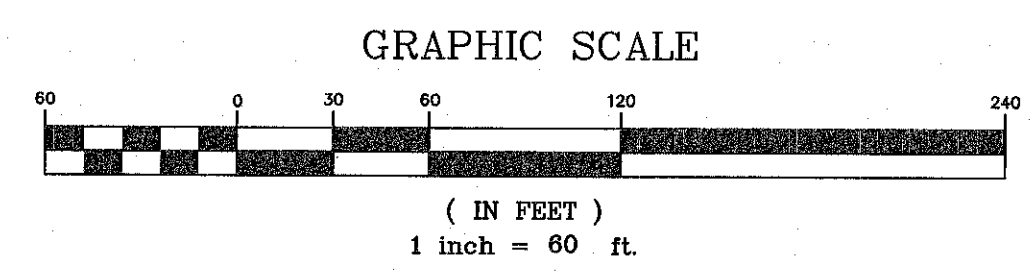


DEFINITIVE SUBDIVISION PLAN  
PROSPECT HILL ESTATES  
BELLINGHAM, MASSACHUSETTS

PREPARED FOR:  
WALL STREET DEVELOPMENT CORP.  
P.O. BOX 272  
WESTWOOD, MASSACHUSETTS

GLM Engineering Consultants, Inc.  
19 EXCHANGE STREET  
HOLLISTON, MA 01746  
P: 508-429-1100  
F: 508-429-7160  
www.GLMengineering.com

|         |               |
|---------|---------------|
| JOB No. | 16,590        |
| DATE:   | DEC. 17, 2021 |
| SCALE:  | 1"=60'        |
| SHEET:  | 7 of 25       |
| PLAN #: | 27,541        |



EXISTING & PROPOSED TOPOGRAPHY



NORFOLK REGISTRY OF DEEDS

ASSESSOR'S REFERENCE:

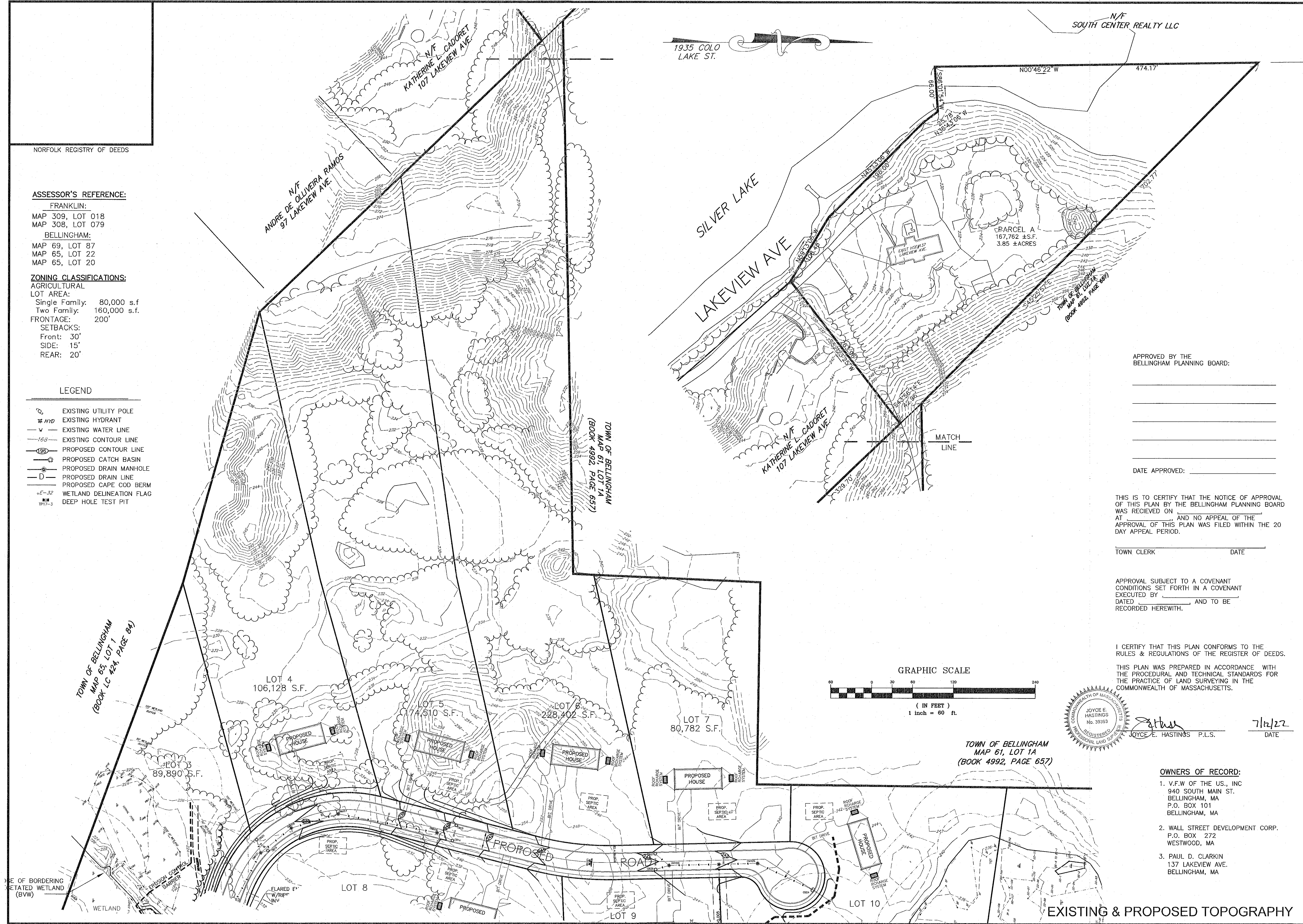
FRANKLIN:  
MAP 309, LOT 018  
MAP 308, LOT 079  
BELLINGHAM:  
MAP 69, LOT 87  
MAP 65, LOT 22  
MAP 65, LOT 20

ZONING CLASSIFICATIONS:

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Single Family: 80,000 s.f.  
Two Family: 160,000 s.f.  
FRONTAGE: 200'  
SETBACKS:  
Front: 30'  
SIDE: 15'  
REAR: 20'

LEGEND

EXISTING UTILITY POLE  
EXISTING HYDRANT  
EXISTING WATER LINE  
EXISTING CONTOUR LINE  
PROPOSED CONTOUR LINE  
PROPOSED CATCH BASIN  
PROPOSED DRAIN MANHOLE  
PROPOSED DRAIN LINE  
PROPOSED CAPE COD BERM  
WETLAND DELINEATION FLAG  
DEEP HOLE TEST PIT



APPROVED BY THE  
BELLINGHAM PLANNING BOARD:

DATE APPROVED:

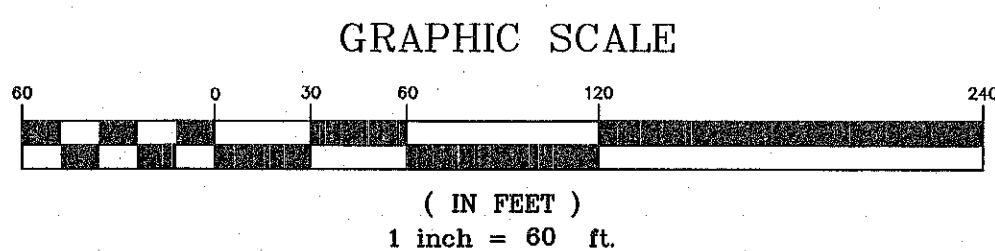
THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL  
OF THIS PLAN BY THE BELLINGHAM PLANNING BOARD  
WAS RECEIVED ON \_\_\_\_\_  
AT \_\_\_\_\_, AND NO APPEAL OF THE  
APPROVAL OF THIS PLAN WAS FILED WITHIN THE 20  
DAY APPEAL PERIOD.

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

APPROVAL SUBJECT TO A COVENANT  
CONDITIONS SET FORTH IN A COVENANT  
EXECUTED BY \_\_\_\_\_  
DATED \_\_\_\_\_ AND TO BE  
RECORDED HERewith.

I CERTIFY THAT THIS PLAN CONFORMS TO THE  
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THIS PLAN WAS PREPARED IN ACCORDANCE WITH  
THE PROCEDURAL AND TECHNICAL STANDARDS FOR  
THE PRACTICE OF LAND SURVEYING IN THE  
COMMONWEALTH OF MASSACHUSETTS.



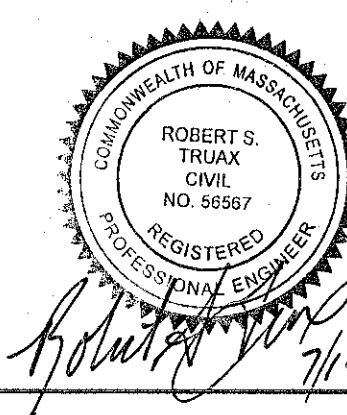
TOWN OF BELLINGHAM  
MAP 61, LOT 1A  
(BOOK 4992, PAGE 657)

OWNERS OF RECORD:

- V.F.W. OF THE U.S., INC  
940 SOUTH MAIN ST.  
BELLINGHAM, MA  
P.O. BOX 101  
BELLINGHAM, MA
- WALL STREET DEVELOPMENT CORP.  
P.O. BOX 272  
WESTWOOD, MA
- PAUL D. CLARKIN  
137 LAKEVIEW AVE.  
BELLINGHAM, MA

EXISTING & PROPOSED TOPOGRAPHY

| REVISIONS | DATE       | DESCRIPTION                  |
|-----------|------------|------------------------------|
| No.       |            |                              |
| 1         | 03/02/2022 | Conservation Application     |
| 2         | 07/12/2022 | Conservation (40 Scale Plan) |



DEFINITIVE SUBDIVISION PLAN  
PROSPECT HILL ESTATES  
BELLINGHAM, MASSACHUSETTS

PREPARED FOR:  
WALL STREET DEVELOPMENT CORP.  
P.O. BOX 272  
WESTWOOD, MASSACHUSETTS

GLM Engineering  
Consultants, Inc.  
19 EXCHANGE STREET  
HOLLISTON, MA 01746  
P: 508-429-1100  
F: 508-429-7160  
www.GLMengineering.com

|         |               |
|---------|---------------|
| JOB No. | 16,590        |
| DATE:   | DEC. 17, 2021 |
| SCALE:  | 1"=60'        |
| SHEET:  | 8 of 25       |
| PLAN #: | 27,541        |



APPROVED BY THE  
BELLINGHAM PLANNING BOARD:

DATE APPROVED: \_\_\_\_\_

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL  
OF THIS PLAN BY THE BELLINGHAM PLANNING BOARD  
WAS RECEIVED ON \_\_\_\_\_  
AT \_\_\_\_\_, AND NO APPEAL OF THE  
APPROVAL OF THIS PLAN WAS FILED WITHIN THE 20  
DAY APPEAL PERIOD.

TOWN CLERK \_\_\_\_\_

DATE \_\_\_\_\_

**ASSESSOR'S REFERENCE:**

FRANKLIN:  
MAP 309, LOT 018  
MAP 308, LOT 079  
BELLINGHAM:  
MAP 69, LOT 87  
MAP 65, LOT 22  
MAP 65, LOT 20

**ZONING CLASSIFICATIONS:**

AGRICULTURAL  
LOT AREA:  
Single Family: 80,000 s.f.  
Two Family: 160,000 s.f.  
FRONTAGE: 200'  
SETBACKS:  
Front: 30'  
SIDE: 15'  
REAR: 20'

**OWNERS OF RECORD:**

1. V.F.W. OF THE U.S., INC  
940 SOUTH MAIN ST.  
BELLINGHAM, MA  
P.O. BOX 101  
BELLINGHAM, MA
2. WALL STREET DEVELOPMENT CORP.  
P.O. BOX 272  
WESTWOOD, MA
3. PAUL D. CLARKIN  
137 LAKEVIEW AVE.  
BELLINGHAM, MA

**LEGEND**

- EXISTING UTILITY POLE
- EXISTING HYDRANT
- EXISTING WATER LINE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED DRAIN LINE
- PROPOSED CAPE COD BERM
- WETLAND DELINEATION FLAG
- DEEP HOLE TEST PIT

1935 COLO  
LAKE ST.

TOWN OF BELLINGHAM  
MAP 85, LOT 1  
(BOOK LC 42A, PAGE 84)

LOT 4  
106,128 S.F.

PROPOSED  
HOUSE

LOT 3  
89,890 S.F.

FLARED END #23  
W/ RIPRAP  
INV=230.00

FOR (SEE)

100' FLOOD ZONE A

100' FLOOD ZONE A

100' FLOOD ZONE A

100' FLOOD ZONE A

100' FLOOD ZONE A

100' FLOOD ZONE A

100' FLOOD ZONE A

100' FLOOD ZONE A

100' FLOOD ZONE A

100' FLOOD ZONE A

100' FLOOD ZONE A

100' FLOOD ZONE A

100' FLOOD ZONE A

100' FLOOD ZONE A

NORFOLK REGISTRY OF DEEDS

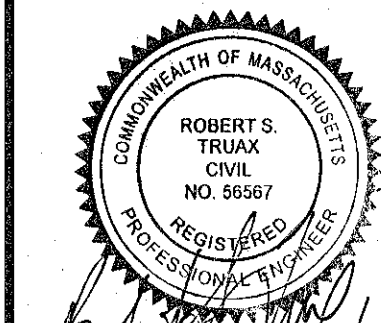
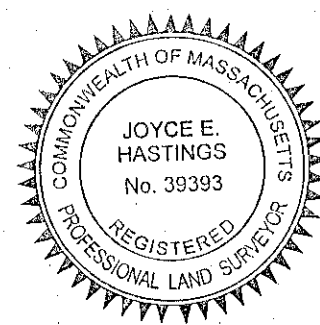
APPROVAL SUBJECT TO A COVENANT  
CONDITIONS SET FORTH IN A COVENANT  
EXECUTED BY \_\_\_\_\_  
DATED \_\_\_\_\_ AND TO BE  
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I CERTIFY THAT THIS PLAN CONFORMS TO THE  
RULES & REGULATIONS OF THE REGISTER OF DEEDS.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH  
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THE PRACTICE OF LAND SURVEYING IN THE  
COMMONWEALTH OF MASSACHUSETTS.

*J. Hastings*  
JOYCE E. HASTINGS P.L.S.

7/11/22  
DATE

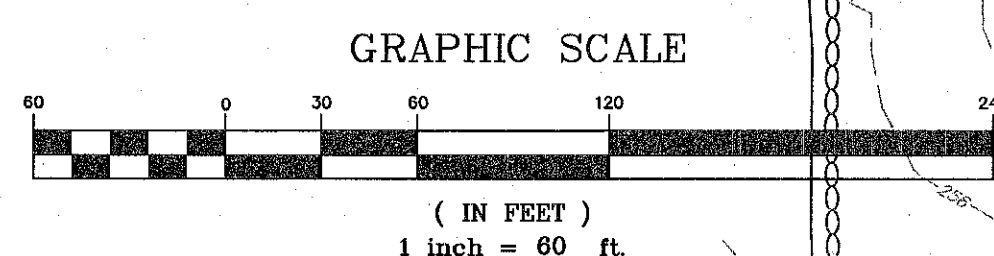


DEFINITIVE SUBDIVISION PLAN  
PROSPECT HILL ESTATES  
BELLINGHAM, MASSACHUSETTS

PREPARED FOR:  
WALL STREET DEVELOPMENT CORP.  
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**GLM** Engineering  
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F: 508-429-7160  
www.GLMengineering.com

JOB No. 16,590  
DATE: DEC. 17, 2021  
SCALE: 1"=60'  
SHEET: 9 of 25  
PLAN #: 27,541



LAKE STREET

BELLINGHAM  
FRANKLIN

LOT 13  
164,662 S.F.

BELLINGHAM  
FRANKLIN

LOT 1  
114,888 S.F.

N/F  
WALL STREET DEV. CORP.

N/F  
WALL STREET DEV. CORP.

N/F  
WALL STREET DEV. CORP.

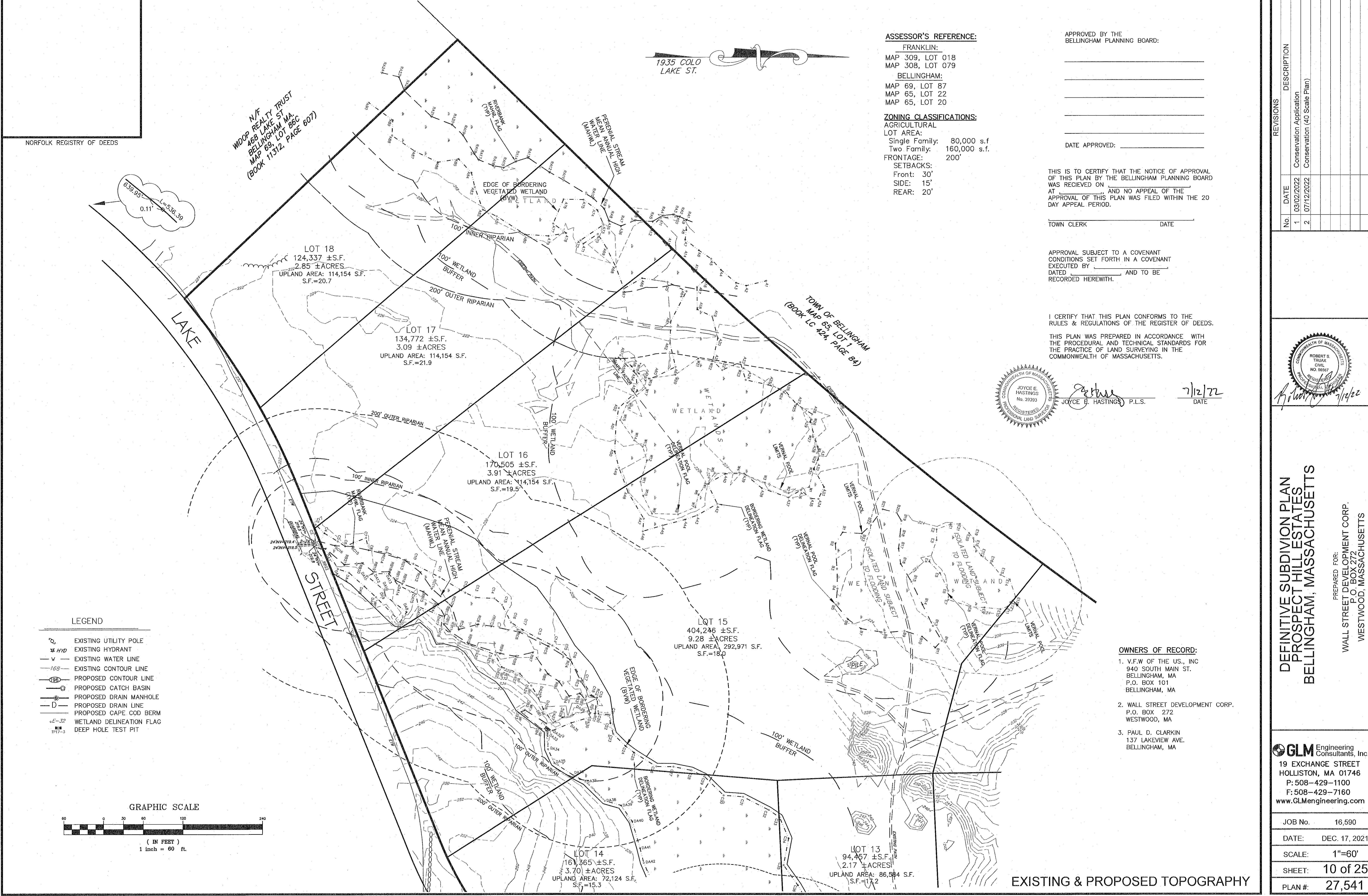
N/F  
WALL STREET DEV. CORP.

PROSPECT

STREET

EXISTING & PROPOSED TOPOGRAPHY





NORFOLK REGISTRY OF DEEDS

N/F  
WUDOP REALTY TRUST  
468 LAKE ST  
BELLINGHAM, MA  
MAP 69, LOT 86C  
(BOOK 11312, PAGE 607)

1935 COLO  
LAKE ST.

ASSESSOR'S REFERENCE:  
FRANKLIN:  
MAP 309, LOT 018  
MAP 308, LOT 079  
BELLINGHAM:  
MAP 69, LOT 87  
MAP 65, LOT 22  
MAP 65, LOT 20

ZONING CLASSIFICATIONS:  
AGRICULTURAL  
LOT AREA:  
Single Family: 80,000 s.f.  
Two Family: 160,000 s.f.  
FRONTAGE: 200'  
SETBACKS:  
Front: 30'  
SIDE: 15'  
REAR: 20'

APPROVED BY THE  
BELLINGHAM PLANNING BOARD:  
  
  
  
  
DATE APPROVED: \_\_\_\_\_

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL  
OF THIS PLAN BY THE BELLINGHAM PLANNING BOARD  
WAS RECEIVED ON \_\_\_\_\_  
AT \_\_\_\_\_ AND NO APPEAL OF THE  
APPROVAL OF THIS PLAN WAS FILED WITHIN THE 20  
DAY APPEAL PERIOD.

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

APPROVAL SUBJECT TO A COVENANT  
CONDITIONS SET FORTH IN A COVENANT  
EXECUTED BY \_\_\_\_\_ AND TO BE  
DATED \_\_\_\_\_  
RECORDED HEREWITH.

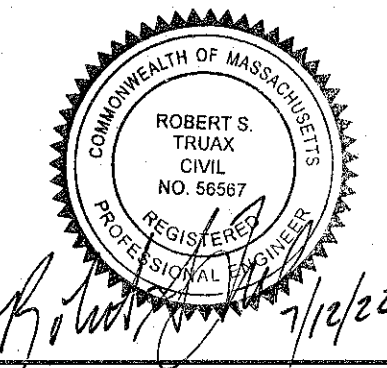
I CERTIFY THAT THIS PLAN CONFORMS TO THE  
RULES & REGULATIONS OF THE REGISTER OF DEEDS.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH  
THE PROCEDURAL AND TECHNICAL STANDARDS FOR  
THE PRACTICE OF LAND SURVEYING IN THE  
COMMONWEALTH OF MASSACHUSETTS.



JOYCE E. HASTINGS P.L.S.

7/12/22  
DATE



DEFINITIVE SUBDIVISION PLAN  
PROSPECT HILL ESTATES  
BELLINGHAM, MASSACHUSETTS

PREPARED FOR:  
WALL STREET DEVELOPMENT CORP.  
P.O. BOX 272  
WESTWOOD, MASSACHUSETTS

OWNERS OF RECORD:

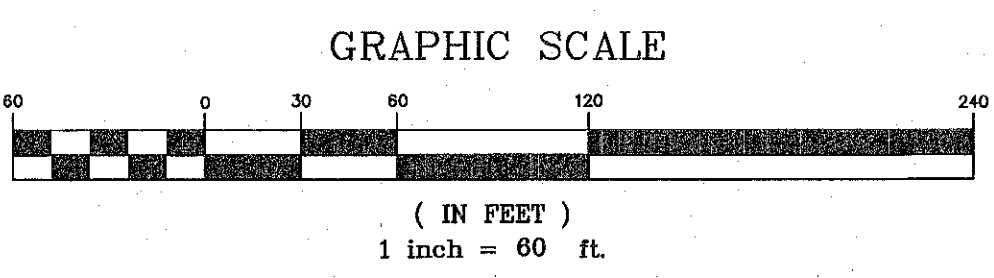
- 1. V.F.W. OF THE U.S., INC  
940 SOUTH MAIN ST.  
BELLINGHAM, MA  
P.O. BOX 101  
BELLINGHAM, MA
- 2. WALL STREET DEVELOPMENT CORP.  
P.O. BOX 272  
WESTWOOD, MA
- 3. PAUL D. CLARKIN  
137 LAKEVIEW AVE.  
BELLINGHAM, MA

GLM Engineering  
Consultants, Inc.  
19 EXCHANGE STREET  
HOLLISTON, MA 01746  
P: 508-429-1100  
F: 508-429-7160  
www.GLMengineering.com

|         |               |
|---------|---------------|
| JOB No. | 16,590        |
| DATE:   | DEC. 17, 2021 |
| SCALE:  | 1"=60'        |
| SHEET:  | 10 of 25      |
| PLAN #: | 27,541        |

EXISTING & PROPOSED TOPOGRAPHY

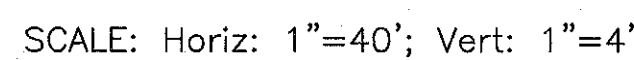
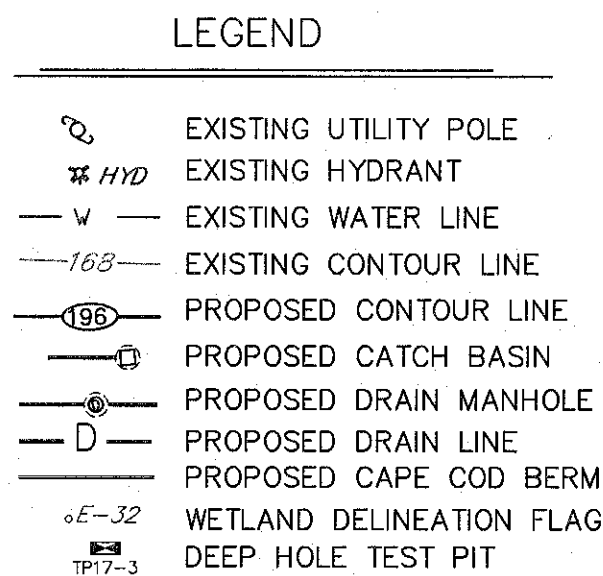
- LEGEND
- EXISTING UTILITY POLE
  - EXISTING HYDRANT
  - EXISTING WATER LINE
  - EXISTING CONTOUR LINE
  - PROPOSED CONTOUR LINE
  - PROPOSED CATCH BASIN
  - PROPOSED DRAIN MANHOLE
  - PROPOSED DRAIN LINE
  - PROPOSED CAPE COD BERM
  - WETLAND DELINEATION FLAG
  - DEEP HOLE TEST PIT









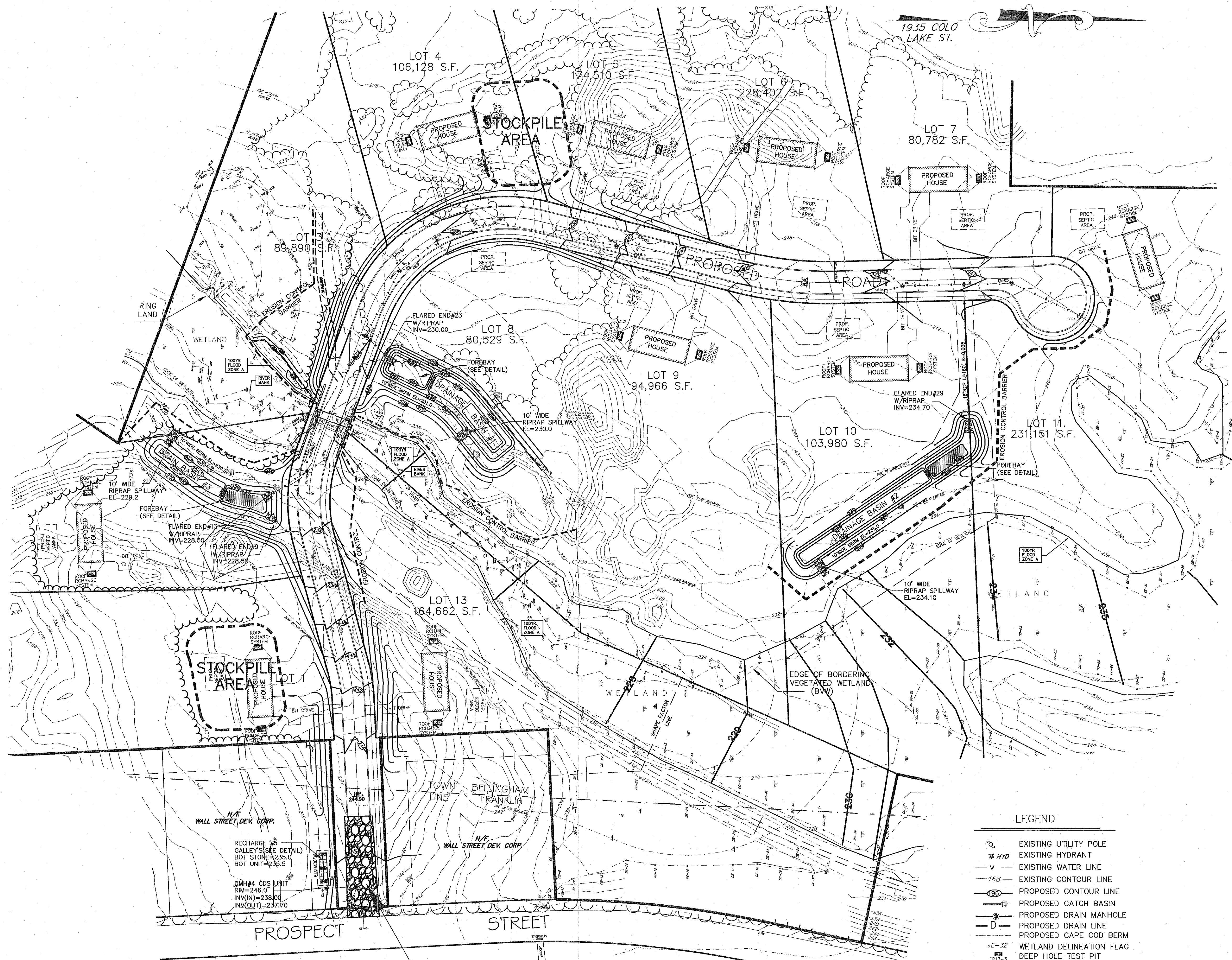


APPROVAL SUBJECT TO A COVENANT  
CONDITIONS SET FORTH IN A COVENANT  
EXECUTED BY \_\_\_\_\_  
DATED \_\_\_\_\_, AND TO BE  
RECORDED HEREWITH.

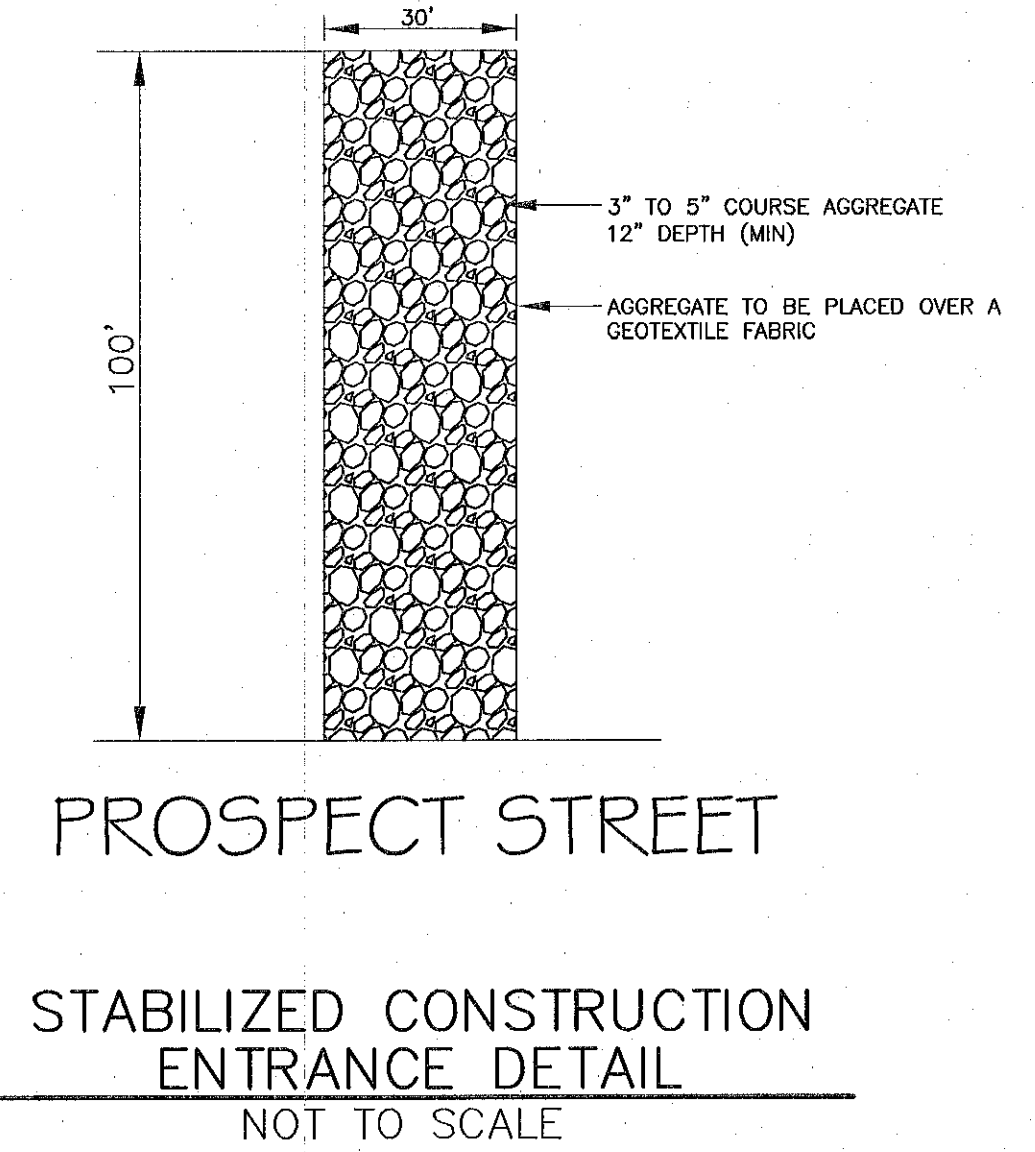
WALL STREET DEVELOPMENT CORP.  
P.O. BOX 272  
WESTWOOD, MASSACHUSETTS

|         |               |
|---------|---------------|
| JOB No. | 16,590        |
| DATE:   | DEC. 17, 2021 |
| SCALE:  | 1"= 40'       |
| SHEET:  | 12 of 25      |
| PLAN #: | 27,541        |





- LEGEND
- EXISTING UTILITY POLE
  - EXISTING HYDRANT
  - EXISTING WATER LINE
  - EXISTING CONTOUR LINE
  - PROPOSED CONTOUR LINE
  - PROPOSED CATCH BASIN
  - PROPOSED DRAIN MANHOLE
  - PROPOSED DRAIN LINE
  - PROPOSED CAPE COD BERM
  - WETLAND DELINEATION FLAG
  - DEEP HOLE TEST PIT



APPROVED BY THE  
BELLINGHAM PLANNING BOARD:

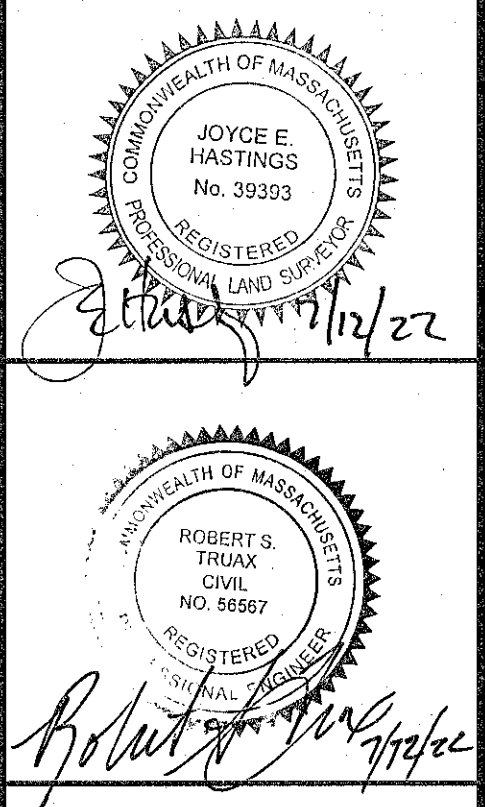
DATE APPROVED: \_\_\_\_\_

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL  
OF THIS PLAN BY THE BELLINGHAM PLANNING BOARD  
WAS RECEIVED ON \_\_\_\_\_  
AT \_\_\_\_\_ AND NO APPEAL OF THE  
APPROVAL OF THIS PLAN WAS FILED WITHIN THE 20  
DAY APPEAL PERIOD.

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

APPROVAL SUBJECT TO A COVENANT  
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| REVISIONS |            | DESCRIPTION                  |
|-----------|------------|------------------------------|
| No.       | DATE       |                              |
| 1         | 03/02/2022 | Conservation Application     |
| 2         | 07/12/2022 | Conservation (40 Scale Plan) |



DEFINITIVE SUBDIVISION PLAN  
PROSPECT HILL ESTATES  
BELLINGHAM, MASSACHUSETTS

PREPARED FOR:  
WALL STREET DEVELOPMENT CORP.  
P.O. BOX 272  
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|         |               |
|---------|---------------|
| JOB No. | 16,590        |
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| SCALE:  | 1"=60'        |
| SHEET:  | 13 of 25      |
| PLAN #: | 27,541        |

EROSION CONTROL PLAN



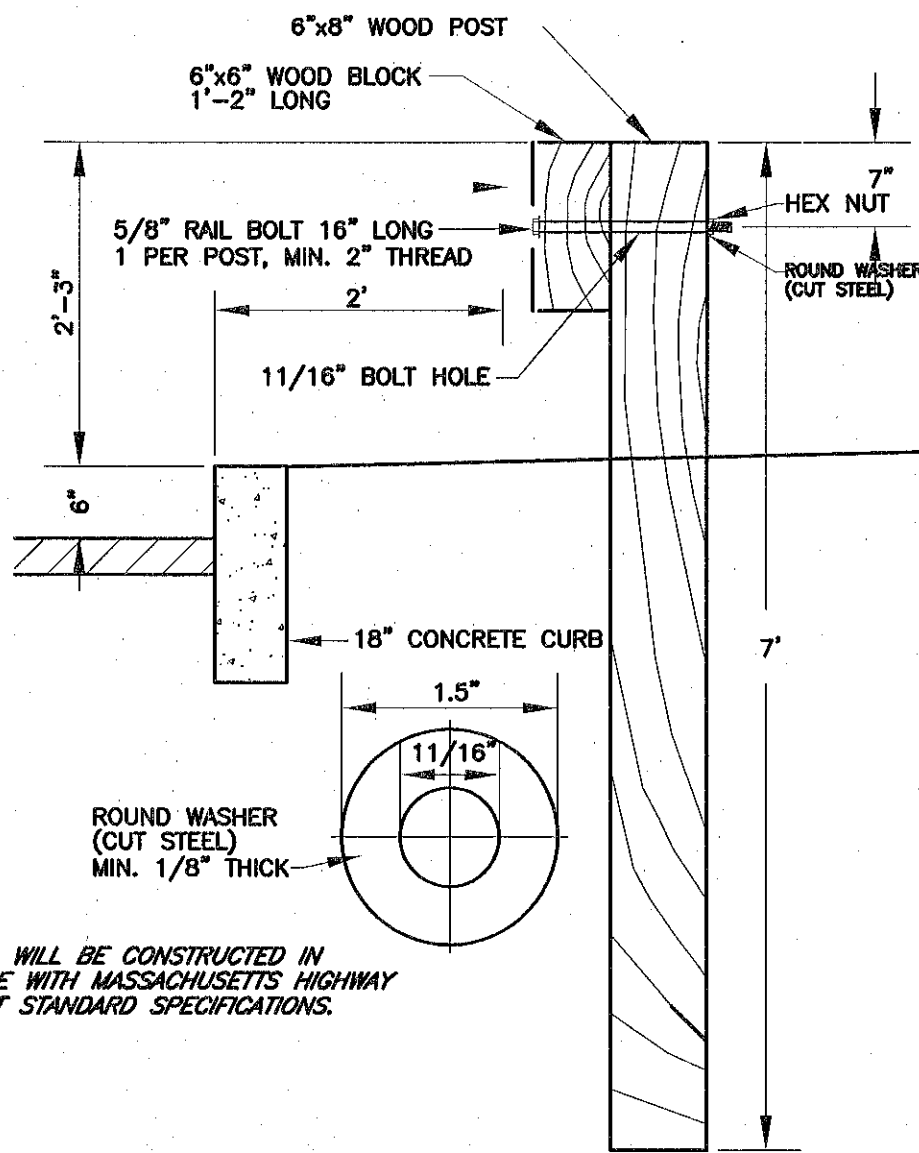
EROSION AND SEDIMENTATION CONTROL:

1. PRIOR TO ANY DISTURBANCE OR ALTERATIONS ON ANY AREA ON THE SITE, THE FILTER MITT SEDIMENT BARRIER SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE SITE PLAN.
2. BARRIERS SHALL BE CONSTRUCTED AS SHOWN ON THE FILTER MITT DETAIL WITH CONSTRUCTION FENCE DETAIL ABOVE.
3. ONCE INSTALLED, THE FILTER MITT SEDIMENT BARRIERS SHALL BE MAINTAINED IN PLACE UNTIL ALL AREAS UPGRADIENT FROM THE BARRIERS HAVE BEEN STABILIZED AS SPECIFIED HEREIN. UPON COMPLETION AND STABILIZATION OF THE PROJECT, THE FILTER MITT AND CONSTRUCTION FENCE SHALL BE REMOVED.
4. THE ORANGE CONSTRUCTION FENCE IS INTENDED TO ACT AS A LIMIT OF DISTURBANCE. ANY LAND DOWN GRADIENT FROM THE FENCE ACCIDENTALLY DISTURBED SHALL BE IMMEDIATELY REPAIRED AND RESTORED TO ORIGINAL CONDITION.
5. EROSION CONTROL MEASURES SHALL BE MONITORED ON A DAILY BASIS, OR AS NEEDED, AND BE REINFORCED, REPAIRED, OR REPLACED WHEN NEEDED, PER JUDGEMENT OF THE SITE FOREMAN AND/OR TOWN OF BELLINGHAM REPRESENTATIVE.
6. TEMPORARY VEGETATION COVER SHALL BE ESTABLISHED ON ALL DISTURBED AREAS WHERE CONSTRUCTION ACTIVITIES TEMPORARILY CEASE FOR AT LEAST 30 DAYS. AREAS SHALL BE STABILIZED WITH TEMPORARY SEED. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A VEGETATIVE COVER, DISTURBED AREAS SHALL BE MULCHED AND THEN SEEDED WHEN WEATHER CONDITIONS ALLOW.
7. THE FIRST ONE-HUNDRED FIFTY (100) FEET OF THE PROPOSED ENTRANCE AT PROSPECT STREET SHALL HAVE A CONSTRUCTION ENTRANCE PAD(SEE DETAIL).
8. WATER SPRAYING SHALL BE UTILIZED ON ALL DISTURBED AREAS DURING DRY WEATHER TO PREVENT DUST. A WATER TRUCK SHALL BE KEPT ON SITE AT ALL TIMES DURING THE DURING THE SUMMER MONTHS OF CONSTRUCTION.
9. FOLLOWING CONSTRUCTION OF THE CATCH BASIN STRUCTURES, A SILTATION BARRIER SHALL BE SET AROUND THE INLET FOR EACH STRUCTURE TO PREVENT SEDIMENT FROM ENTERING THE DRAINAGE SYSTEM. (SEE DETAIL)
10. NO SLOPES, EITHER TEMPORARY OR PERMANT SHALL BE STEEPER THAN TWO TO 1 (2:1).
11. STREET SWEEPING SHALL BE DONE AS NEEDED BASIS ALONG PROSPECT STREET TO THE LIMITS OF SEDIMENT TRACKING.
12. STOCKPILE MATERIAL SHALL BE SECURED AROUND THE PERIMETER WITH EROSION CONTROL BARRIERS.

MAINTENANCE:

1. THE CONTRACTOR SHALL HAVE ON SITE AN ADEQUATE QUANTITY OF SUPPLEMENTAL HAYBALES AND/OR SILT SOCK TO BE USED FOR CONTROL OF EMERGENCY EROSION PROBLEMS.
2. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY.
3. THE CONTRACTOR SHALL MONITOR DAILY WEATHER AND PRIOR TO ANY PREDICTED RAIN STORM, THE EROSION BARRIERS SHALL BE INSPECTED AND NEW ONES SUPPLEMENTED IN ANY AREAS OF POSSIBLE CONCENTRATED RUNOFF.
4. SEDIMENT CHECK DAMS MAY BE INSTALLED IN AREA OF HIGH CONCENTRATION OF SURFACE RUNOFF.(SEE DETAIL)
5. ALL EQUIPMENT SHALL BE STORED IN THE DESIGNATED STAGING AREA.

A MORE DETAILED SEDIMENT AND EROSION CONTROL PLAN WILL BE DEVELOPED AS PART OF THE NPDES STORMWATER POLLUTION PREVENTION PLAN.



SINGLE FACE GUARD RAIL WITH WOOD POST  
N.T.S.

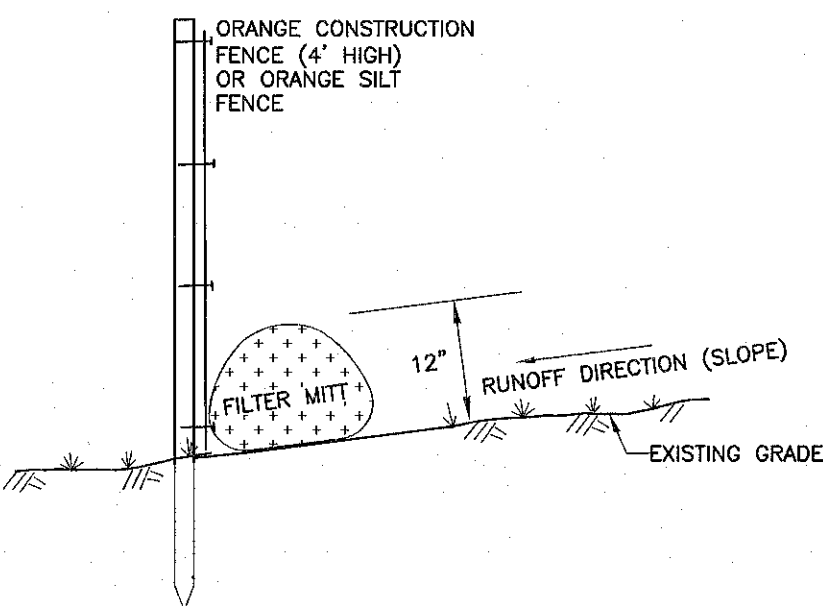
APPROVED BY THE  
BELLINGHAM PLANNING BOARD:

DATE APPROVED: \_\_\_\_\_

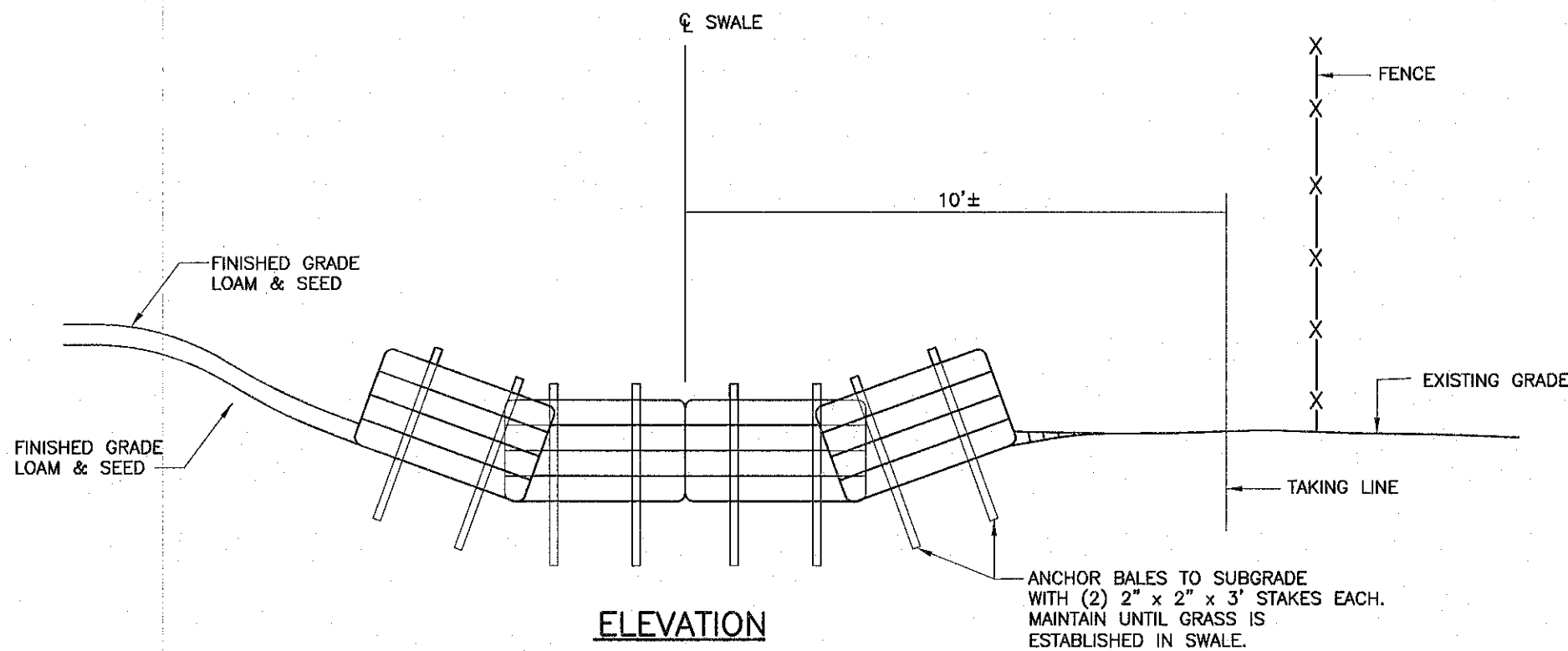
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TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

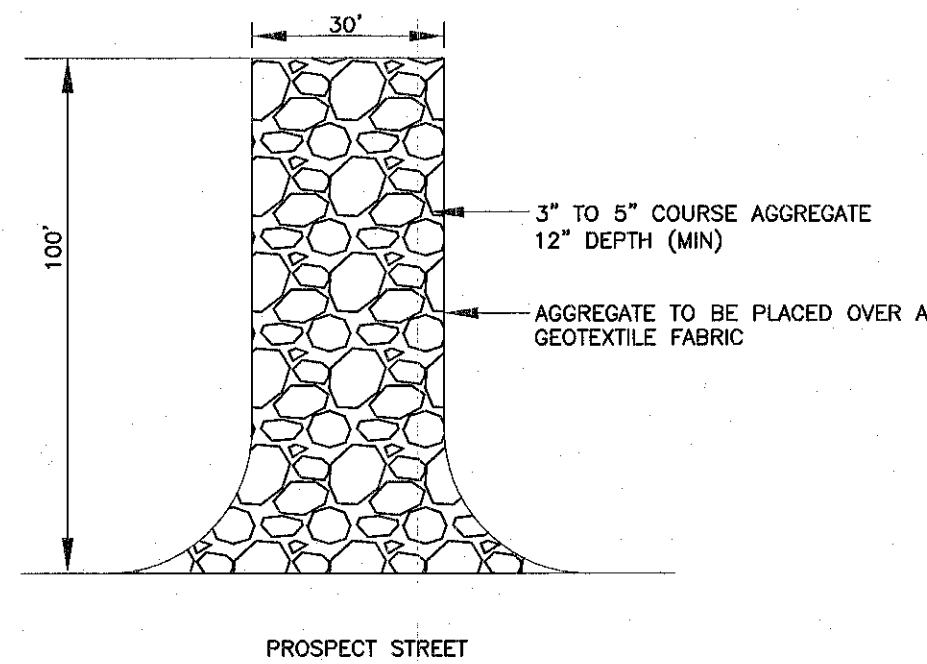
APPROVAL SUBJECT TO A COVENANT  
CONDITIONS SET FORTH IN A COVENANT  
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DATED \_\_\_\_\_ AND TO BE  
RECORDED HERewith.



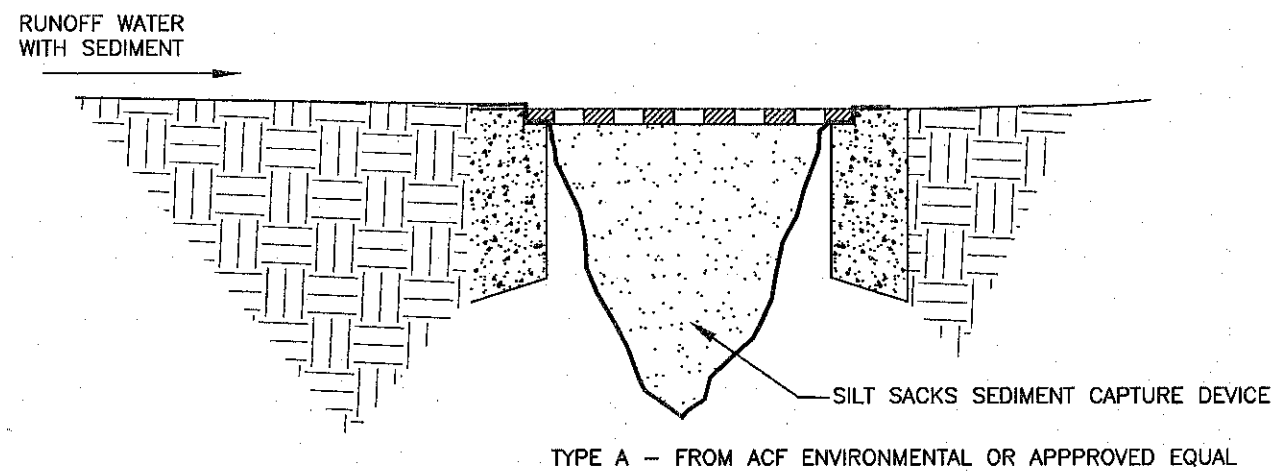
EROSION CONTROL BARRIER  
FILTER MITT W/  
CONSTRUCTION FENCE DETAIL  
N.T.S.



SEDIMENT CHECK DAM DETAIL  
N.T.S.

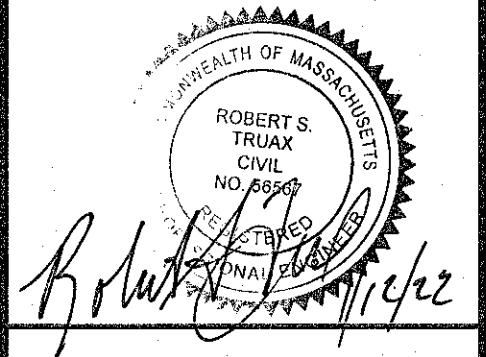


STABILIZED CONSTRUCTION  
ENTRANCE PAD DETAIL  
NOT TO SCALE



SILT SACK CATCH BASIN INLET  
NOT TO SCALE

| REVISIONS |            | DESCRIPTION                  |
|-----------|------------|------------------------------|
| No.       | DATE       |                              |
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DEFINITIVE SUBDIVISION PLAN  
PROSPECT HILL ESTATES  
BELLINGHAM, MASSACHUSETTS

PREPARED FOR:  
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|         |               |
|---------|---------------|
| JOB No. | 16,590        |
| DATE:   | DEC. 17, 2021 |
| SCALE:  | 1"=60'        |
| SHEET:  | 14 of 25      |
| PLAN #: | 27,541        |

EROSION CONTROL PLAN

NOTES

1. All construction shall conform to the Town of Bellingham Planning Board Rules and Regulations and Department of Public Works standards and details.
5. Sidewalk ramps must meet current applicable ADA / AAB standards.



NOTE: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. DIGSAFE IS TO BE NOTIFIED 72 WORKING HOURS IN ADVANCE OF CONSTRUCTION. DIGSAFE 1-888-344-7233

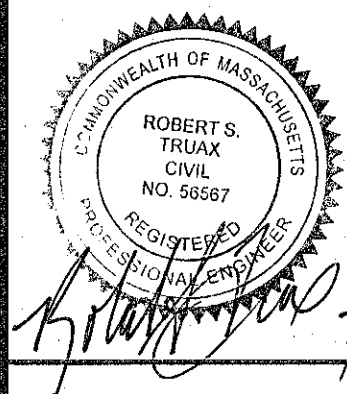
APPROVED BY THE BELLINGHAM PLANNING BOARD:

DATE APPROVED: \_\_\_\_\_

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE BELLINGHAM PLANNING BOARD WAS RECEIVED ON \_\_\_\_\_ AT \_\_\_\_\_, AND NO APPEAL OF THE APPROVAL OF THIS PLAN WAS FILED WITHIN THE 20 DAY APPEAL PERIOD.

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

APPROVAL SUBJECT TO A COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY \_\_\_\_\_ AND TO BE DATED \_\_\_\_\_ AND TO BE RECORDED HERewith.

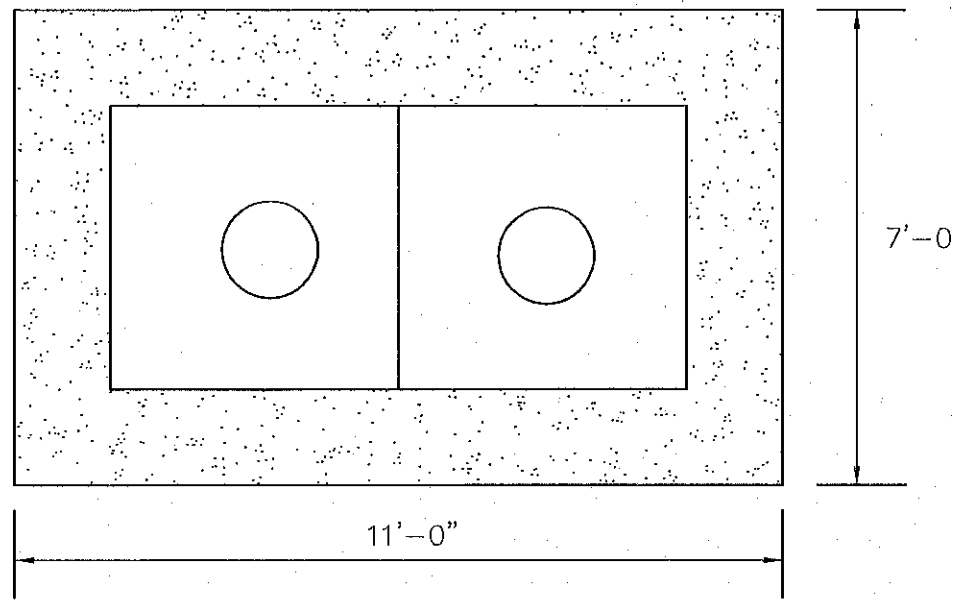


DEFINITIVE SUBDIVISION PLAN  
PROSPECT HILL ESTATES  
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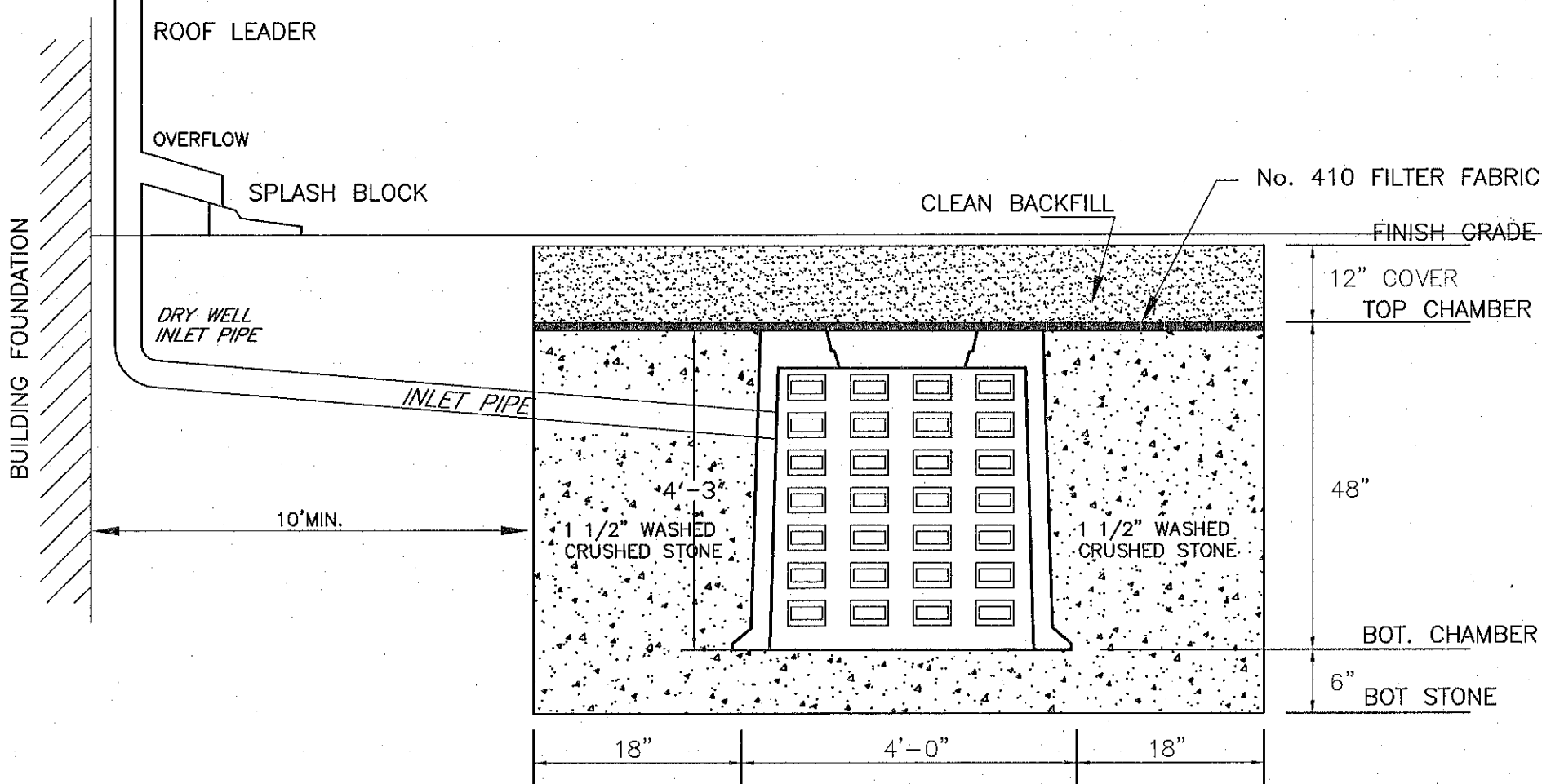
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|---------|---------------|
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| DATE:   | DEC. 17, 2021 |
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| SHEET:  | 15 of 25      |
| PLAN #: | 27,541        |



2 - 4X4X4 GALLEY'S W/STONE

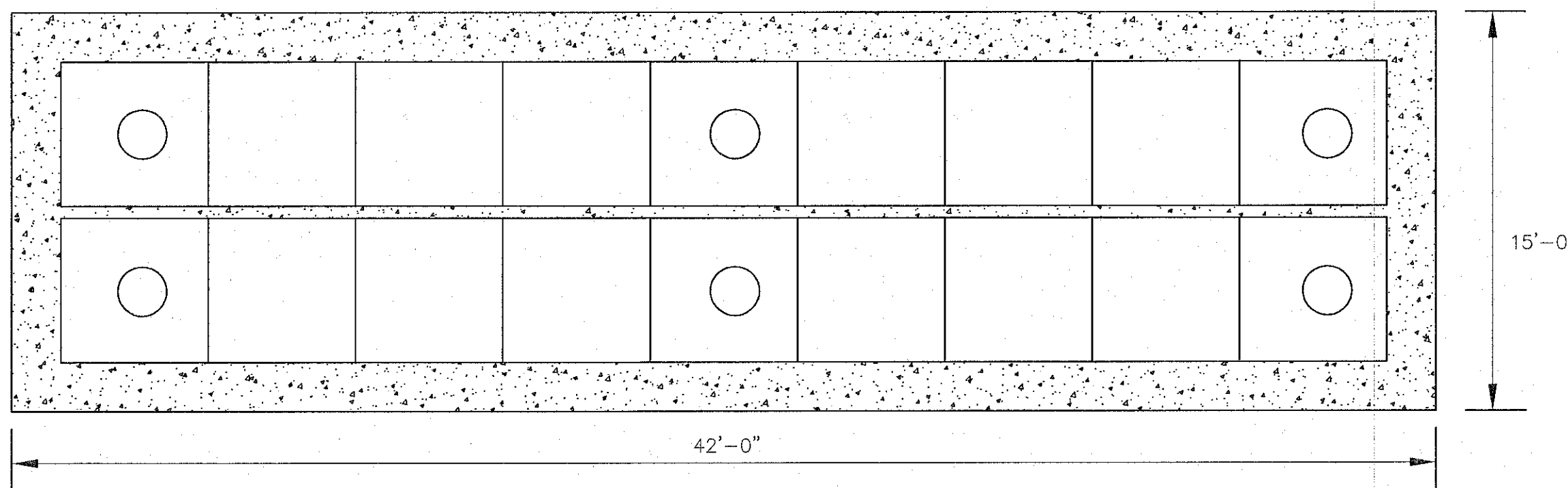
- NOTES:
1. ALL ROOF RUNOFF SHALL BE DIRECTED TO A RECHARGE SYSTEM. (SEE PLAN)
  2. INSTALL TWO SYSTEMS PER DWELLING. EACH SYSTEM TO CAPTURE APPROXIMATELY 1/2 THE ROOF AREA.
- NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
  2. DESIGNED FOR H-20 LOADING.
  3. GALLEYS TO BE PLACED AGAINST ONE ANOTHER AS INDICATED ON THE GRADING PLAN ON A STONE BASE, WITH 18" OF STONE ALL AROUND.
  4. STONE SHALL MEET SECTION M2.01.2 OF THE MHD SPECIFICATIONS.

\*TWO RECHARGE SYSTEM PER DWELLING\*

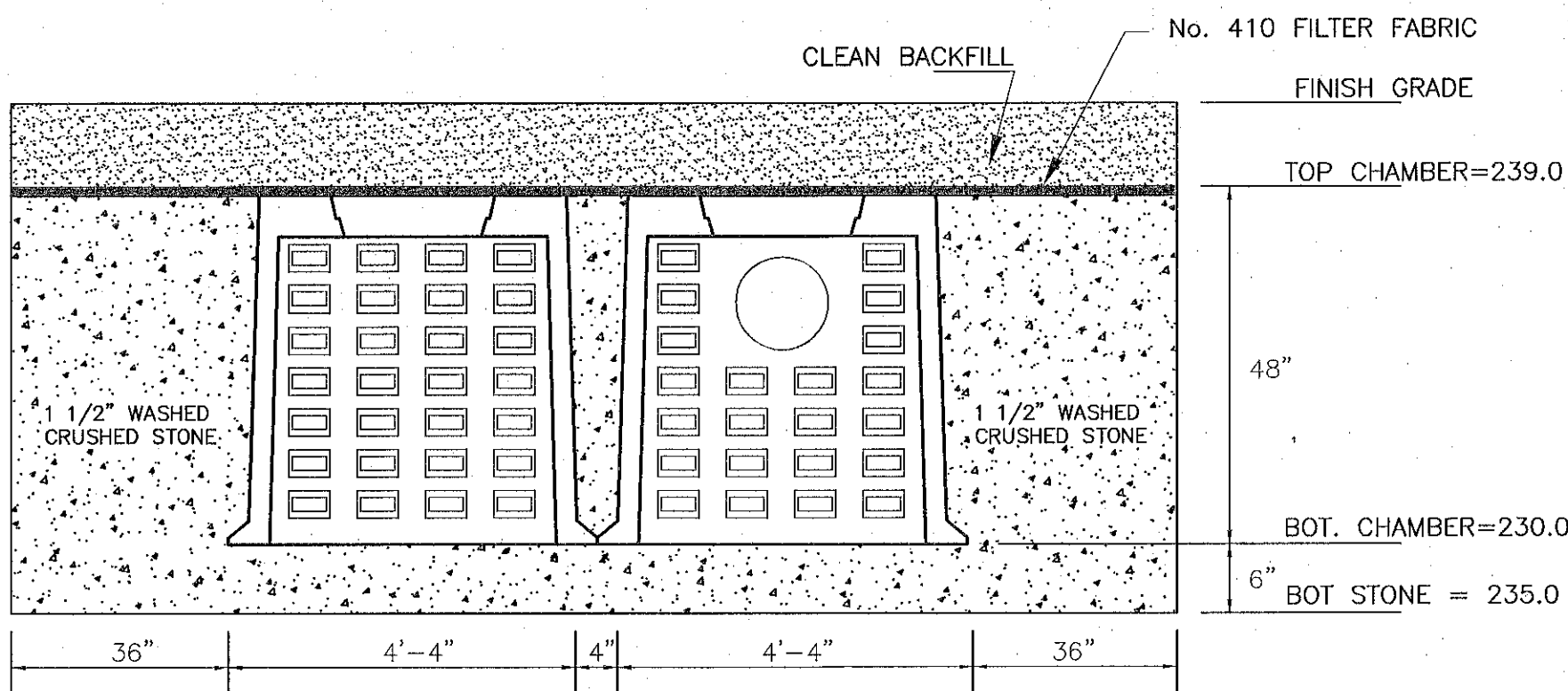


ROOF RECHARGE SYSTEM DETAIL

N.T.S.



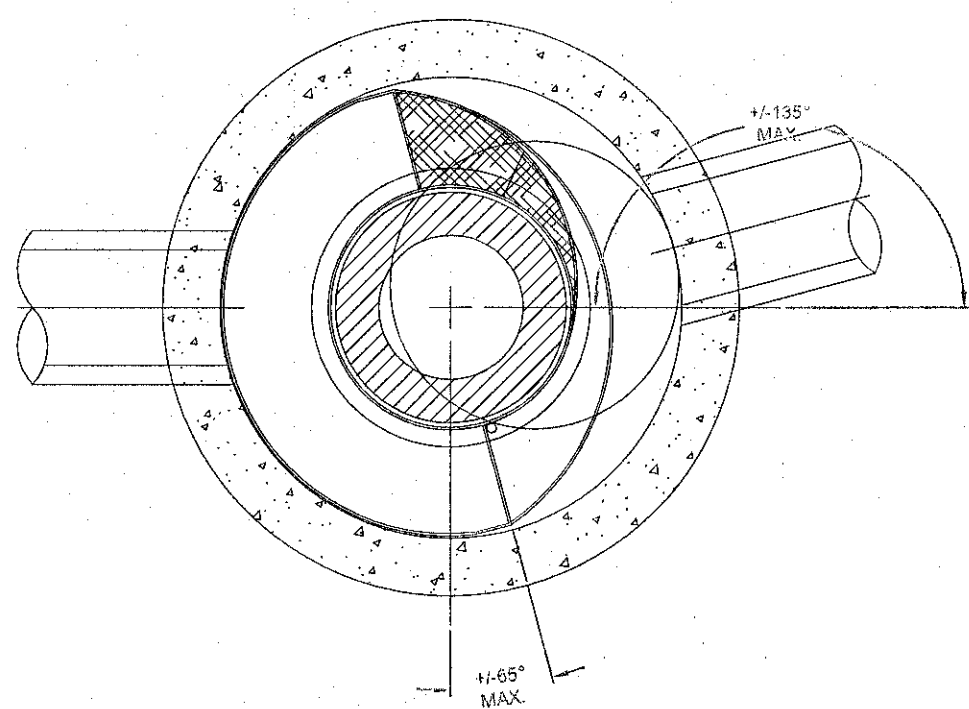
2 ROWS 9 GALLEY'S PER ROW  
TOTAL 18 4x4x4 GALLEY'S



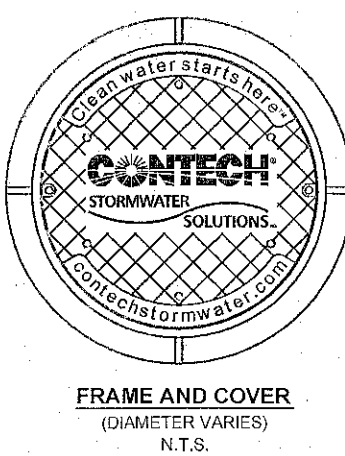
STORWATER RECHARGE SYSTEM #5

N.T.S.

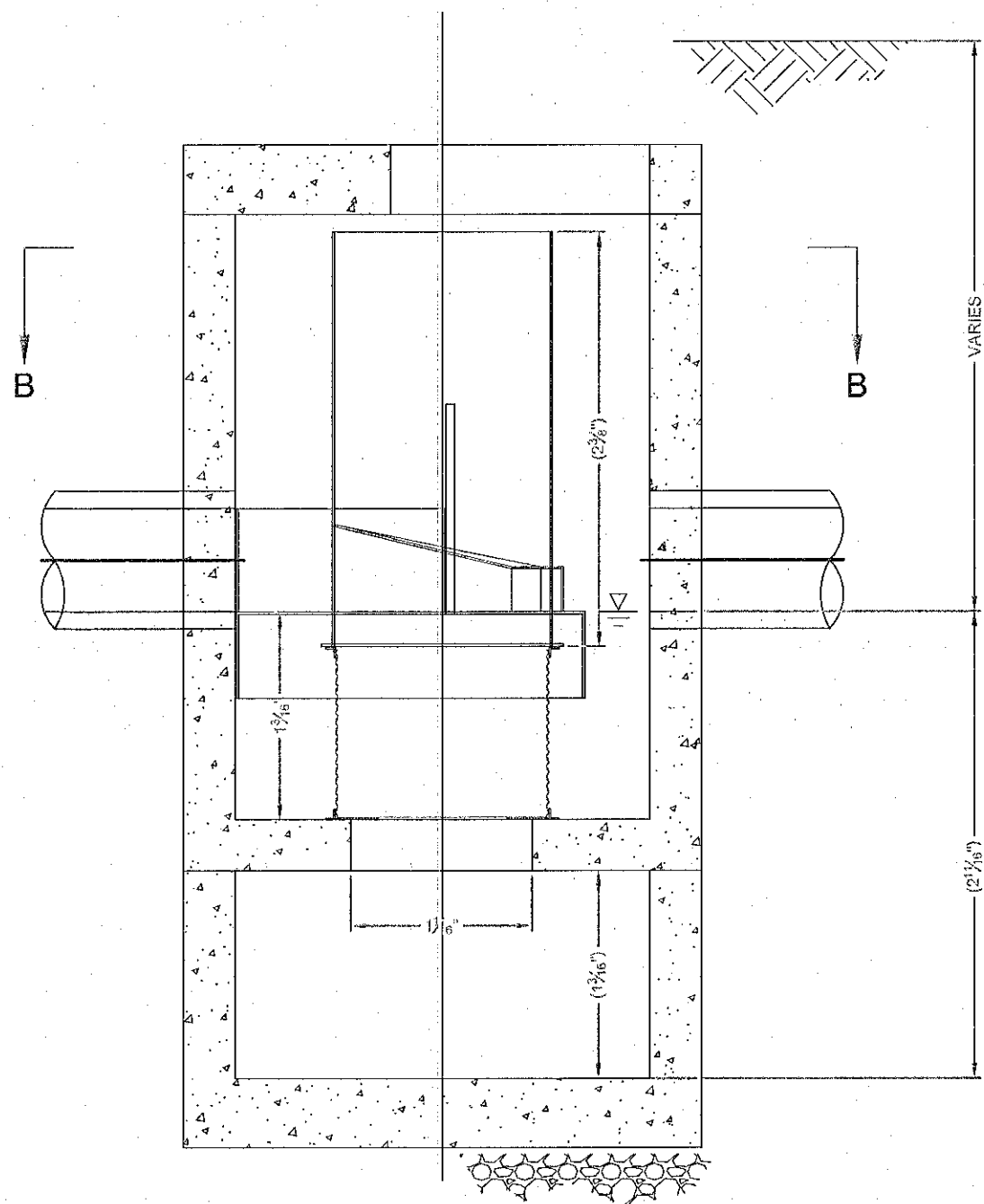
- NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
  2. DESIGNED FOR H-20 LOADING.
  3. GALLEYS TO BE PLACED AGAINST ONE ANOTHER AS INDICATED ON THE GRADING PLAN ON A STONE BASE, WITH 36" OF STONE ALL AROUND.
  4. STONE SHALL MEET SECTION M2.01.2 OF THE MHD SPECIFICATIONS.



PLAN VIEW B-B  
N.T.S.



FRAME AND COVER  
(DIAMETER VARIES)  
N.T.S.



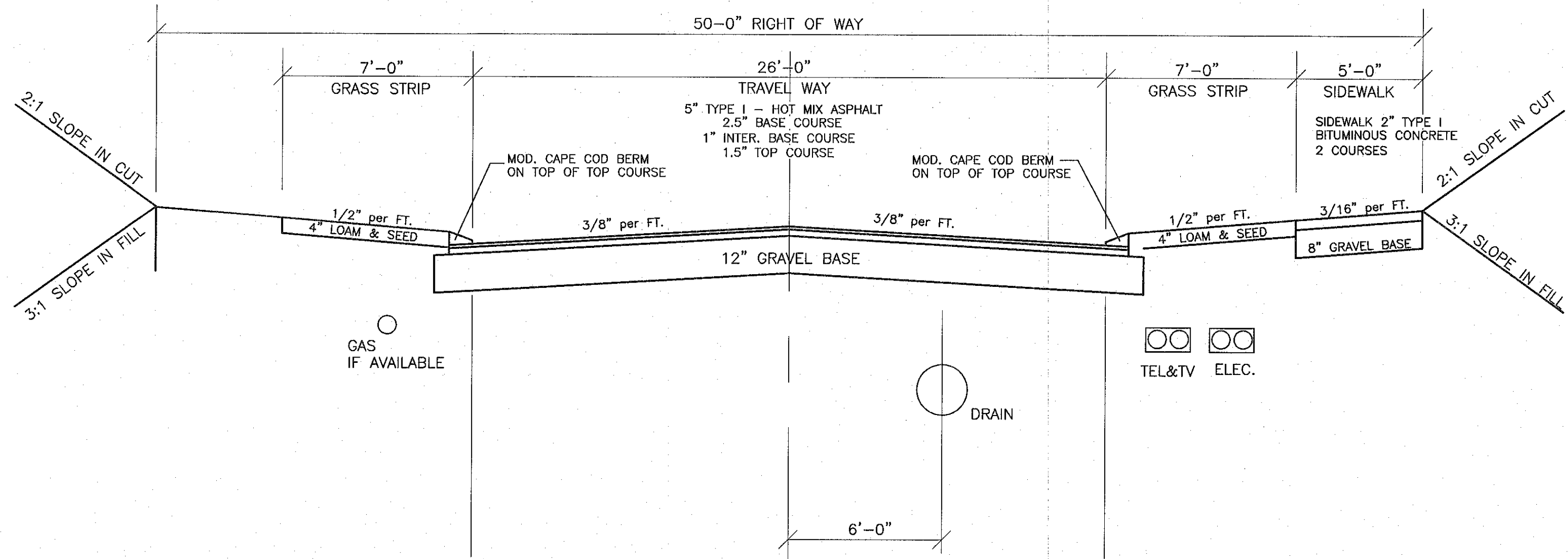
ELEVATION A-A  
N.T.S.

- GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
  2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
  3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH CONSTRUCTION PRODUCTS REPRESENTATIVE. [www.contech-cpl.com](http://www.contech-cpl.com)
  4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
  5. STRUCTURE SHALL MEET AASHTO H20 AND CASTINGS SHALL MEET AASHTO M306 LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT OR BELOW THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
  6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
- INSTALLATION NOTES
1. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
  2. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
  3. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
  4. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
  5. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

WATER QUALITY UNIT DETAIL DMH#4  
CDS1515-3-C CDS INLINE STANDARD DETAIL  
NOT TO SCALE

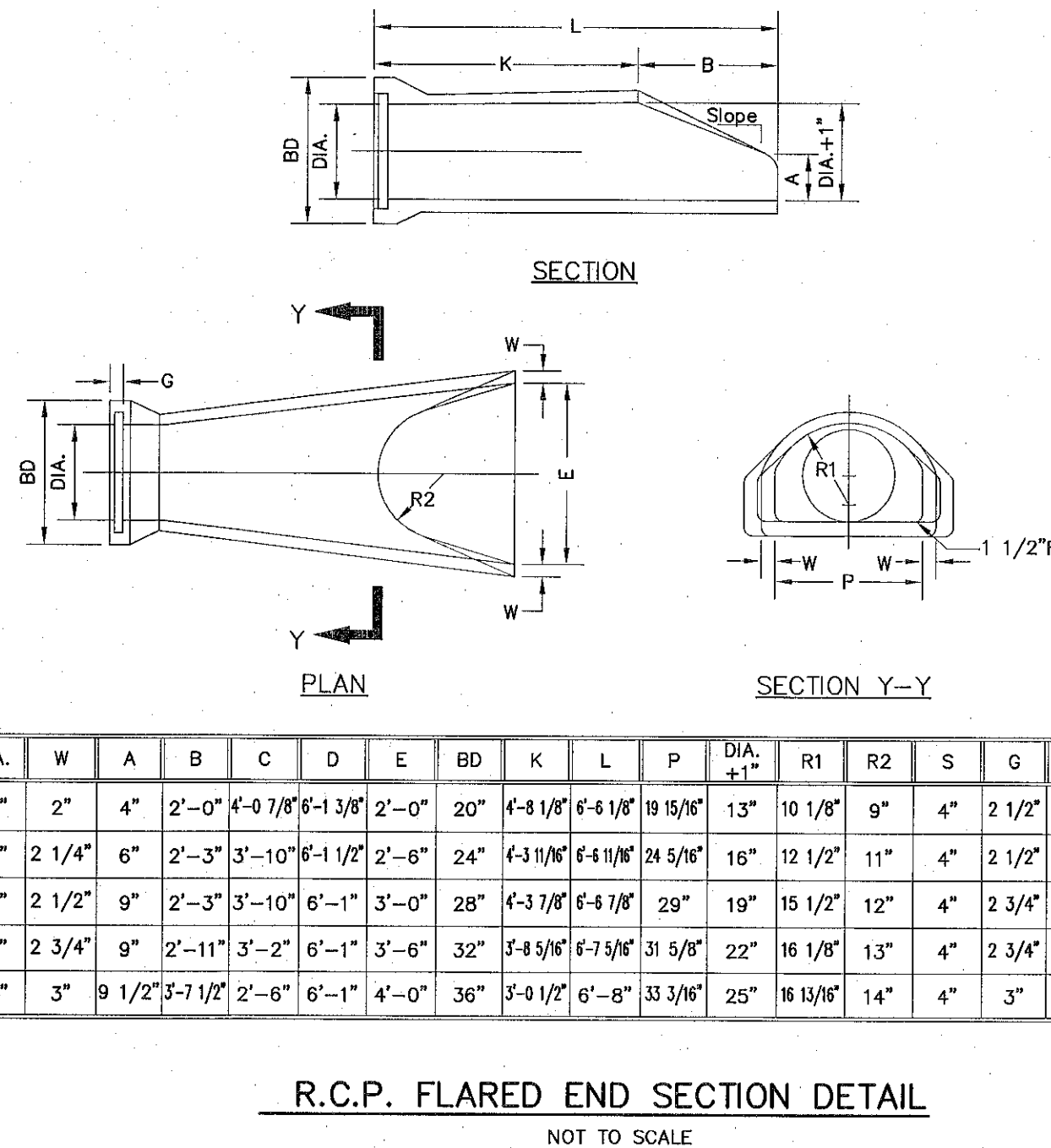
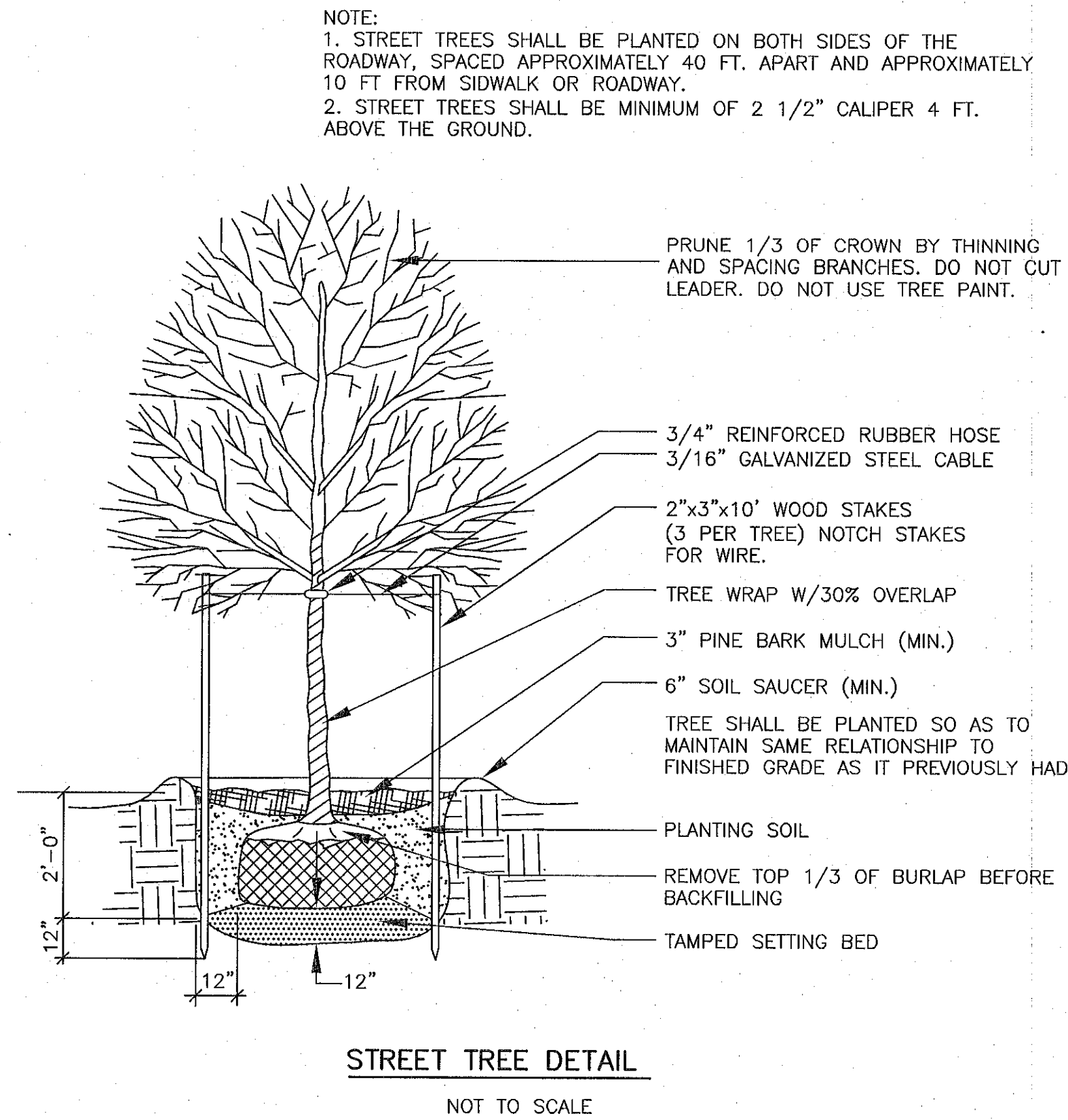
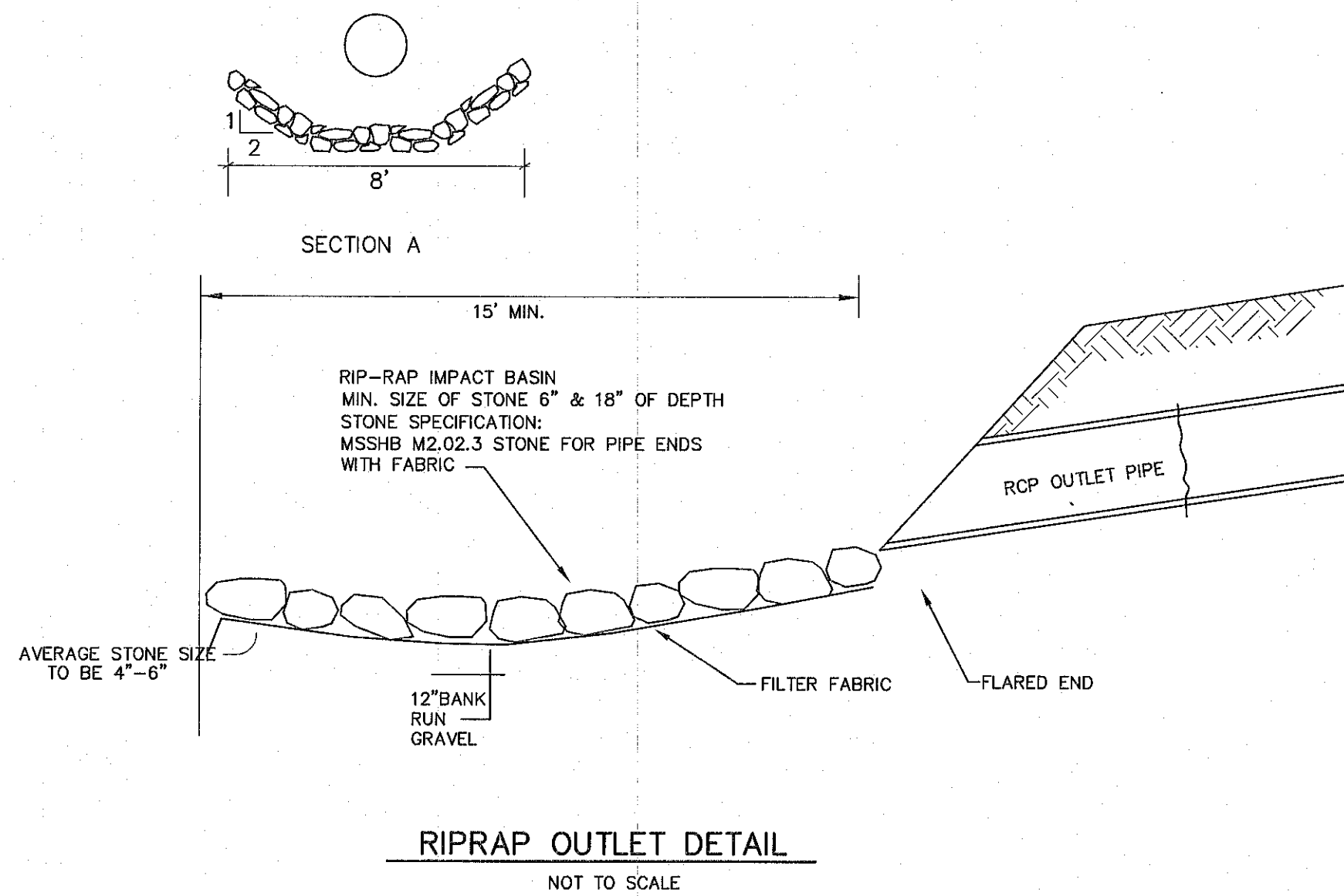
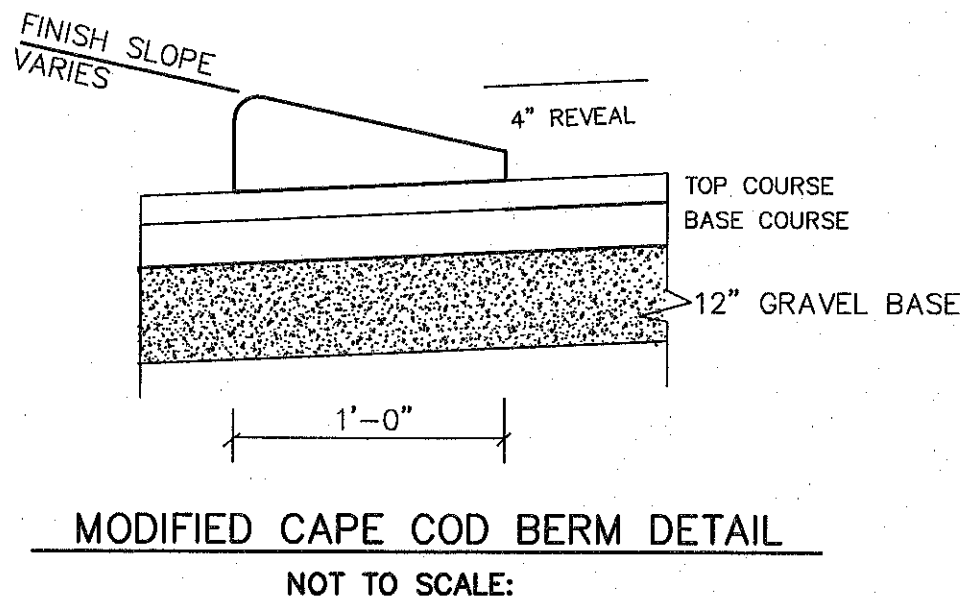
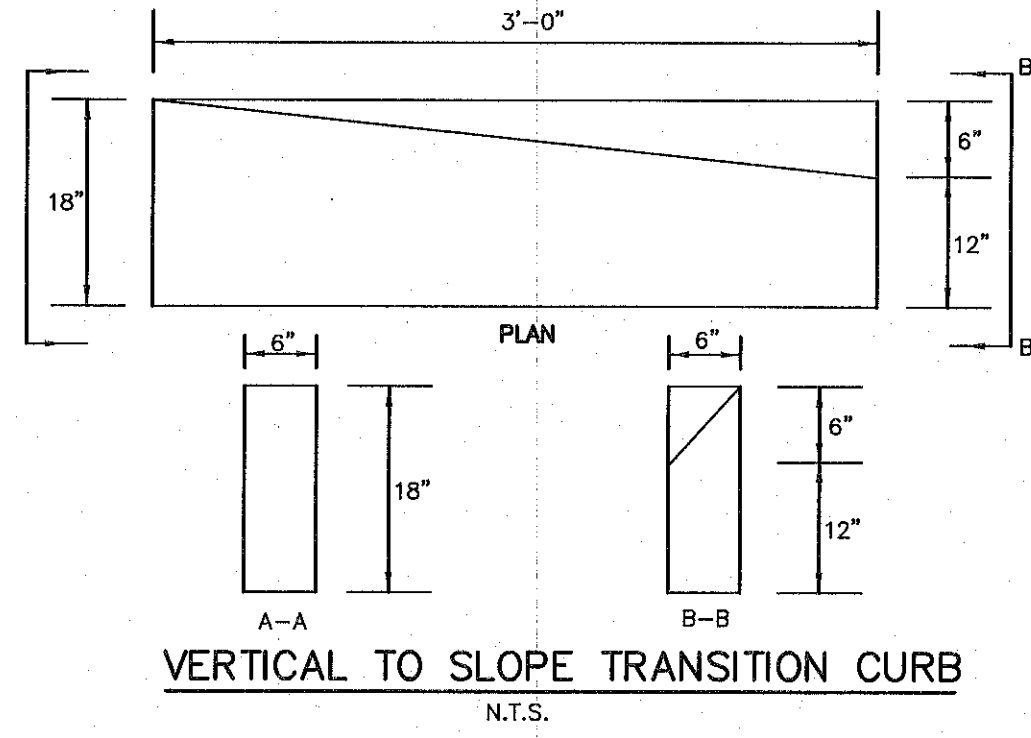
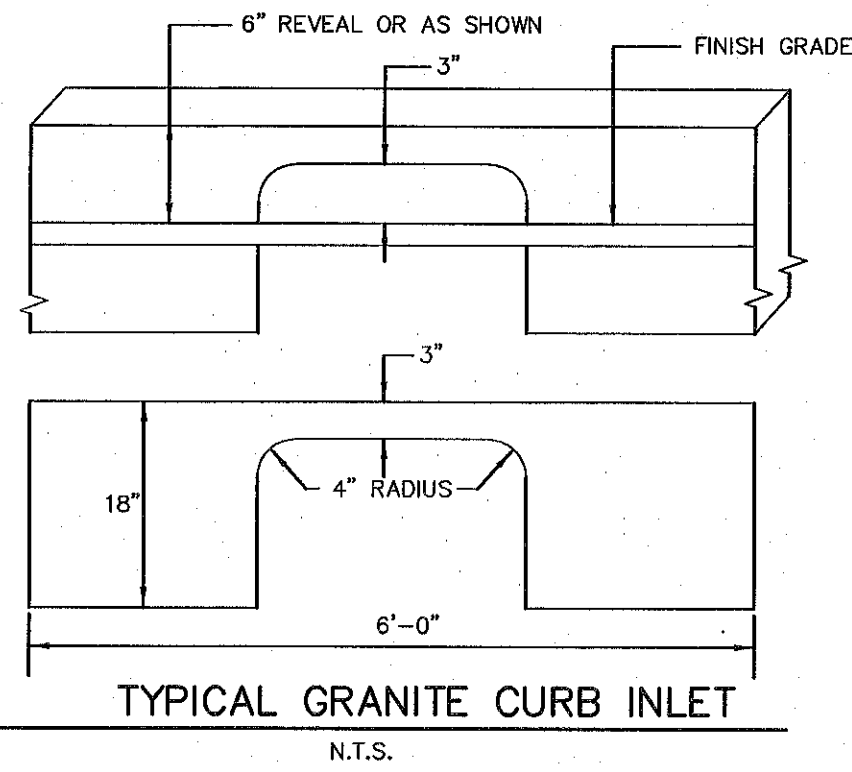
DETAILS





TYPICAL ROADWAY CROSS SECTION

NOTE:  
CURB INLETS TO BE INSTALLED AT  
ALL CATCH BASIN WITH  
TRANSITION CURBS.



| DIA. | W      | A      | B         | C         | D         | E     | BD  | K           | L           | P         | DIA. | R1        | R2  | S  | G      | Slope |
|------|--------|--------|-----------|-----------|-----------|-------|-----|-------------|-------------|-----------|------|-----------|-----|----|--------|-------|
| 12"  | 2"     | 4"     | 2'-0"     | 4'-0 1/8" | 6'-1 3/8" | 2'-0" | 20" | 4'-8 1/8"   | 6'-6 1/8"   | 19 15/16" | 13"  | 10 1/8"   | 9"  | 4" | 2 1/2" | 3:1   |
| 15"  | 2 1/4" | 6"     | 2'-3"     | 3'-10"    | 6'-1 1/2" | 2'-6" | 24" | 4'-3 11/16" | 6'-4 11/16" | 24 5/16"  | 16"  | 12 1/2"   | 11" | 4" | 2 1/2" | 3:1   |
| 18"  | 2 1/2" | 9"     | 2'-3"     | 3'-10"    | 6'-1"     | 3'-0" | 28" | 4'-3 7/8"   | 6'-4 7/8"   | 29"       | 19"  | 15 1/2"   | 12" | 4" | 2 3/4" | 3:1   |
| 21"  | 2 3/4" | 9"     | 2'-11"    | 3'-2"     | 6'-1"     | 3'-6" | 32" | 5'-8 5/16"  | 6'-7 3/16"  | 31 5/8"   | 22"  | 16 1/8"   | 13" | 4" | 2 3/4" | 3:1   |
| 24"  | 3"     | 9 1/2" | 3'-7 1/2" | 2'-6"     | 6'-1"     | 4'-0" | 36" | 5'-0 1/2"   | 6'-8"       | 33 3/16"  | 25"  | 16 13/16" | 14" | 4" | 3"     | 3:1   |

R.C.P. FLARED END SECTION DETAIL  
NOT TO SCALE

APPROVED BY THE  
BELLINGHAM PLANNING BOARD:

DATE APPROVED: \_\_\_\_\_

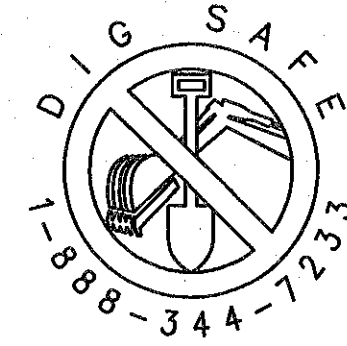
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TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

APPROVAL SUBJECT TO A COVENANT  
CONDITIONS SET FORTH IN A COVENANT  
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# NOTES

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- Sidewalk ramps must meet current applicable ADA / AAB standards.



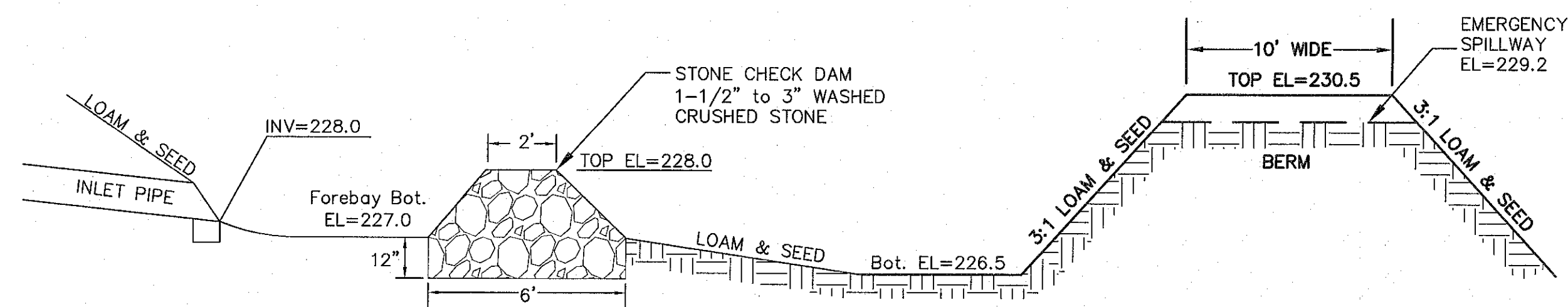
NOTE: IT SHALL BE THE RESPONSIBILITY  
OF THE CONTRACTOR TO VERIFY  
LOCATIONS AND ELEVATIONS OF EXISTING  
UTILITIES PRIOR TO COMMENCEMENT OF  
ANY CONSTRUCTION.  
DIGSAFE IS TO BE NOTIFIED 72 WORKING  
HOURS IN ADVANCE OF CONSTRUCTION.  
DIGSAFE 1-888-344-7233

# DEFINITIVE SUBDIVISION PLAN PROSPECT HILL ESTATES BELLINGHAM, MASSACHUSETTS

GLM Engineering  
Consultants, Inc.  
19 EXCHANGE STREET  
HOLLISTON, MA 01746  
P: 508-429-1100  
F: 508-429-7160  
www.GLMengineering.com

|         |               |
|---------|---------------|
| JOB No. | 16,590        |
| DATE:   | DEC. 17, 2021 |
| SCALE:  | 1"=60'        |
| SHEET:  | 16 of 25      |
| PLAN #: | 27,541        |

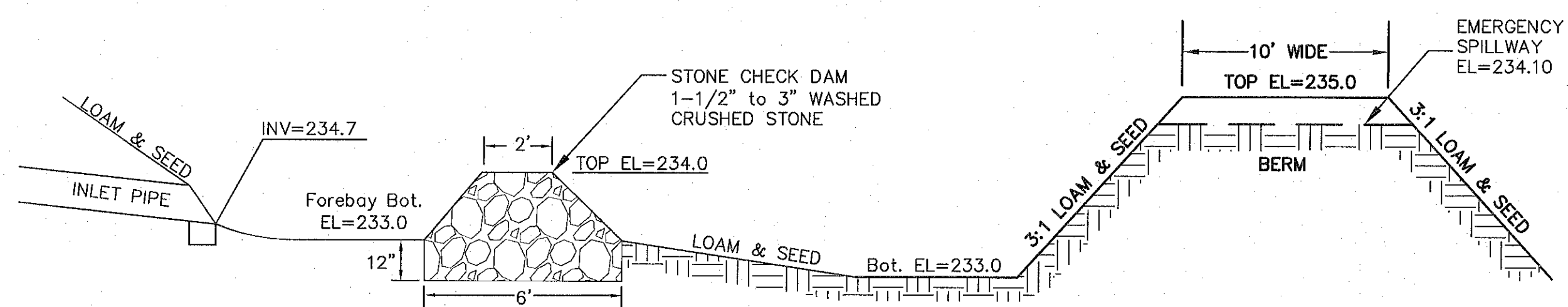
DETAILS



**BASIN BOTTOM SPECIFICATIONS**  
(MIN 6" SOIL BASE)  
THE SOIL MIX FOR THE BOTTOM OF THE RETENTION BASIN SHALL BE A MIXTURE OF SAND, COMPOST AND TOPSOIL/LOAM.  
-40% SAND  
-20-30% TOPSOIL/LOAM  
-30% COMPOST

### DRAINAGE RECHARGE BASIN #3 DETAIL

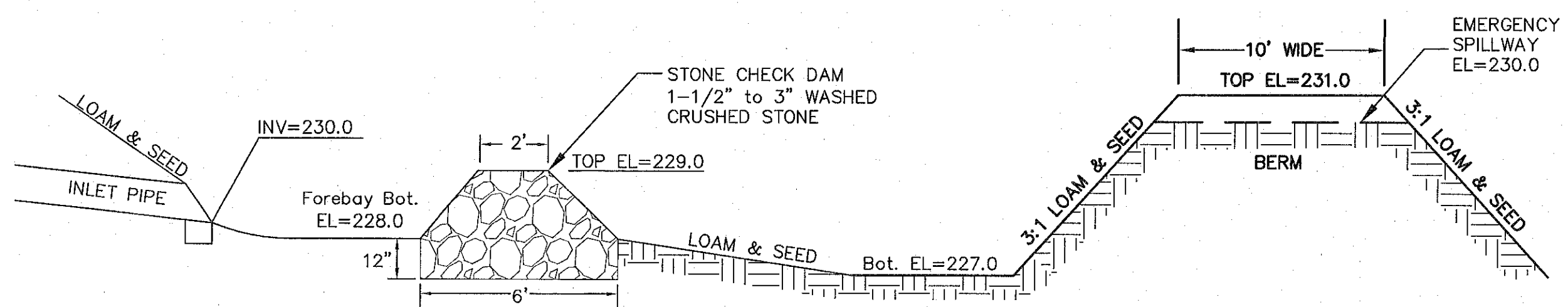
NOT TO SCALE



**BASIN BOTTOM SPECIFICATIONS**  
(MIN 6" SOIL BASE)  
THE SOIL MIX FOR THE BOTTOM OF THE RETENTION BASIN SHALL BE A MIXTURE OF SAND, COMPOST AND TOPSOIL/LOAM.  
-40% SAND  
-20-30% TOPSOIL/LOAM  
-30% COMPOST

### DRAINAGE RECHARGE BASIN #2 DETAIL

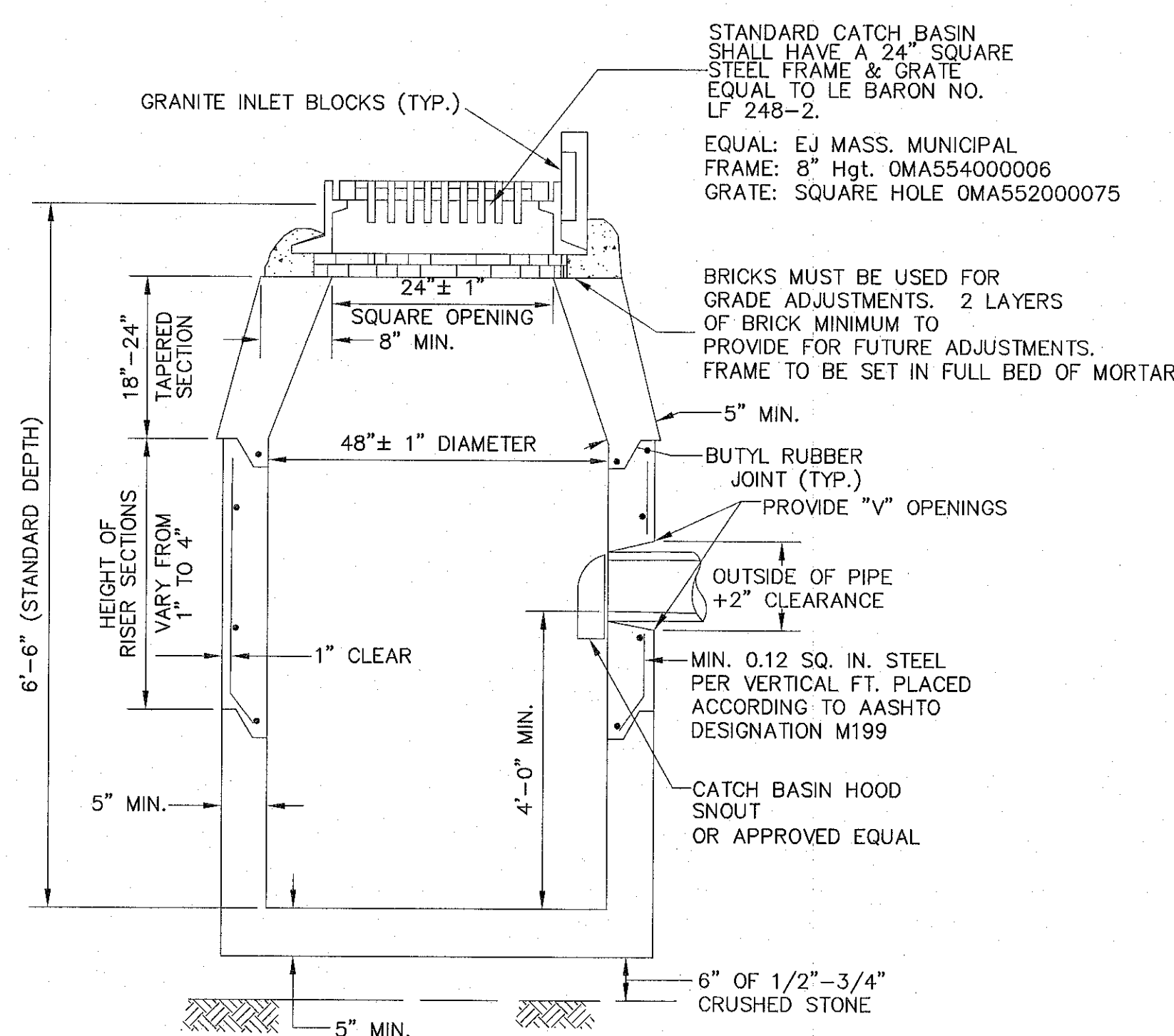
NOT TO SCALE



**BASIN BOTTOM SPECIFICATIONS**  
(MIN 6" SOIL BASE)  
THE SOIL MIX FOR THE BOTTOM OF THE RETENTION BASIN SHALL BE A MIXTURE OF SAND, COMPOST AND TOPSOIL/LOAM.  
-40% SAND  
-20-30% TOPSOIL/LOAM  
-30% COMPOST

### DRAINAGE RECHARGE BASIN #1 DETAIL

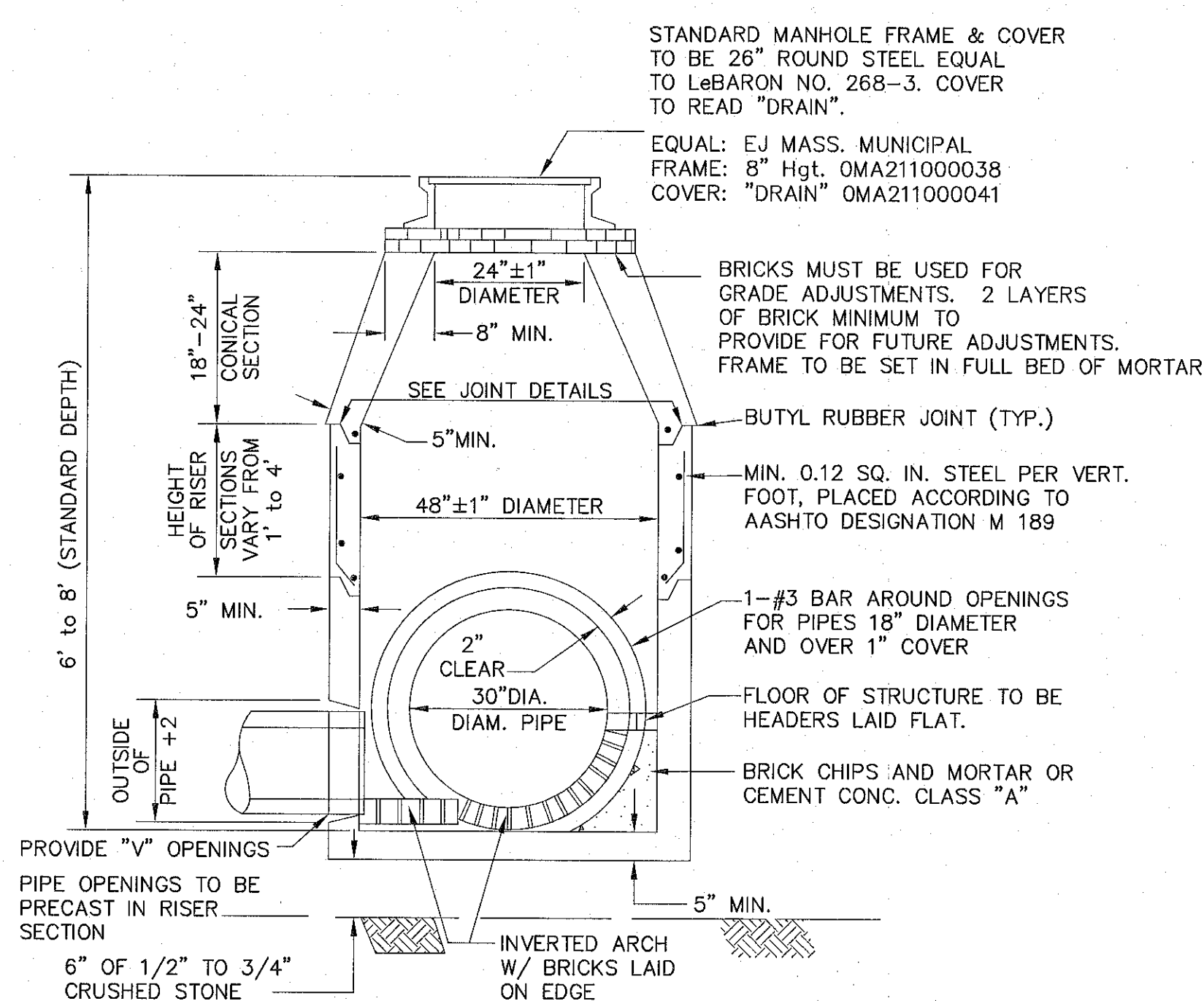
NOT TO SCALE



NOTE: NO BELL ENDS IN CATCH BASIN. CONNECTIONS TO BE TIGHTLY SEALED WITH MORTAR.

### PRECAST CATCH BASIN DETAIL

NOT TO SCALE



### PRECAST MANHOLE DETAIL

NOT TO SCALE

APPROVED BY THE  
BELLINGHAM PLANNING BOARD:

DATE APPROVED: \_\_\_\_\_

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE BELLINGHAM PLANNING BOARD WAS RECEIVED ON \_\_\_\_\_ AT \_\_\_\_\_ AND NO APPEAL OF THE APPROVAL OF THIS PLAN WAS FILED WITHIN THE 20 DAY APPEAL PERIOD.

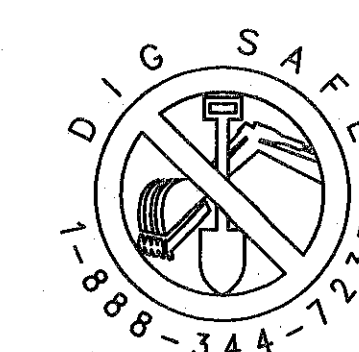
TOWN CLERK \_\_\_\_\_

DATE \_\_\_\_\_

APPROVAL SUBJECT TO A COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY \_\_\_\_\_ DATED \_\_\_\_\_ AND TO BE RECORDED HEREWITH.

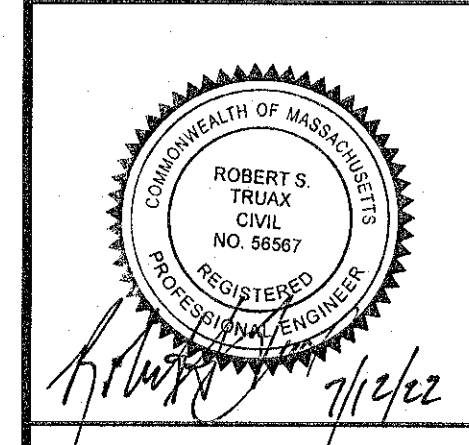
### NOTES

- All construction shall conform to the Town of Bellingham Planning Board Rules and Regulations and Department of Public Works standards and details.
- Sidewalk ramps must meet current applicable ADA / AAB standards.



NOTE: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. DIGSAFE IS TO BE NOTIFIED 72 WORKING HOURS IN ADVANCE OF CONSTRUCTION. DIGSAFE 1-888-344-7233

| REVISIONS | DESCRIPTION                  |
|-----------|------------------------------|
| 1         | Conservation Application     |
| 2         | Conservation (40 Scale Plan) |



DEFINITIVE SUBDIVISION PLAN  
PROSPECT HILL ESTATES  
BELLINGHAM, MASSACHUSETTS

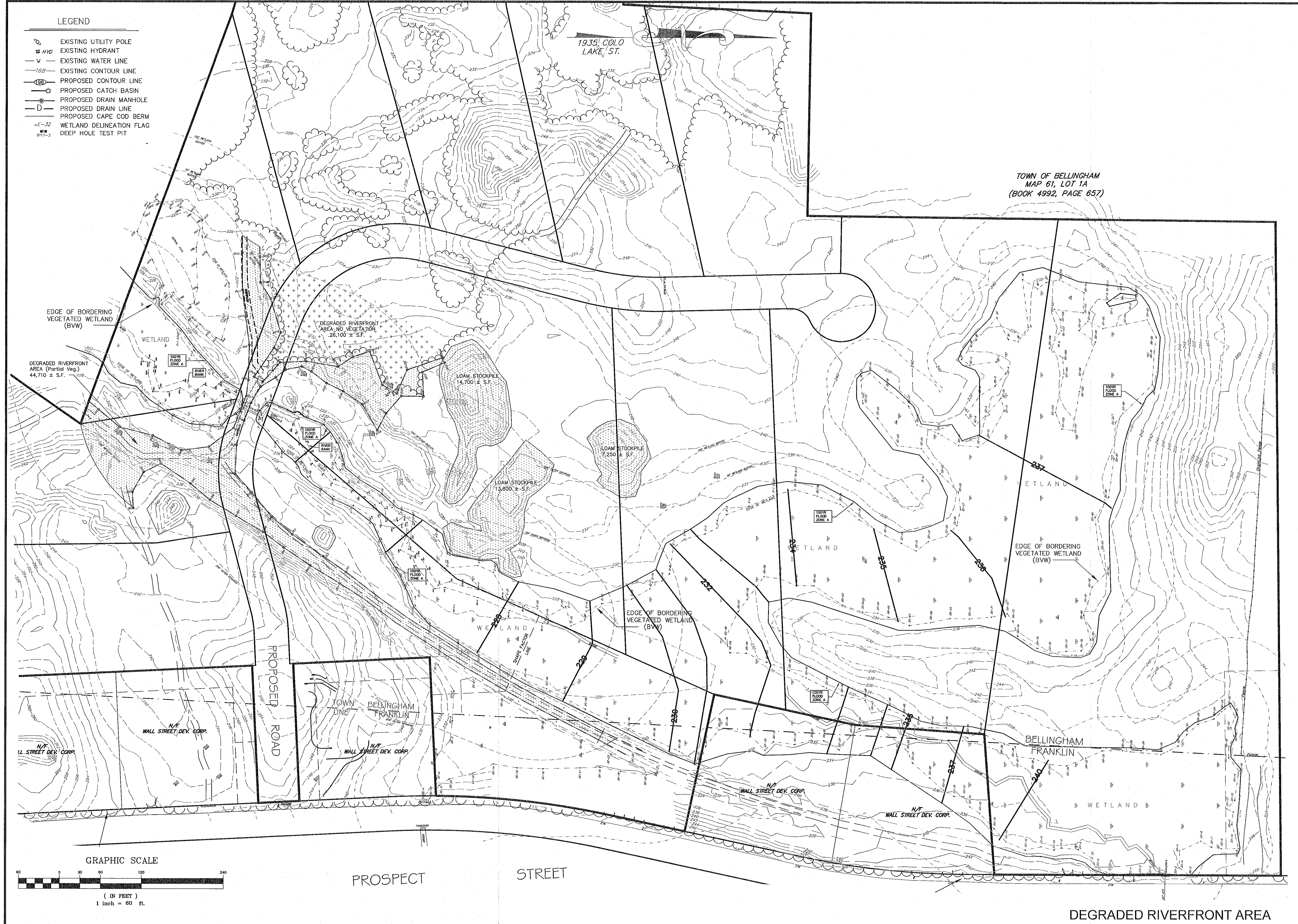
PREPARED FOR:  
WALL STREET DEVELOPMENT CORP.  
P.O. BOX 272  
WESTWOOD, MASSACHUSETTS

**GLM** Engineering  
Consultants, Inc.  
19 EXCHANGE STREET  
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|         |               |
|---------|---------------|
| JOB No. | 16,590        |
| DATE:   | DEC. 17, 2021 |
| SCALE:  | 1"=60'        |
| SHEET:  | 17 of 25      |
| PLAN #: | 27,541        |

DETAILS





- LEGEND
- EXISTING UTILITY POLE
  - EXISTING HYDRANT
  - EXISTING WATER LINE
  - EXISTING CONTOUR LINE
  - PROPOSED CONTOUR LINE
  - PROPOSED CATCH BASIN
  - PROPOSED DRAIN MANHOLE
  - PROPOSED DRAIN LINE
  - PROPOSED CAPE COD BERM
  - WETLAND DELINEATION FLAG
  - DEEP HOLE TEST PIT

TOWN OF BELLINGHAM  
MAP 61, LOT 1A  
(BOOK 4992, PAGE 657)

| REVISIONS |            | DESCRIPTION                  |
|-----------|------------|------------------------------|
| No.       | DATE       |                              |
| 1         | 03/02/2022 | Conservation Application     |
| 2         | 07/12/2022 | Conservation (40 Scale Plan) |

JOYCE E. HASTINGS  
No. 39393  
7/12/22

ROBERT S. TRUAX  
CIVIL  
NO. 56567  
7/12/22

DEFINITIVE SUBDIVISION PLAN  
PROSPECT HILL ESTATES  
BELLINGHAM, MASSACHUSETTS

PREPARED FOR:  
WALL STREET DEVELOPMENT CORP.  
P.O. BOX 272  
WESTWOOD, MASSACHUSETTS

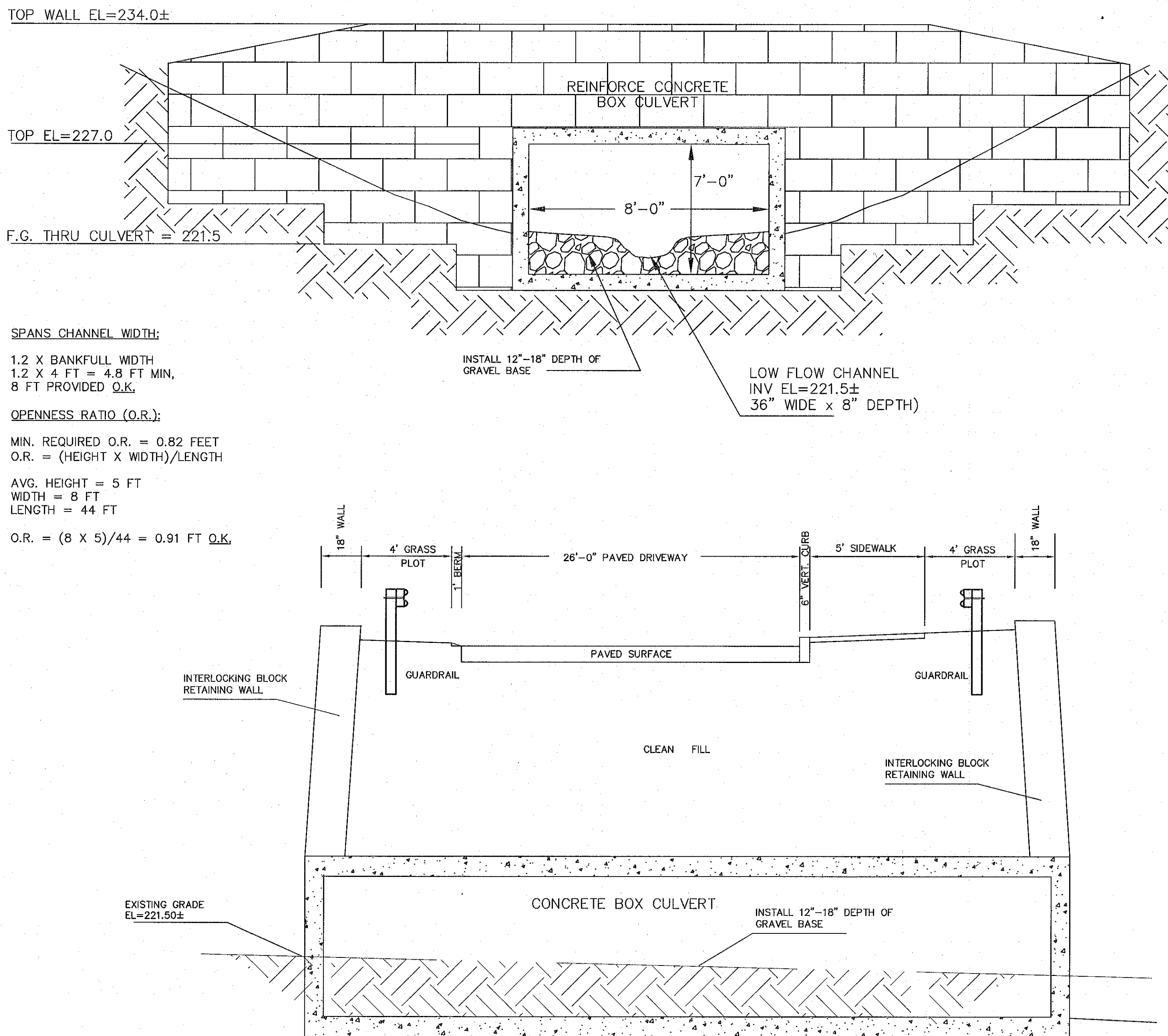
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P: 508-429-1100  
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|         |               |
|---------|---------------|
| JOB No. | 16,590        |
| DATE:   | MARCH 2, 2022 |
| SCALE:  | 1"=60'        |
| SHEET:  | 18 of 25      |
| PLAN #: | 27,541        |

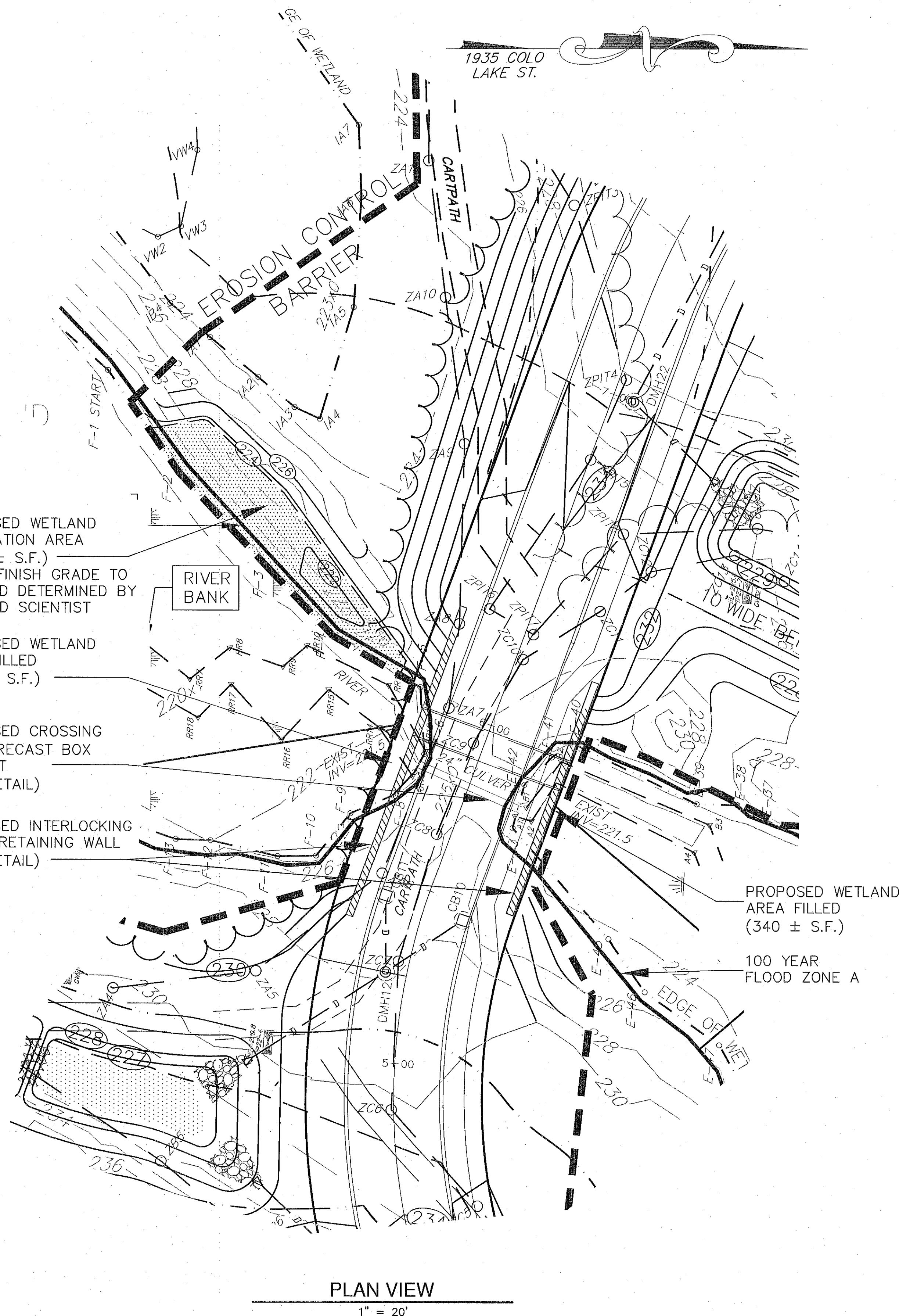


DEWATERING:  
PUMPING AND DEWATERING THE EXCAVATION AREAS SHALL BE DONE IN A MANNER WHICH WILL NOT DISCHARGE ANY SILT SEDIMENT INTO A RESOURCE AREA. DISCHARGES FROM A DEWATERING CONSTRUCTION PROCEDURE WILL BE FILTERED THROUGH A SILTATION BASIN AND/OR A SILT SOCK, CONSTRUCTED UPLAND FROM THE WORK SITE. THE SILTATION BASIN SHALL BE A DEPRESSION SURROUNDED BY A HAYBALE DIKE OR SILT FENCE. OVERFLOW FROM THE SILTATION BASIN SHALL BE PLANNED TO BE LOCATED OVER A THICKLY AND NATURALLY MULCHED UPLAND AREA. ALL BASINS SHALL BE LOCATED AT LEAST 100 FEET UPSLOPE FROM ANY RESOURCE AREA.

- NOTES:
- CULVERT DESIGN SPECIFICATIONS:
    - ACI 318 & AASHTO
    - MATERIAL PROPERTIES:
      - Concrete - 5000 psi @ 28 days
      - Steel Reinforcement
      - Rebar ASTM A-615 Grade 60
      - Welded Wire Fabric ASTM A-185 Grade 65
  - INTERLOCKING BLOCK WALL TO BE DESIGNED BY STRUCTURAL ENGINEER.

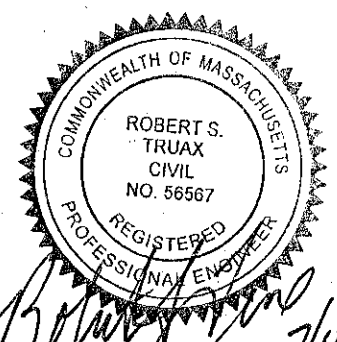


WETLAND CROSSING DETAIL  
NOT TO SCALE



WETLAND REPLICATION PLAN

| REVISIONS |            | DESCRIPTION                  |
|-----------|------------|------------------------------|
| No.       | DATE       |                              |
| 1         | 03/02/2022 | Conservation Application     |
| 2         | 07/12/2022 | Conservation (40 Scale Plan) |



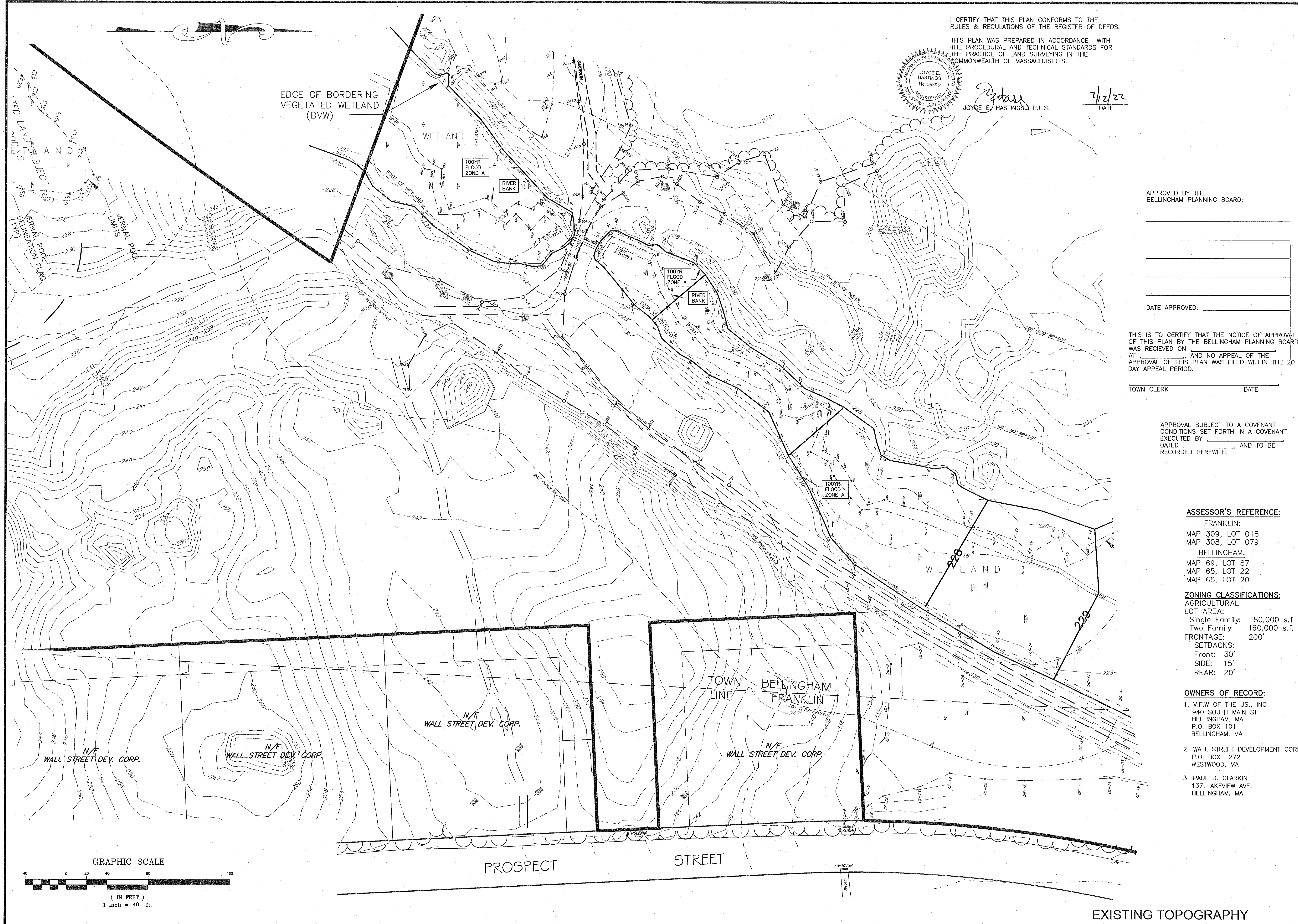
DEFINITIVE SUBDIVISION PLAN  
PROSPECT HILL ESTATES  
BELLINGHAM, MASSACHUSETTS

PREPARED FOR:  
WALL STREET DEVELOPMENT CORP.  
P.O. BOX 272  
WESTWOOD, MASSACHUSETTS

GLM Engineering Consultants, Inc.  
19 EXCHANGE STREET  
HOLLISTON, MA 01746  
P: 508-429-1100  
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www.GLMengineering.com

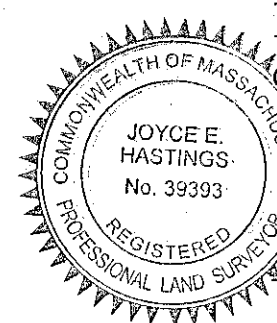
|         |               |
|---------|---------------|
| JOB No. | 16,590        |
| DATE:   | MARCH 2, 2022 |
| SCALE:  | 1"= 20'       |
| SHEET:  | 19 of 25      |
| PLAN #: | 27,541        |





I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES & REGULATIONS OF THE REGISTER OF DEEDS.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

 *J. Hastings* 7/12/22  
JOYCE E. HASTINGS, P.L.S. DATE

APPROVED BY THE BELLINGHAM PLANNING BOARD:

DATE APPROVED: \_\_\_\_\_

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE BELLINGHAM PLANNING BOARD WAS RECEIVED ON \_\_\_\_\_ AND NO APPEAL OF THE APPROVAL OF THIS PLAN WAS FILED WITHIN THE 20 DAY APPEAL PERIOD.

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

APPROVAL SUBJECT TO A COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY \_\_\_\_\_ AND TO BE DATED \_\_\_\_\_ AND TO BE RECORDED HEREWITH.

**ASSESSOR'S REFERENCE:**

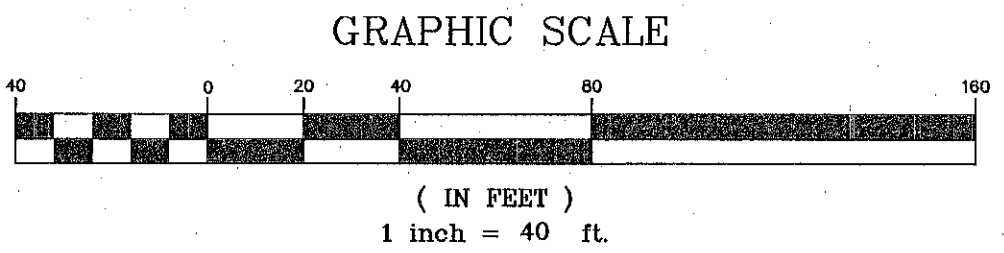
FRANKLIN:  
MAP 309, LOT 018  
MAP 308, LOT 079  
BELLINGHAM:  
MAP 69, LOT 87  
MAP 65, LOT 22  
MAP 65, LOT 20

**ZONING CLASSIFICATIONS:**

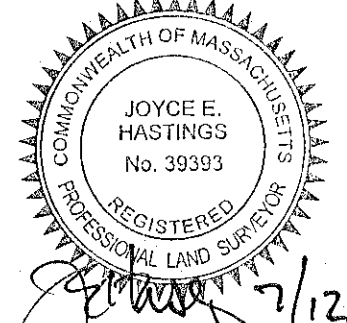
AGRICULTURAL  
LOT AREA:  
Single Family: 80,000 s.f.  
Two Family: 160,000 s.f.  
FRONTAGE: 200'  
SETBACKS:  
Front: 30'  
SIDE: 15'  
REAR: 20'

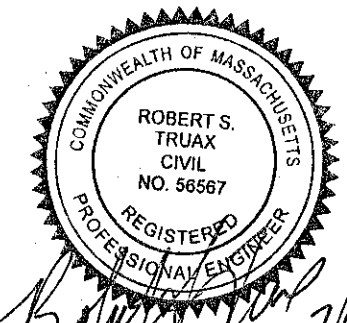
**OWNERS OF RECORD:**

- V.F.W. OF THE U.S., INC.  
940 SOUTH MAIN ST.  
BELLINGHAM, MA  
P.O. BOX 101  
BELLINGHAM, MA
- WALL STREET DEVELOPMENT CORP.  
P.O. BOX 272  
WESTWOOD, MA
- PAUL D. CLARKIN  
137 LAKEVIEW AVE.  
BELLINGHAM, MA




| REVISIONS |            | DESCRIPTION                  |
|-----------|------------|------------------------------|
| No.       | DATE       |                              |
| 1         | 03/02/2022 | Conservation Application     |
| 2         | 07/12/2022 | Conservation (40 Scale Plan) |

 7/12/22

 7/12/22

**DEFINITIVE SUBDIVISION PLAN  
PROSPECT HILL ESTATES  
BELLINGHAM, MASSACHUSETTS**

PREPARED FOR:  
WALL STREET DEVELOPMENT CORP.  
P.O. BOX 272  
WESTWOOD, MASSACHUSETTS

 **GLM Engineering Consultants, Inc.**  
19 EXCHANGE STREET  
HOLLISTON, MA 01746  
P: 508-429-1100  
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www.GLMengineering.com

|         |               |
|---------|---------------|
| JOB No. | 16,590        |
| DATE:   | DEC. 17, 2021 |
| SCALE:  | 1"=40'        |
| SHEET:  | 20 of 25      |
| PLAN #: | 27,541        |

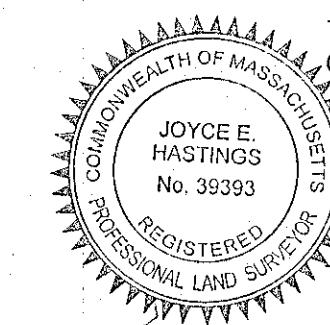


TOWN OF BELLINGHAM  
MAP 65, LOT 1  
(BOOK LC 424, PAGE 84)

1935 COLO  
LAKE ST.

I CERTIFY THAT THIS PLAN CONFORMS TO THE  
RULES & REGULATIONS OF THE REGISTER OF DEEDS.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH  
THE PROCEDURAL AND TECHNICAL STANDARDS FOR  
THE PRACTICE OF LAND SURVEYING IN THE  
COMMONWEALTH OF MASSACHUSETTS.



*Joyce E. Hastings*  
JOYCE E. HASTINGS P.L.S.

7/12/22  
DATE

APPROVED BY THE  
BELLINGHAM PLANNING BOARD:

DATE APPROVED: \_\_\_\_\_

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL  
OF THIS PLAN BY THE BELLINGHAM PLANNING BOARD  
WAS RECEIVED ON \_\_\_\_\_  
AT \_\_\_\_\_ AND NO APPEAL OF THE  
APPROVAL OF THIS PLAN WAS FILED WITHIN THE 20  
DAY PERIOD.

TOWN CLERK

DATE

APPROVAL SUBJECT TO A COVENANT  
CONDITIONS SET FORTH IN A COVENANT  
EXECUTED BY \_\_\_\_\_  
DATED \_\_\_\_\_ AND TO BE  
RECORDED HERewith.

**ASSESSOR'S REFERENCE:**

FRANKLIN:  
MAP 309, LOT 018  
MAP 308, LOT 079  
BELLINGHAM:  
MAP 69, LOT 87  
MAP 65, LOT 22  
MAP 65, LOT 20

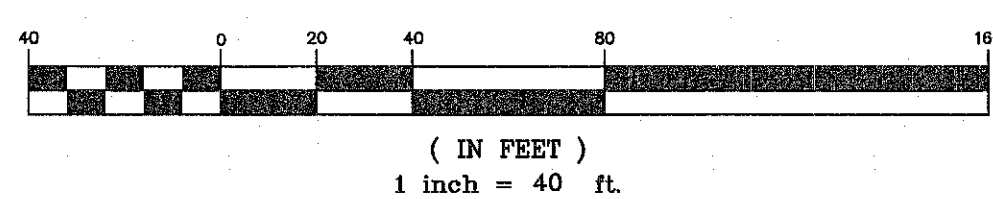
**ZONING CLASSIFICATIONS:**

AGRICULTURAL  
LOT AREA:  
Single Family: 80,000 s.f.  
Two Family: 160,000 s.f.  
FRONTAGE: 200'  
SETBACKS:  
Front: 30'  
SIDE: 15'  
REAR: 20'

**OWNERS OF RECORD:**

1. V.F.W. OF THE U.S., INC.  
940 SOUTH MAIN ST.  
BELLINGHAM, MA  
P.O. BOX 101  
BELLINGHAM, MA
2. WALL STREET DEVELOPMENT CORP.  
P.O. BOX 272  
WESTWOOD, MA
3. PAUL D. CLARKIN  
137 LAKEVIEW AVE.  
BELLINGHAM, MA

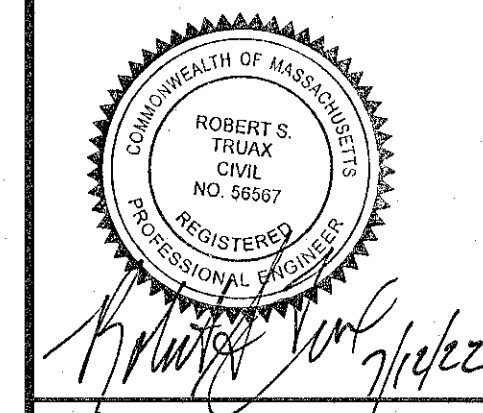
**GRAPHIC SCALE**



LOT 13  
164,662 S.F.

EXISTING TOPOGRAPHY

| REVISIONS |            | DESCRIPTION                  |
|-----------|------------|------------------------------|
| No.       | DATE       |                              |
| 1         | 03/02/2022 | Conservation Application     |
| 2         | 07/12/2022 | Conservation (40 Scale Plan) |



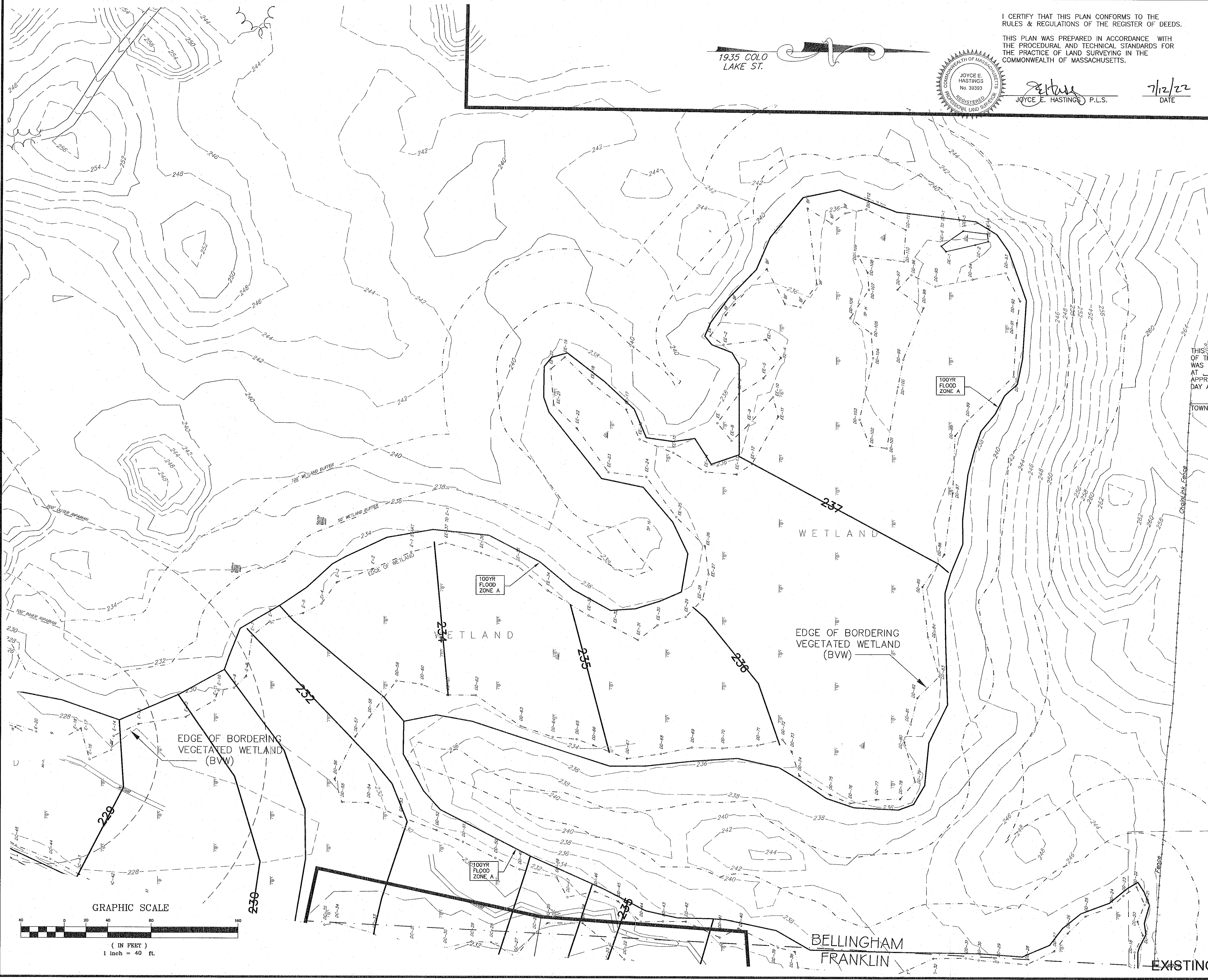
**DEFINITIVE SUBDIVISION PLAN  
PROSPECT HILL ESTATES  
BELLINGHAM, MASSACHUSETTS**

PREPARED FOR:  
WALL STREET DEVELOPMENT CORP.  
P.O. BOX 272  
WESTWOOD, MASSACHUSETTS

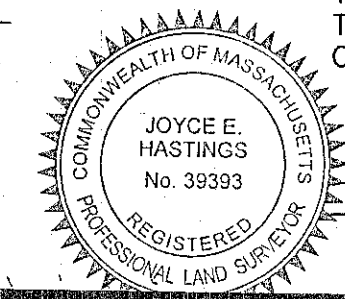
**GLM** Engineering  
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HOLLISTON, MA 01746  
P: 508-429-1100  
F: 508-429-7160  
www.GLMengineering.com

|         |               |
|---------|---------------|
| JOB No. | 16.590        |
| DATE:   | DEC. 17, 2021 |
| SCALE:  | 1"=40'        |
| SHEET:  | 21 of 25      |
| PLAN #: | 27,541        |





1935 COLO  
LAKE ST.



I CERTIFY THAT THIS PLAN CONFORMS TO THE  
RULES & REGULATIONS OF THE REGISTER OF DEEDS.  
THIS PLAN WAS PREPARED IN ACCORDANCE WITH  
THE PROCEDURAL AND TECHNICAL STANDARDS FOR  
THE PRACTICE OF LAND SURVEYING IN THE  
COMMONWEALTH OF MASSACHUSETTS.

JOYCE E. HASTINGS  
P.L.S.

7/12/22  
DATE

APPROVED BY THE  
BELLINGHAM PLANNING BOARD:

DATE APPROVED:

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL  
OF THIS PLAN BY THE BELLINGHAM PLANNING BOARD  
WAS RECEIVED ON \_\_\_\_\_  
AT \_\_\_\_\_ AND NO APPEAL OF THE  
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DAY APPEAL PERIOD.

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

APPROVAL SUBJECT TO A COVENANT  
CONDITIONS SET FORTH IN A COVENANT  
EXECUTED BY \_\_\_\_\_ AND TO BE  
DATED \_\_\_\_\_ RECORDED HEREWITH.

**ASSESSOR'S REFERENCE:**

FRANKLIN:

MAP 309, LOT 018  
MAP 308, LOT 079

BELLINGHAM:

MAP 69, LOT 87  
MAP 65, LOT 22  
MAP 65, LOT 20

**ZONING CLASSIFICATIONS:**

AGRICULTURAL

LOT AREA:

Single Family: 80,000 s.f.  
Two Family: 160,000 s.f.

FRONTAGE:

200'

SETBACKS:

Front: 30'  
SIDE: 15'  
REAR: 20'

**OWNERS OF RECORD:**

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940 SOUTH MAIN ST.  
BELLINGHAM, MA  
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2. WALL STREET DEVELOPMENT CORP.  
P.O. BOX 272  
WESTWOOD, MA

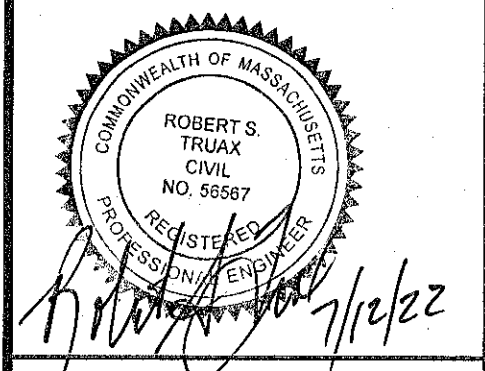
3. PAUL D. CLARKIN  
137 LAKEVIEW AVE.  
BELLINGHAM, MA

**DEFINITIVE SUBDIVISION PLAN  
PROSPECT HILL ESTATES  
BELLINGHAM, MASSACHUSETTS**

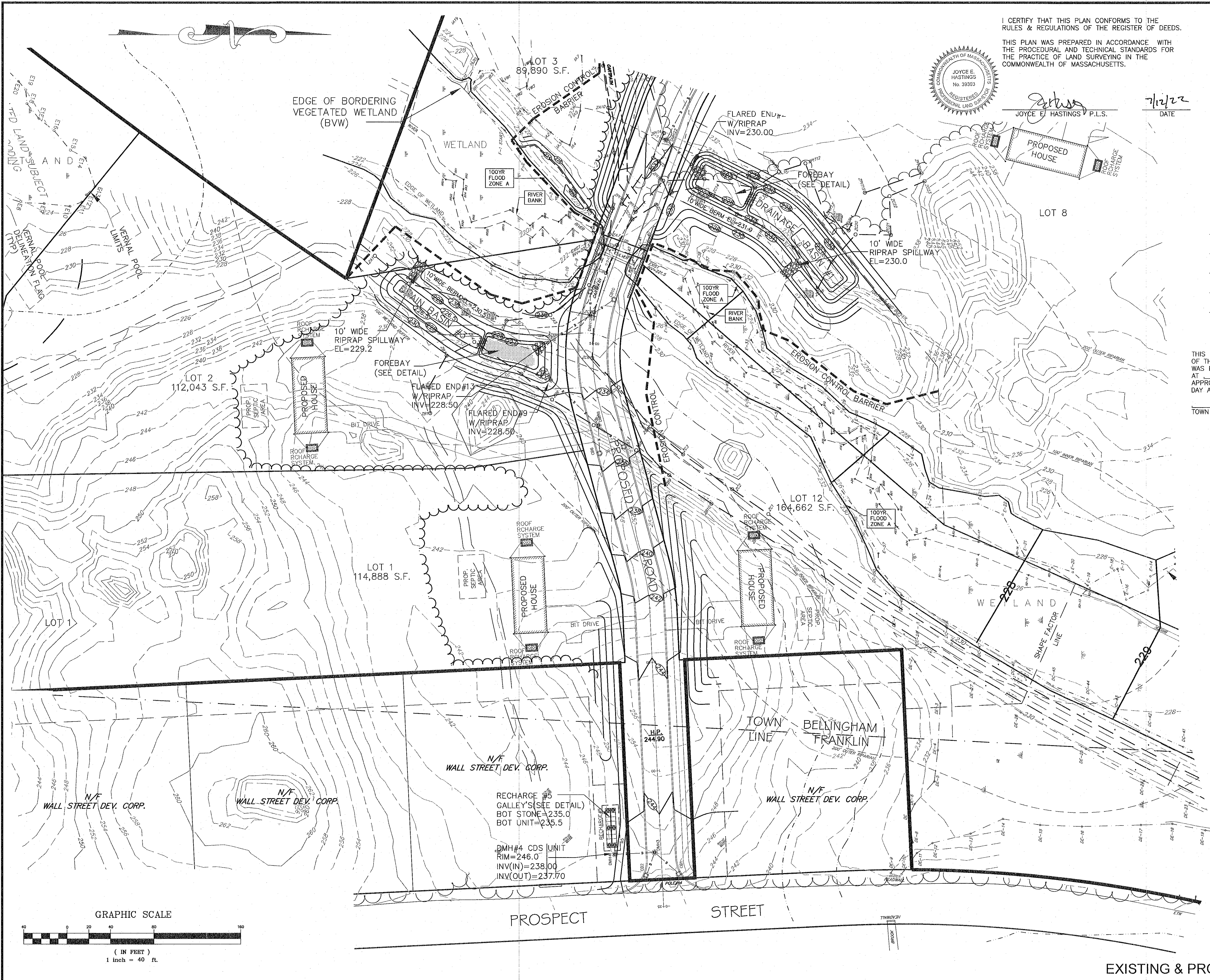
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|         |               |
|---------|---------------|
| JOB No. | 16,590        |
| DATE:   | DEC. 17, 2021 |
| SCALE:  | 1"=60'        |
| SHEET:  | 22 of 25      |
| PLAN #: | 27,541        |

| REVISIONS | DESCRIPTION                             |
|-----------|---|
| No.       | DATE                                    |
| 1         | 03/02/2022 Conservation Application     |
| 2         | 07/12/2022 Conservation (40 Scale Plan) |







I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES & REGULATIONS OF THE REGISTER OF DEEDS.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.



JOYCE E. HASTINGS P.L.S.  
DATE 7/12/22

APPROVED BY THE BELLINGHAM PLANNING BOARD:

DATE APPROVED:

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE BELLINGHAM PLANNING BOARD WAS RECEIVED ON \_\_\_\_\_ AT \_\_\_\_\_ AND NO APPEAL OF THE APPROVAL OF THIS PLAN WAS FILED WITHIN THE 20 DAY APPEAL PERIOD.

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

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ASSESSOR'S REFERENCE:

FRANKLIN:  
MAP 309, LOT 018  
MAP 308, LOT 079  
BELLINGHAM:  
MAP 69, LOT 87  
MAP 65, LOT 22  
MAP 65, LOT 20

ZONING CLASSIFICATIONS:

AGRICULTURAL  
LOT AREA:  
Single Family: 80,000 s.f.  
Two Family: 160,000 s.f.  
FRONTAGE: 200'  
SETBACKS:  
Front: 30'  
SIDE: 15'  
REAR: 20'

OWNERS OF RECORD:

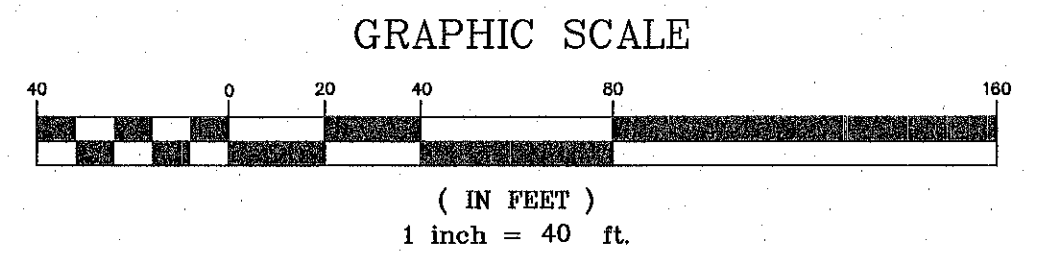
- V.F.W. OF THE U.S., INC.  
940 SOUTH MAIN ST.  
BELLINGHAM, MA  
P.O. BOX 101  
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137 LAKEVIEW AVE.  
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DEFINITIVE SUBDIVISION PLAN  
PROSPECT HILL ESTATES  
BELLINGHAM, MASSACHUSETTS

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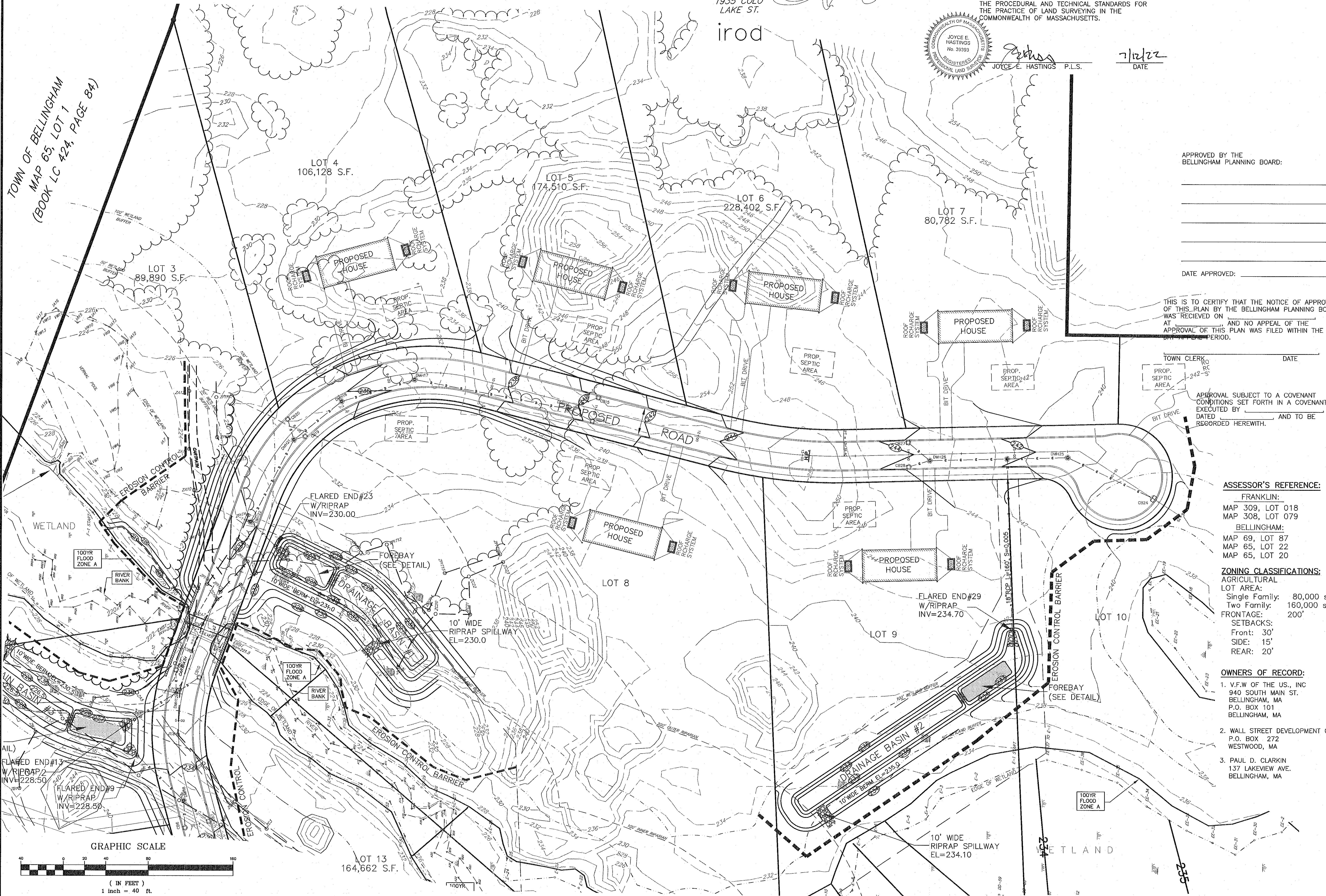
|         |               |
|---------|---------------|
| JOB No. | 16,590        |
| DATE:   | DEC. 17, 2021 |
| SCALE:  | 1"=40'        |
| SHEET:  | 23 of 25      |
| PLAN #: | 27,541        |



EXISTING & PROPOSED TOPOGRAPHY



TOWN OF BELLINGHAM  
MAP 65, LOT 1  
(BOOK LC 424, PAGE 84)

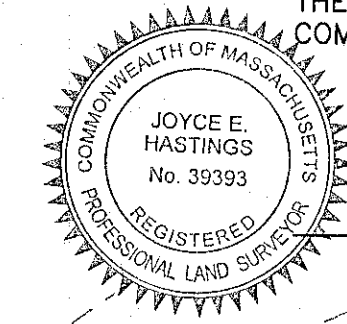


1935 COLO  
LAKE ST.

irod

I CERTIFY THAT THIS PLAN CONFORMS TO THE  
RULES & REGULATIONS OF THE REGISTER OF DEEDS.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH  
THE PROCEDURAL AND TECHNICAL STANDARDS FOR  
THE PRACTICE OF LAND SURVEYING IN THE  
COMMONWEALTH OF MASSACHUSETTS.



JOYCE E. HASTINGS P.L.S.

7/12/22  
DATE

APPROVED BY THE  
BELLINGHAM PLANNING BOARD:

DATE APPROVED:

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL  
OF THIS PLAN BY THE BELLINGHAM PLANNING BOARD  
WAS RECEIVED ON \_\_\_\_\_ AND NO APPEAL OF THE  
APPROVAL OF THIS PLAN WAS FILED WITHIN THE 20  
DAY PERIOD.

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

APPROVAL SUBJECT TO A COVENANT  
CONDITIONS SET FORTH IN A COVENANT  
EXECUTED BY \_\_\_\_\_ AND TO BE  
DATED \_\_\_\_\_ AND TO BE  
RECORDED HERewith.

ASSESSOR'S REFERENCE:

FRANKLIN:  
MAP 309, LOT 018  
MAP 308, LOT 079  
BELLINGHAM:  
MAP 69, LOT 87  
MAP 65, LOT 22  
MAP 65, LOT 20

ZONING CLASSIFICATIONS:

AGRICULTURAL  
LOT AREA:  
Single Family: 80,000 s.f.  
Two Family: 160,000 s.f.  
FRONTAGE: 200'  
SETBACKS:  
Front: 30'  
SIDE: 15'  
REAR: 20'

OWNERS OF RECORD:

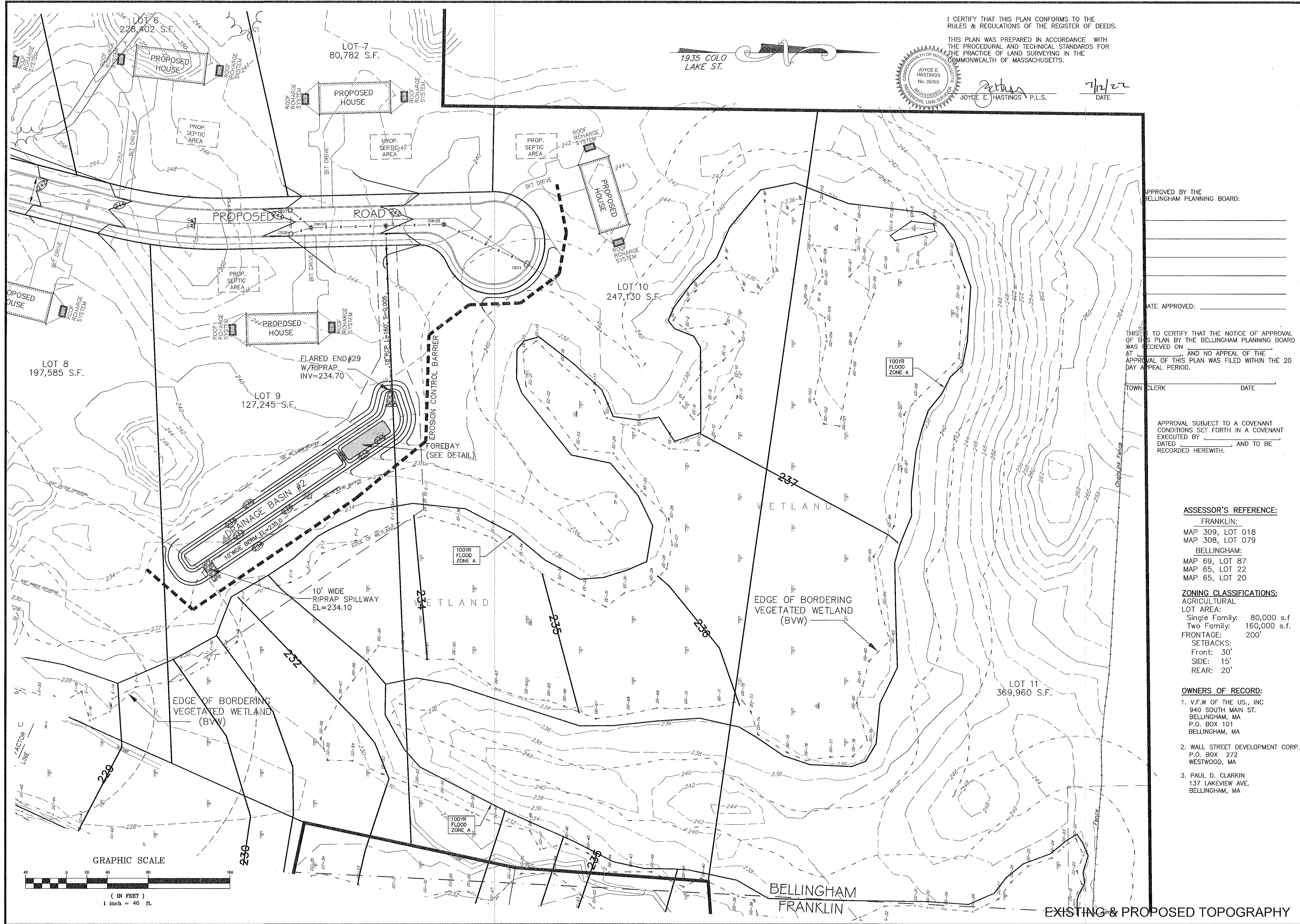
- V.F.W. OF THE U.S., INC.  
940 SOUTH MAIN ST.  
BELLINGHAM, MA  
P.O. BOX 101  
BELLINGHAM, MA
- WALL STREET DEVELOPMENT CORP.  
P.O. BOX 272  
WESTWOOD, MA
- PAUL D. CLARKIN  
137 LAKEVIEW AVE.  
BELLINGHAM, MA

DEFINITIVE SUBDIVISION PLAN  
PROSPECT HILL ESTATES  
BELLINGHAM, MASSACHUSETTS

GLM Engineering  
Consultants, Inc.  
19 EXCHANGE STREET  
HOLLISTON, MA 01746  
P: 508-429-1100  
F: 508-429-7160  
www.GLMengineering.com

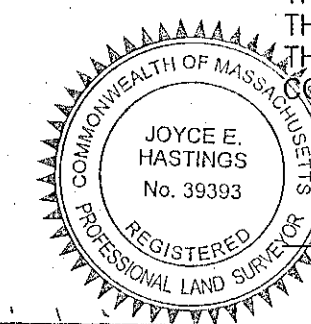
|         |               |
|---------|---------------|
| JOB No. | 16,590        |
| DATE:   | DEC. 17, 2021 |
| SCALE:  | 1"=40'        |
| SHEET:  | 24 OF 25      |
| PLAN #: | 27,541        |





I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES & REGULATIONS OF THE REGISTER OF DEEDS.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.



JOYCE E. HASTINGS P.L.S.

7/12/22  
DATE

APPROVED BY THE  
BELLINGHAM PLANNING BOARD:

DATE APPROVED:

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE BELLINGHAM PLANNING BOARD WAS RECEIVED ON \_\_\_\_\_ AT \_\_\_\_\_, AND NO APPEAL OF THE APPROVAL OF THIS PLAN WAS FILED WITHIN THE 20 DAY APPEAL PERIOD.

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

APPROVAL SUBJECT TO A COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY \_\_\_\_\_ AND TO BE RECORDED HERewith.

**ASSESSOR'S REFERENCE:**

FRANKLIN:  
MAP 309, LOT 018  
MAP 308, LOT 079

**BELLINGHAM:**

MAP 69, LOT 87  
MAP 65, LOT 22  
MAP 65, LOT 20

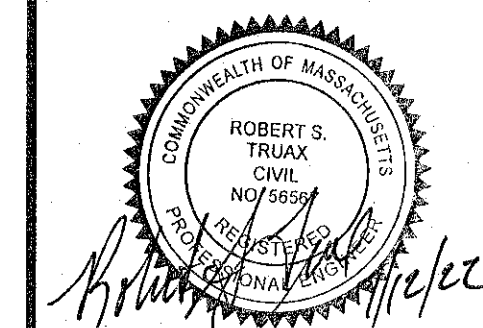
**ZONING CLASSIFICATIONS:**

AGRICULTURAL  
LOT AREA:  
Single Family: 80,000 s.f.  
Two Family: 160,000 s.f.  
FRONTAGE: 200'  
SETBACKS:  
Front: 30'  
SIDE: 15'  
REAR: 20'

**OWNERS OF RECORD:**

- V.F.W. OF THE U.S., INC.  
940 SOUTH MAIN ST.  
BELLINGHAM, MA  
P.O. BOX 101  
BELLINGHAM, MA
- WALL STREET DEVELOPMENT CORP.  
P.O. BOX 272  
WESTWOOD, MA
- PAUL D. CLARKIN  
137 LAKEVIEW AVE.  
BELLINGHAM, MA

| REVISIONS |            | DESCRIPTION                  |
|-----------|------------|------------------------------|
| No.       | DATE       |                              |
| 1         | 03/02/2022 | Conservation Application     |
| 2         | 07/12/2022 | Conservation (40 Scale Plan) |



**DEFINITIVE SUBDIVISION PLAN  
PROSPECT HILL ESTATES  
BELLINGHAM, MASSACHUSETTS**

PREPARED FOR:  
WALL STREET DEVELOPMENT CORP.  
P.O. BOX 272  
WESTWOOD, MASSACHUSETTS

**GLM** Engineering  
Consultants, Inc.  
19 EXCHANGE STREET  
HOLLISTON, MA 01746  
P: 508-429-1100  
F: 508-429-7160  
www.GLMengineering.com

JOB No. 16,590

DATE: DEC. 17, 2021

SCALE: 1"=60'

SHEET: 25 of 25

PLAN #: 27,541

EXISTING & PROPOSED TOPOGRAPHY