



WALL STREET DEVELOPMENT CORP.
REAL ESTATE DEVELOPERS

December 12, 2023

Bellingham Planning Board
10 Mechanic Street
Bellingham, MA 02019

RE: Prospect Hill Village
Application for Special Permit, Stormwater Permit and Development Plan Approval

Dear Planning Board Members:

Wall Street Development Corp. ("Wall Street") hereby files an application for a Special Permit, Stormwater Management Permit and Development Plan Approval in accordance with the provisions of the Bellingham Zoning Bylaws. Included with the applications are the following supporting documents for the Board's review and approval:

1. Application for Special Permit;
2. Application for Stormwater Management Permit;
3. Application for Development Plan Approval;
4. Certificate of Ownership;
5. Certificate of Municipal Taxes;
6. Certified List of Abutters;
7. Project Narrative;
8. Impact Statement on Municipal Services;
9. Three (3) Stormwater Management Reports;
10. Three (3) Traffic Impact Assessment Report;
11. Three (3) full size (24"x36") Copies of Site Development & Special Permit Plans;
12. Sixteen (16) 11"x17" Copies of Site Development & Special Permit Plans;
13. Development Plan Application Filing Fee - \$1,319.00; and
14. Special Permit Application Filing Fee - \$1,910.00

RCV DEC 13 '23 AM10:21:3
BELLINGHAM TOWN CLERK

It is hoped the above documents meet the requirements of the Bellingham Zoning Bylaws. Should any additional information be required in connection with the above referenced applications, please feel free to contact me at 617-922-8700 or by email at lou@wallstreetdevelopment.com.

Sincerely,

WALL STREET DEVELOPMENT CORP.

Louis Petrozzi
Louis Petrozzi, President

cc. Rob Truax - GLM Engineering Consultants, Inc.
P.O. BOX 272, WESTWOOD, MA 02090
TEL. 781-440-0306 CELL 617-922-8700
EMAIL lou@wallstreetdevelopment.com
www.wallstreetdevelopment.com



2708

WALL STREET DEVELOPMENT CORP.P.O. BOX 272
WESTWOOD, MA 02090-0272
TEL. (781) 440-0306**NB NeedhamBank**

53-7353/2113

12/12/2023

PAY TO THE
ORDER OF

Bellingham - Town of

\$ **1,910.00

One Thousand Nine Hundred Ten and 00/100*****

DOLLARS

Bellingham - Town of
10 Mechanic Street
Bellingham, MA 02019*Arus Potuzzi*
AUTHORIZED SIGNATURE

MEMO

Prospect Hill - Special Permit Application Fee

⑈002708⑈ ⑆211373539⑆ 591693504⑈

2709

WALL STREET DEVELOPMENT CORP.P.O. BOX 272
WESTWOOD, MA 02090-0272
TEL. (781) 440-0306**NB NeedhamBank**

53-7353/2113

12/12/2023

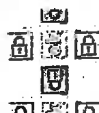
PAY TO THE
ORDER OF

Bellingham - Town of

\$ **1,319.00

One Thousand Three Hundred Nineteen and 00/100*****

DOLLARS

Bellingham - Town of
10 Mechanic Street
Bellingham, MA 02019*Arus Potuzzi*
AUTHORIZED SIGNATURE

MEMO

Prospect Hill - Development Plan - Application Fee

⑈002709⑈ ⑆211373539⑆ 591693504⑈



BELLINGHAM PLANNING BOARD

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

APPLICATION FOR SPECIAL PERMIT UNDER THE ZONING BYLAW

1. Name of Applicant(s): Wall Street Development Corp.

Address: P.O. Box 272, Westwood, MA 0209

Phone: 617-922-8700

Email: lou@wallstreetdevelopment.com

2. Owner (if different) Same

Address _____

Phone _____ Email: _____

3. The premises affected are at Prospect Street in Franklin and Lake and Lakeview in Bellingham and Street/Road in an Agricultural Zoning District.

Street Number (if available): 137 Lakeview Avenue

4. Dimensions of Lot: See Attached Plan Area: 3,124,797 sq. ft.

5. Assessors Map and Lot Number: Map 69, Lot 87, Map 65, Lot 20, Lot 22, Lot 22-01 and Lot 22-02

6. Registry of Deeds Book: 39961, Page 49, Book 40657, Page 409 and Book 41335, Page 366, Book 38199, Page 96, Book 38899, Page 440, Book 41398, Page 58, and Bok 41398, Page 55.

Land Court Certificate Number _____ Book _____ Page _____

7. Legal description of property: See Attached Deeds

8. Application for Special Permit as authorized by Article XV, Section(s) 240-101 of the Zoning Bylaw.

9. State present use of premises: Former gravel operation – property is vacant, except for a single-family home at 137 Lakeview Ave.

10. Describe specifically the nature of your request: To construct one hundred fifty-six (156) townhouse dwellings including buildings, roadways, utilities and other site improvements.

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.

See Attached

12. Accompaniments:

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

13. Signature of Applicant

Louis Petrucci
Wall Street Development Corp.

Date: December 12, 2023

Signature of Applicant

Date:

14. Application received by

Date:

15. Hearing date set for

Time:



BELLINGHAM PLANNING BOARD

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

APPLICATION FOR STORMWATER MANAGEMENT PERMIT UNDER THE ZONING BYLAW

Date Submitted: December 12, 2023

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

1. Applicant(s): WALL STREET DEVELOPMENT CORP.

Address: P.O. Box 272, Westwood, MA 02090
Phone: 617-922-8700
Email: lou@wallstreetdevelopment.com

2. Owner(s): WALL STREET DEVELOPMENT CORP

Address: P.O. Box 272, Westwood, MA 02090
Phone: 617-922-8700
Email: lou@wallstreetdevelopment.com

3. Engineer: GLM ENGINEERING CONSULTANTS, INC.

ADDRESS: 19 Exchange Street, Holliston, MA 01746
TEL 508-429-1100
Email: Robert.truax@glmengineering.com

**4. Stormwater
System
Manager:**

WALL STREET DEVELOPMENT CORP

Address: P.O. Box 272, Westwood, MA 02090
Phone: 617-922-8700
Email: lou@wallstreetdevelopment.com

-
5. Plan Title: Site Development Plan "PROSPECT HILL VILLAGE, BELLINGHAM, MA"
6. Date of Plan: November 30, 2023
7. Location of Premises (Address, Street, Name, general property description): Vacant Parcel – Corner of Lake Street & Prospect Street and 137 Lakeview Avenue
8. Assessors Map and Lot Numbers: Map 65 – Lot 20, Lot 22, Lot 22-01, Lot 22-02 and Map 69, Lot 87
9. Norfolk Registry of Deeds Book and Page Numbers: Book 39961, Page 49, Book 40657, Page 409, Book 41335, Page 366 Book 38199, Page 96, Book 38899, Page 440, Book 41398, Page 58, and Book 41398, Page 55.
10. Land Court Certificate of Title Number: N/A
11. Lot Area (sq. ft & acres): 3,124,797 sq. ft. or 71.7 +/- Acres
12. Proposed Use: Residential Townhouse Development
13. Amount of Land Disturbance (sf): 1,390,398 sq. ft.
14. Accompaniments:
- Site Development Plan entitled "Prospect Hill Village" dated November 30, 2023
- Stormwater Management Report dated November 30, 2023

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

Signature of all Applicants:
(print & sign)



Wall Street Development Corp.
By: Louis Petrozzi, President

Signature of all Owner(s)
(Print & Sign)



Wall Street Development Corp.
By: Louis Petrozzi, President



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: December 12, 2023

1. Applicant: Wall Street Development Corp.

Address: P.O. Box 272, Westwood, MA 02090

Phone: 617-922-8700

Email: lou@wallsreetdevelopment.com

2. Owner(s): Same as the Applicant

Address: _____

Phone: _____

Email: _____

3. Engineer: GLM Engineering Consultants, Inc.

Address: 19 Exchange Street, Holliston, MA 01746 Phone: 508-429-1100

Email: robert.truax@glmengineering.com

4. Plan Title: Prospect Hill Village

5. Date of Plan: November 30, 2023

6. Location of Premises: Off Lake Street, Prospect Street and Lakeview Avenue

7. Assessors Map/Lot Numbers: Map 65, Lot 20, Lot 22, Lot 22-01, Lot 22-02 and Map 69, Lot 87

8. Norfolk Registry of Deeds – Book/Page: Book 39961, Page 49, Book 40657, Page 409, Book 41335, Page 366
Book 38199, Page 96, Book 38899, Page 440, Book 41398, Page
58, and Book 41398, Page 55.

9. Lot Area (sq. ft & acres): 3,124,797 Sq. ft. or 71.73+/- Acres

10. Zoning District: Agricultural

11. Premises in Overlay District (s)? Water Resource District

12. Proposed Use: Townhouse Development – 156 Units
13. Square Footage of proposed Buildings: 295,000 +/- sq. ft.
14. Impervious Surfaces: 662,577 sq. ft. or 15.2 Acres
15. Amount of Land Disturbance (sf): 1,390,398 sq. ft. or 31.9 Acres
16. Number of Parking Spaces/Handicap Spaces: 312 spaces – Indoor and 321 spaces – Outdoor/Handicap – 2 spaces
17. Accompaniments:
- ☒ Certified Abutters List (1 copy, 1 label copy)
 - ☒ Filing Fee (See chart attached)
 - ☒ Plot plan showing location of existing and proposed buildings, signs, other structures (number of copies per Form K)
 - ☒ Recorded (or surveyor endorsed) plan of land (number of copies per Form K)
 - ☒ Stormwater Management and O&M Plans
 - ☒ Other applicable permits required:
Notice of Intent, Environmental Notification Form, NPDES Permit, Sewer Extension Permit
18. Other materials required by Planning Board or Town Planner (see Procedural Rules and Zoning Bylaws) Traffic Report

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)

David Petrozzi
Wall Street Development Corp.

Signatures of all Owners: _____



BELLINGHAM PLANNING BOARD

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

CERTIFICATE OF OWNERSHIP

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

Section A:

Title of Plan: Prospect Hill Village

Date of Plan: November 30, 2023

Assessor's Information Map 69, Parcel 87 – Map 65, Parcel 20, 22, 22-01 and 22-02

Prepared by: GLM Engineering Consultants, Inc., 19 Exchange Street, Holliston, MA 01749

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

☐ Special Permit

Section B:

Name of Record Owner(s): Wall Street Development Corp.

Address of Record Owner(s): P.O. Box 272, Westwood, MA 02090

Name of Record Owner(s): _____

Address of Record Owner(s): _____

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

Name: Louis Petrozzi

Address: Two Warthin Circle

Address: Norwood, MA 02062

Name: _____

Address: _____

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

Beneficiary(ies) N/A

Shareholder(s) Louis Petrozzi – 100%

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

County: _____
Book and Page: Book Page
Date of Incorporation: February 17, 1995
State of Incorporation: Massachusetts

Executed as a sealed instrument this _____ day of November, 2023

Louis Petrozzi
Signature of Applicant

Wall Street Development Corp.

Print name of Applicant

Signature of Applicant

Print name of Applicant

Louis Petrozzi
Signature of Owner

Wall Street Development Corp.

Print name of Owner

Signature of Owner

Print name of Owner

COMMONWEALTH OF MASSACHUSETTS

Norfolk, SS

November __, 2023

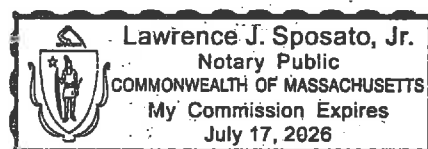
On this 30th day of November, 2023, before me, the undersigned notary public, personally appeared Louis Petrozzi who proved to me through satisfactory evidence of identification, which were a Massachusetts Driver's License to be the person(s) whose name(s) is/are signed on the preceding document in my presence on behalf of Wall Street Development Corp.

Lawrence J. Sposato, Jr.

(Official signature and seal of Notary)

Notary Public: Lawrence J. Sposato, Jr.

My Commission Expires: July 17, 2026





BELLINGHAM PLANNING BOARD

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

CERTIFICATION OF MUNICIPAL TAXES AND CHARGES PAID

TOWN OF BELLINGHAM

Property Information	
Parcel ID	
Map	69
Lot	87
Street Number	00
Street Name	Lake Street
First Name	Wall Street Development Corp.
Last Name	

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

As the Collector / Treasurer for the Town of Bellingham, MA I certify that the municipal taxes are paid in full for the above property.

Christine Mansfield

(Print name)

11/27/23

(Date)

[Signature]

(Signature)



BELLINGHAM PLANNING BOARD

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

CERTIFICATION OF MUNICIPAL TAXES AND CHARGES PAID

TOWN OF BELLINGHAM

Property Information	
Parcel ID	
Map	65
Lot	22-02
Street Number	00
Street Name	
First Name	Wall Street Development Corp.
Last Name	

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

As the Collector / Treasurer for the Town of Bellingham, MA I certify that the municipal taxes are paid in full for the above property.

Christine Mansfield
(Print name)

11/27/23
(Date)

[Signature]
(Signature)



BELLINGHAM PLANNING BOARD

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

CERTIFICATION OF MUNICIPAL TAXES AND CHARGES PAID TOWN OF BELLINGHAM

Property Information	
Parcel ID	
Map	65
Lot	22-01
Street Number	00
Street Name	
First Name	Wall Street Development Corp.
Last Name	

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

As the Collector / Treasurer for the Town of Bellingham, MA I certify that the municipal taxes are paid in full for the above property.

Christine Mansfield
(Print name)

11/27/23
(Date)


(Signature)



BELLINGHAM PLANNING BOARD

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

CERTIFICATION OF MUNICIPAL TAXES AND CHARGES PAID TOWN OF BELLINGHAM

Property Information	
Parcel ID	
Map	65
Lot	22
Street Number	00
Street Name	Lake Street
First Name	Wall Street Development Corp.
Last Name	

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

As the Collector / Treasurer for the Town of Bellingham, MA I certify that the municipal taxes are paid in full for the above property.

Christine Manfield
(Print name)

11/27/23
(Date)

[Signature]
(Signature)



BELLINGHAM PLANNING BOARD

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

CERTIFICATION OF MUNICIPAL TAXES AND CHARGES PAID TOWN OF BELLINGHAM

Property Information	
Parcel ID	
Map	65
Lot	20
Street Number	00
Street Name	Lakeview Avenue
First Name	Wall Street Development Corp.
Last Name	

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

As the Collector / Treasurer for the Town of Bellingham, MA I certify that the municipal taxes are paid in full for the above property.

Christine Mansfield
(Print name)

[Signature]
(Signature)

11/27/23
(Date)



TOWN OF BELLINGHAM

Assessment Administration Office
Municipal Center - 10 Mechanic Street
Bellingham, Massachusetts 02019
508-657-2862 * FAX 508-657-2894
Email: Assessors@bellinghamma.org
www.bellinghamma.org

December 4, 2023

THE PROPERTY OWNERS LISTED HEREIN ARE THE KNOWN ABUTTERS TO
THE PROPERTY OWNERS:

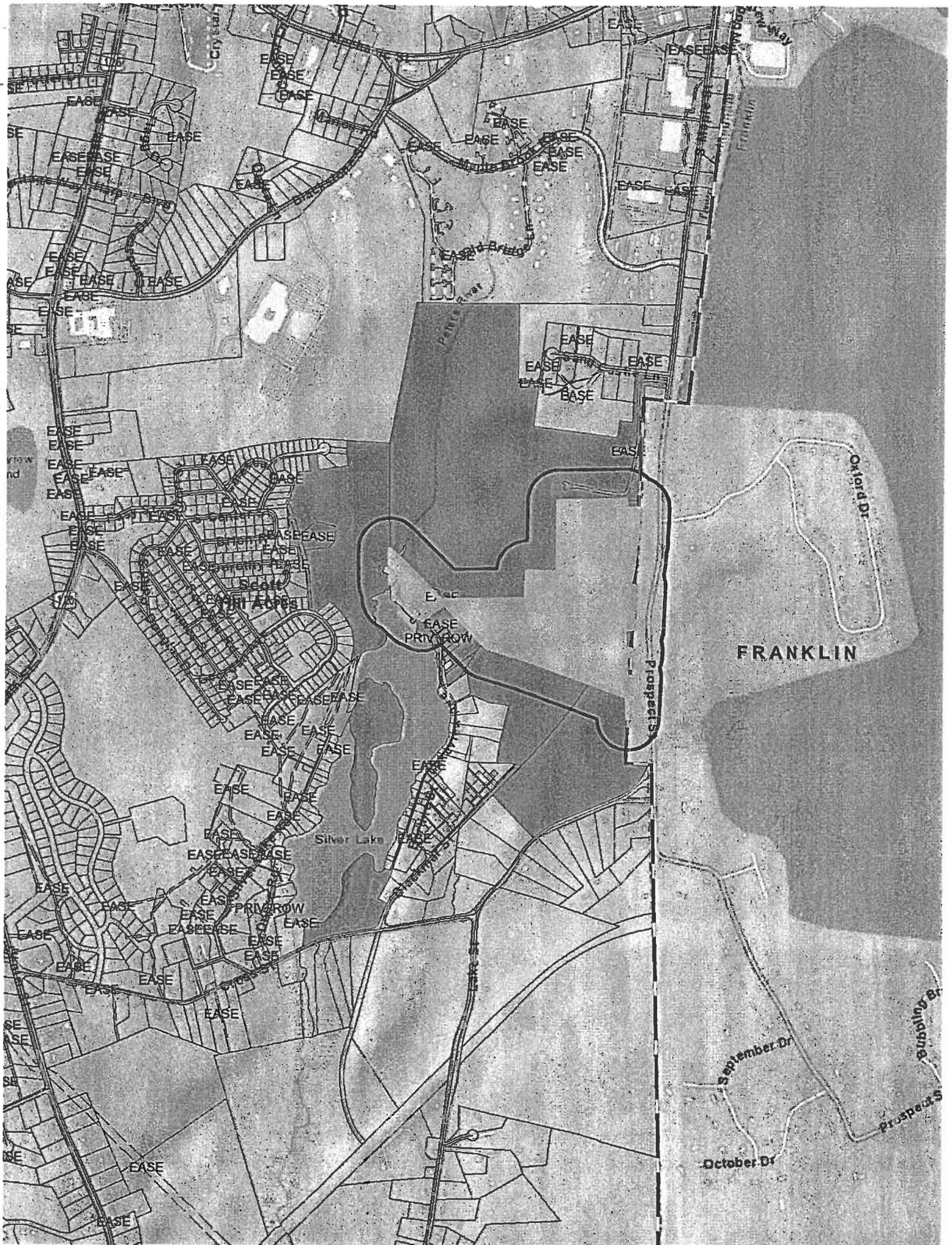
300 feet for the Planning Board
Map 65-20/65-22/65-22-1/65-22-2

Property Address(es): Off Lake and South Maple Street
Bellingham MA 02019

Requested by: Lou Petrozzi
Wall Street Development
PO Box 272
Westwood, MA 02090

ABUTTERS ATTACHED

Certified: *Elizabeth Cournoyer*
Elizabeth Cournoyer, Assessment Director





300 foot Abutters List Report

Bellingham, MA
December 04, 2023

Subject Properties:

Parcel Number: 0065-0020-0000
CAMA Number: 0065-0020-0000
Property Address: 137 LAKEVIEW AV

Mailing Address: WALL STREET DEVELOPMENT CORP.
2 WARTHIN CR
NORWOOD, MA 02062

Parcel Number: 0065-0022-0000
CAMA Number: 0065-0022-0000
Property Address: SOUTH MAPLE ST

Mailing Address: WALL STREET DEVELOPMENT CORP
PO BOX 272
WESTWOOD, MA 02090

Parcel Number: 0065-0022-0001
CAMA Number: 0065-0022-0001
Property Address: SOUTH MAPLE ST

Mailing Address: WALL STREET DEVELOPMENT CORP
PO BOX 272
WESTWOOD, MA 02090

Parcel Number: 0065-0022-0002
CAMA Number: 0065-0022-0002
Property Address: SOUTH MAPLE ST

Mailing Address: WALL STREET DEVELOPMENT CORP
PO BOX 272
WESTWOOD, MA 02090

Abutters:

Parcel Number: 0061-001A-0000
CAMA Number: 0061-001A-0000
Property Address: 119 SOUTH MAPLE ST

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

Parcel Number: 0064-0212-000B
CAMA Number: 0064-0212-000B
Property Address: CELESTIAL CR

Mailing Address: SOUTH CENTER REALTY LLC
120 QUARRY BD
MILFORD, MA 01757

Parcel Number: 0065-0001-0000
CAMA Number: 0065-0001-0000
Property Address: LAKEVIEW AV

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

Parcel Number: 0065-0006-0000
CAMA Number: 0065-0006-0000
Property Address: 89 LAKEVIEW AV

Mailing Address: ARIZAN, GABRIELA
89 LAKEVIEW AV
BELLINGHAM, MA 02019

Parcel Number: 0065-0008-0000
CAMA Number: 0065-0008-0000
Property Address: 97 LAKEVIEW AV

Mailing Address: RAMOS, ANDRE DE OLIVEIRA FRAGA,
SAMANTA KALLINY
97 LAKEVIEW AV
BELLINGHAM, MA 02019

Parcel Number: 0065-0009-0000
CAMA Number: 0065-0009-0000
Property Address: LAKEVIEW AV

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



www.cai-tech.com

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12/4/2023

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300 foot Abutters List Report

Bellingham, MA
December 04, 2023

Parcel Number: 0065-0011-0000
CAMA Number: 0065-0011-0000
Property Address: LAKEVIEW AV

Mailing Address: QUARRY DEVELOPMENT LLC
180 MAIN ST
BLACKSTONE, MA 01504

Parcel Number: 0065-0012-0000
CAMA Number: 0065-0012-0000
Property Address: LAKEVIEW AV

Mailing Address: QUARRY DEVELOPMENT LLC
180 MAIN ST
BLACKSTONE, MA 01504

Parcel Number: 0065-0014-0000
CAMA Number: 0065-0014-0000
Property Address: LAKEVIEW AV

Mailing Address: QUARRY DEVELOPMENT LLC
180 MAIN ST
BLACKSTONE, MA 01504

Parcel Number: 0065-0015-0000
CAMA Number: 0065-0015-0000
Property Address: LAKEVIEW AV

Mailing Address: QUARRY DEVELOPMENT LLC
180 MAIN ST
BLACKSTONE, MA 01504

Parcel Number: 0065-0017-0000
CAMA Number: 0065-0017-0000
Property Address: LAKEVIEW AV

Mailing Address: QUARRY DEVELOPMENT LLC
180 MAIN ST
BLACKSTONE, MA 01504

Parcel Number: 0065-0019-0000
CAMA Number: 0065-0019-0000
Property Address: 107 LAKEVIEW AV

Mailing Address: CADORET, KATHERINE L & CADORET II,
STEVEN M
107 LAKEVIEW AV
BELLINGHAM, MA 02019

Parcel Number: 0065-0022-0003
CAMA Number: 0065-0022-0003
Property Address: SOUTH MAPLE ST

Mailing Address: LEBLANC, MICHAEL & JULIE
3 ASHLEY CR
FRANKLIN, MA 02038

Parcel Number: 0065-0022-0004
CAMA Number: 0065-0022-0004
Property Address: SOUTH MAPLE ST

Mailing Address: CHANDRASHEKARAPURAM MAHESH
KOMARAPPAGARI SRUTI
381 PROSPECT ST
FRANKLIN, MA 02038

Parcel Number: 0065-0022-0005
CAMA Number: 0065-0022-0005
Property Address: SOUTH MAPLE ST

Mailing Address: 456 PURCHASE ST LLC
5 EXCHANGE ST- UNIT 4
MILFORD, MA 01757

Parcel Number: 0065-0022-0006
CAMA Number: 0065-0022-0006
Property Address: SOUTH MAPLE ST

Mailing Address: 456 PURCHASE STREET LLC
5 EXCHANGE ST- UNIT 4
MILFORD, MA 01757

Parcel Number: 0065-009A-0000
CAMA Number: 0065-009A-0000
Property Address: LAKEVIEW AV

Mailing Address: QUARRY DEVELOPMENT LLC
180 MAIN ST
BLACKSTONE, MA 01504

Parcel Number: 0065-022A-0000
CAMA Number: 0065-022A-0000
Property Address: MAPLE ST

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



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12/4/2023

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300 foot Abutters List Report

Bellingham, MA
December 04, 2023

Parcel Number: 0069-0087-0000
CAMA Number: 0069-0087-0000
Property Address: LAKE ST

Mailing Address: WALL STREET DEVELOPMENT CORP
PO BOX 272
WESTWOOD, MA 02090

Parcel Number: 0072-0025-0000
CAMA Number: 0072-0025-0000
Property Address: 100 CROSS ST

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



www.cai-tech.com

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12/4/2023

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456 PURCHASE ST LLC
 5 EXCHANGE ST- UNIT 4
 MILFORD, MA 01757

TOWN OF BELLINGHAM
 CONSERVATION
 10 MECHANIC STREET
 BELLINGHAM, MA 02019

456 PURCHASE STREET LLC
 5 EXCHANGE ST- UNIT 4
 MILFORD, MA 01757

TOWN OF BELLINGHAM
 CONSERVATION COMMISSION
 10 MECHANIC STREET
 BELLINGHAM, MA 02019

ARIZAN, GABRIELA
 89 LAKEVIEW AV
 BELLINGHAM, MA 02019

TOWN OF BELLINGHAM
 CONSERVATION COMMISSION
 10 MECHANIC STREET
 BELLINGHAM, MA 02019

CADORET, KATHERINE L &
 CADORET II, STEVEN M
 107 LAKEVIEW AV
 BELLINGHAM, MA 02019

TOWN OF BELLINGHAM
 SANITARY LAND FILL
 10 MECHANIC STREET
 BELLINGHAM, MA 02019

CHANDRASHEKARAPURAM MAHES
 KOMARAPPAGARI SRUTI
 381 PROSPECT ST
 FRANKLIN, MA 02038

WALL STREET DEVELOPMENT C
 PO BOX 272
 WESTWOOD, MA 02090

LEBLANC, MICHAEL & JULIE
 3 ASHLEY CR
 FRANKLIN, MA 02038

QUARRY DEVELOPMENT LLC
 180 MAIN ST
 BLACKSTONE, MA 01504

RAMOS, ANDRE DE OLIVEIRA
 FRAGA, SAMANTA KALLINY
 97 LAKEVIEW AV
 BELLINGHAM, MA 02019

SOUTH CENTER REALTY LLC
 120 QUARRY BD
 MILFORD, MA 01757

TOWN OF BELLINGHAM
 ACCESS TO LANDFILL
 10 MECHANIC STREET
 BELLINGHAM, MA 02019



TOWN OF BELLINGHAM

Assessment Administration Office
Municipal Center - 10 Mechanic Street
Bellingham, Massachusetts 02019
508-657-2862 * FAX 508-657-2894
Email: Assessors@bellinghamma.org
www.bellinghamma.org

December 12, 2023

**THE PROPERTY OWNERS LISTED HEREIN ARE THE KNOWN ABUTTERS TO
THE PROPERTY OWNERS:**

300-feet for the Planning Board Map 69 Parcel 87

Property Address(es): Lake Street
Bellingham MA 02019

Requested by: Wall Street Development
Lou Petrozzi
PO Box 272
Westwood, MA 02090

ABUTTERS ATTACHED

Certified: _____


Elizabeth Cournoyer, Assessment Director

RECEIVED
TOWN OF BELLINGHAM

TOWN OF BELLINGHAM
ASSESSMENT ADMINISTRATION OFFICE
Bellingham Municipal Center
10 Mechanic St.
BELLINGHAM, MA 02019
PHONE (508) 657-2862 FAX (508) 657-2894

2023 NOV 21 P 1:45
BOARD OF ASSESSORS

Date of Application November 20, 2023

REQUEST FOR LIST OF ABUTTERS


A \$20.00 Fee PER LIST is required to process your request. Payment is due at the time of submission of this form. Fees apply to the preparation of a new list or verification or reverification on an existing or expired list. Please allow up to 10 business days from the date of payment and submission of the form for the Assessors office to complete the processing of your request. Checks/Money Orders are made out to: "The Town of Bellingham". Cash payments are accepted in person.

Please indicate with a check

- ☐ Immediate Abutters-Selectboard
- ☐ Abutter to Abutter within 300 feet -Zoning Board
- ☒ Abutter to Abutter within 300 feet -Planning Board
- ☐ Abutters withing 100 feet - Conservation Commission
- ☐ Other – please specify:

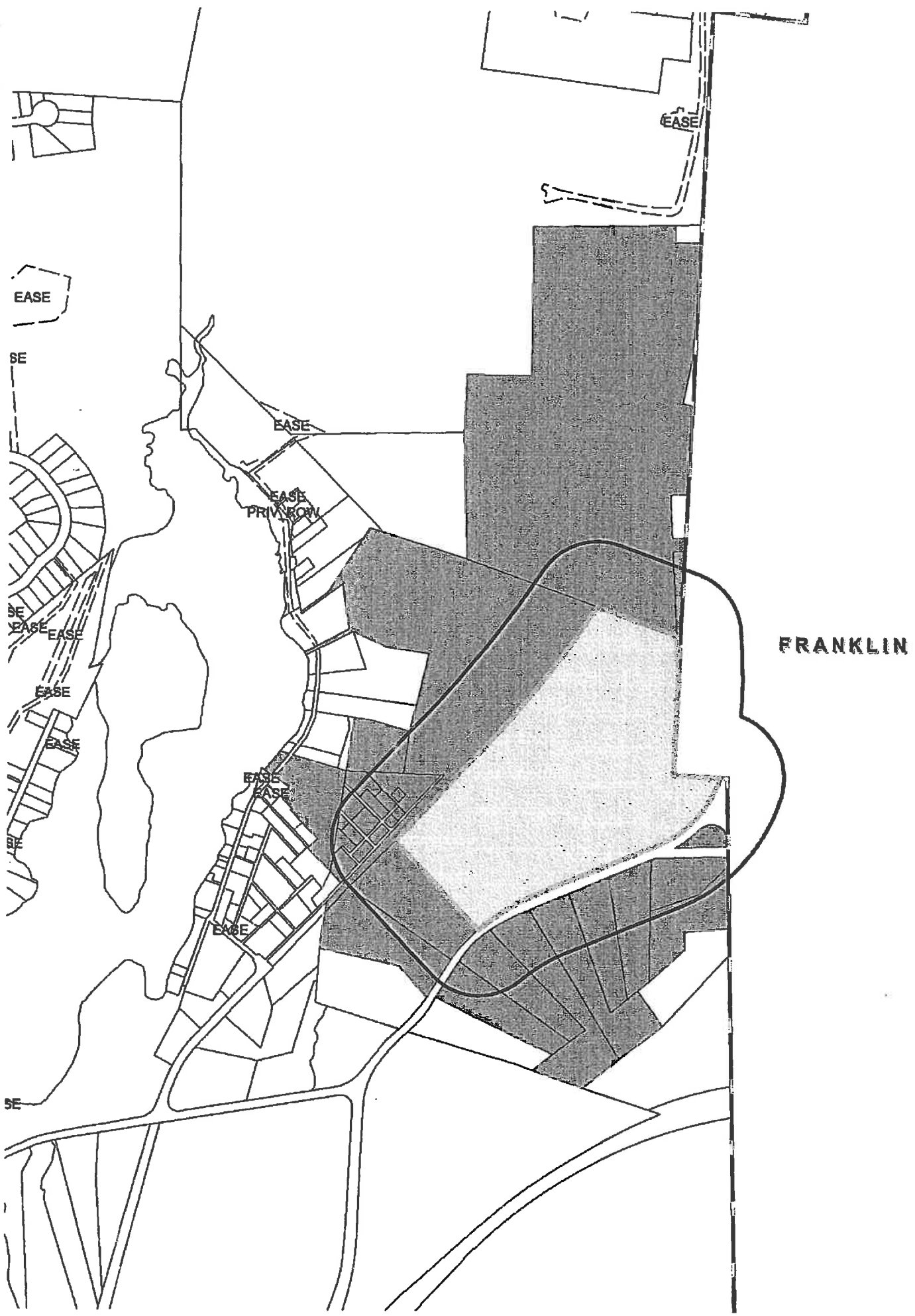
Map Map 69 Parcel(s) Lot 87

Wall Street Development Corp. Off Lake Street
Applicant (please print) Location of Property


Signature of Applicant

P.O. Box 272, Westwood, MA 02090 617-922-8700
Mailing Address of Applicant Telephone Number

ABUTTERS LIST IS VALID FOR THIRTY (30) DAYS AFTER COMPLETION





300 foot Abutters List Report

Bellingham, MA
November 22, 2023

Subject Property:

Parcel Number: 0069-0087-0000
CAMA Number: 0069-0087-0000
Property Address: LAKE ST

Mailing Address: WALL STREET DEVELOPMENT CORP
PO BOX 272
WESTWOOD, MA 02090

Abutters:

Parcel Number: 0065-0001-0000
CAMA Number: 0065-0001-0000
Property Address: LAKEVIEW AV

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

Parcel Number: 0065-0022-0000
CAMA Number: 0065-0022-0000
Property Address: SOUTH MAPLE ST

Mailing Address: WALL STREET DEVELOPMENT CORP
PO BOX 272
WESTWOOD, MA 02090

Parcel Number: 0065-0022-0001
CAMA Number: 0065-0022-0001
Property Address: SOUTH MAPLE ST

Mailing Address: WALL STREET DEVELOPMENT CORP
PO BOX 272
WESTWOOD, MA 02090

Parcel Number: 0065-0022-0002
CAMA Number: 0065-0022-0002
Property Address: SOUTH MAPLE ST

Mailing Address: WALL STREET DEVELOPMENT CORP
PO BOX 272
WESTWOOD, MA 02090

Parcel Number: 0065-0022-0003
CAMA Number: 0065-0022-0003
Property Address: SOUTH MAPLE ST

Mailing Address: LEBLANC, MICHAEL & JULIE
3 ASHLEY CR
FRANKLIN, MA 02038

Parcel Number: 0069-0030-0000
CAMA Number: 0069-0030-0000
Property Address: LAKEVIEW AV

Mailing Address: COLLAMATI, EDWARD J
358 BROADWAY
PRUDENCE ISLAND, RI 02872

Parcel Number: 0069-0031-0000
CAMA Number: 0069-0031-0000
Property Address: VEKEMAN ST

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

Parcel Number: 0069-0034-0000
CAMA Number: 0069-0034-0000
Property Address: LAKEVIEW AV

Mailing Address: PETRIN, ELPHEGE LAFONTAINE,
THERESA
281 AVENUE A
WOONSOCKET, RI 02895

Parcel Number: 0069-0035-0000
CAMA Number: 0069-0035-0000
Property Address: CROOKS AV

Mailing Address: VARNEY BROS SAND + GRAVEL
PO BOX 94
BELLINGHAM, MA 02019

Parcel Number: 0069-0037-0000
CAMA Number: 0069-0037-0000
Property Address: LAKEVIEW AV

Mailing Address: PETRIN, ELPHEGE LAFONTAINE,
THERESA
281 AVENUE A
WOONSOCKET, RI 02895



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11/22/2023

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300 foot Abutters List Report

Bellingham, MA
November 22, 2023

Parcel Number: 0069-0038-0000
CAMA Number: 0069-0038-0000
Property Address: LAKEVIEW AV

Mailing Address: KOBACK, THOMAS S
56 DIVISION ST
WOONSOCKET, RI 02895

Parcel Number: 0069-0039-0000
CAMA Number: 0069-0039-0000
Property Address: LAKEVIEW AV

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

Parcel Number: 0069-0042-0000
CAMA Number: 0069-0042-0000
Property Address: LAKEVIEW AV

Mailing Address: ARCAND, ROLAND JR
522 GATEHOUSE LN
FRANKLIN, MA 02038

Parcel Number: 0069-0043-0000
CAMA Number: 0069-0043-0000
Property Address: LAKEVIEW AV

Mailing Address: KOBACK, THOMAS S
56 DIVISION ST
WOONSOCKET, RI 02895

Parcel Number: 0069-0044-0000
CAMA Number: 0069-0044-0000
Property Address: LAKEVIEW AV

Mailing Address: ESTATE OF GERALD BURKE ATTN:
CYNTHIA JEAN BURKE
PO BOX 1169
S CHATHAM, MA 02659-1169

Parcel Number: 0069-0045-0000
CAMA Number: 0069-0045-0000
Property Address: LAKEVIEW AV

Mailing Address: KOBACK, THOMAS S
56 DIVISION ST
WOONSOCKET, RI 02895

Parcel Number: 0069-0088-0000
CAMA Number: 0069-0088-0000
Property Address: 525 LAKE ST

Mailing Address: BAJRUSHI, AGBI & BRESNAHAN, HOPE
525 LAKE ST
BELLINGHAM, MA 02019

Parcel Number: 0069-022+-0000
CAMA Number: 0069-022+-0000
Property Address: 55 LAKEVIEW AV

Mailing Address: PARENTEAU FAMILY IRREV TRUST &
DAY, MURIEL
55 LAKEVIEW AVE
BELLINGHAM, MA 02019

Parcel Number: 0069-028C-0000
CAMA Number: 0069-028C-0000
Property Address: LAKEVIEW AV

Mailing Address: KOBACK, THOMAS S
56 DIVISION ST
WOONSOCKET, RI 02895

Parcel Number: 0069-086B-0000
CAMA Number: 0069-086B-0000
Property Address: 472 LAKE ST

Mailing Address: TAYLOR, BRIAN
472 LAKE ST
BELLINGHAM, MA 02019

Parcel Number: 0069-086C-0000
CAMA Number: 0069-086C-0000
Property Address: 468 LAKE ST

Mailing Address: WIDOP REALTY TRUST IGOE, DONNA T
468 LAKE ST
BELLINGHAM, MA 02019

Parcel Number: 0069-088A-0000
CAMA Number: 0069-088A-0000
Property Address: 523 LAKE ST

Mailing Address: CLUNE, RICHARD J JR & JILL
523 LAKE ST
BELLINGHAM, MA 02019



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11/22/2023

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300 foot Abutters List Report

Bellingham, MA
November 22, 2023

Parcel Number: 0069-088B-0000
CAMA Number: 0069-088B-0000
Property Address: 521 LAKE ST

Mailing Address: HALLORAN, MARY S
521 LAKE ST
BELLINGHAM, MA 02019

Parcel Number: 0069-088C-0000
CAMA Number: 0069-088C-0000
Property Address: 519 LAKE ST

Mailing Address: PETIT, THEODORE E JR BAEDEKER,
DIANE J
519 LAKE ST
BELLINGHAM, MA 02019

Parcel Number: 0069-088D-0000
CAMA Number: 0069-088D-0000
Property Address: 517 LAKE ST

Mailing Address: LEGENZA, MICHAEL W + LINDA A
517 LAKE ST
BELLINGHAM, MA 02019

Parcel Number: 0069-088E-0000
CAMA Number: 0069-088E-0000
Property Address: 515 LAKE ST

Mailing Address: DUGAN, KATHRYN & WILLIAM P
515 LAKE ST
BELLINGHAM, MA 02019

Parcel Number: 0069-088F-0000
CAMA Number: 0069-088F-0000
Property Address: 513 LAKE ST

Mailing Address: MOREAU, THOMAS E JR REEN, AMIE E
513 LAKE ST
BELLINGHAM, MA 02019

Parcel Number: 0069-088I-0000
CAMA Number: 0069-088I-0000
Property Address: 295 PROSPECT ST

Mailing Address: DICK, FRANCIS & LINDSAY
295 PROSPECT ST
FRANKLIN, MA 02038



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11/22/2023

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ARCAND, ROLAND JR
 522 GATEHOUSE LN
 FRANKLIN, MA 02038

BAJRUSHI, AGBI &
 BRESNAHAN, HOPE
 525 LAKE ST
 BELLINGHAM, MA 02019

CLUNE, RICHARD J JR & JIL
 523 LAKE ST
 BELLINGHAM, MA 02019

COLLAMATI, EDWARD J
 358 BROADWAY
 PRUDENCE ISLAND, RI 02872

DICK, FRANCIS & LINDSAY
 295 PROSPECT ST
 FRANKLIN, MA 02038

DUGAN, KATHRYN & WILLIAM
 515 LAKE ST
 BELLINGHAM, MA 02019

ESTATE OF GERALD BURKE
 ATTN: CYNTHIA JEAN BURKE
 PO BOX 1169
 S CHATHAM, MA 02659-1169

HALLORAN, MARY S
 521 LAKE ST
 BELLINGHAM, MA 02019

KOBACK, THOMAS S
 56 DIVISION ST
 WOONSOCKET, RI 02895

LEBLANC, MICHAEL & JULIE
 3 ASHLEY CR
 FRANKLIN, MA 02038

LEGENZA, MICHAEL W + LIND
 517 LAKE ST
 BELLINGHAM, MA 02019

MOREAU, THOMAS E JR
 REEN, AMIE E
 513 LAKE ST
 BELLINGHAM, MA 02019

PARENTEAU FAMILY IRREV TR
 DAY, MURIEL
 55 LAKEVIEW AVE
 BELLINGHAM, MA 02019

PETIT, THEODORE E JR
 BAEDEKER, DIANE J
 519 LAKE ST
 BELLINGHAM, MA 02019

PETRIN, ELPHEGE
 LAFONTAINE, THERESA
 281 AVENUE A
 WOONSOCKET, RI 02895

TAYLOR, BRIAN
 472 LAKE ST
 BELLINGHAM, MA 02019

TOWN OF BELLINGHAM
 CONSERVATION COMMISSION
 10 MECHANIC STREET
 BELLINGHAM, MA 02019

TOWN OF BELLINGHAM
 CONSERVATION COMMISSION
 10 MECHANIC STREET
 BELLINGHAM, MA 02019

VARNEY BROS SAND + GRAVEL
 PO BOX 94
 BELLINGHAM, MA 02019

WALL STREET DEVELOPMENT C
 PO BOX 272
 WESTWOOD, MA 02090

WIDOP REALTY TRUST
 IGOE, DONNA T
 468 LAKE ST
 BELLINGHAM, MA 02019

**Application for Special Permit and Development Plan Approval
Prospect Hill Village – Townhouse Development
Bellingham, MA**

**Project Narrative
Prepared by – Wall Street Development Corp.
December 11, 2023**

1. Background and History:

The Property is situated at the corner of Prospect Street in Franklin, MA and Lake Street and an additional parcel located at 137 Lakeview Avenue in Bellingham, MA (the “Property”). The Property is identified on Bellingham Assessor’s Map 65, Lots 20, Lot 22, Lot 22-01, Lot 22-02 and Map 69, Lot 87 containing approximately 72 +/- acres.

The Property was formerly used for gravel extraction operation by Varney Bros. Sand & Gravel, Inc. prior to its acquisition by Wall Street Development Corp. (“Wall Street”). Despite the prior use of the Property as a gravel extraction operation, most of the Property is heavily wood in many areas with open areas of the most recent gravel operation. The Property still has many areas of excess gravel that may be extracted during the development of the Property. Attached is an aerial photo of the Property.

The underlying zoning of the property in Bellingham is Agricultural, which permits single family homes with a minimum lot frontage of 200 feet of frontage and minimum lot area 80,000 square feet. In addition to single-family residential use, the Bellingham Zoning Bylaws (the “Zoning Bylaws”) permit higher density developments, i.e., townhouse, senior housing, assisted living, etc., with a special permit issued by the Planning Board.

On May 26, 2021, Bellingham Town Meeting voted to adopt Article 18 which amended to the Zoning Bylaws by deleting “townhouse” as a use permitted by special permit under Article XV – Special Residences of the Zoning Bylaws (the “Bylaw Amendment”). Prior to the adoption of the Bylaw Amendment, however, Wall Street filed a preliminary subdivision plan title Prospect Hill Estates” on May 24, 2021 with the Bellingham Planning Board (the “Planning Board”) showing the subdivision of the Property into 19-lots (the “Preliminary Plan”). A Definitive Subdivision Plan titled “Prospect Hill Estates” (the “Definitive Plan”) again showing 19-lots was filed with the Planning Board on December 20, 2021. The Planning Board voted to approve the Subdivision Plan on May 11, 2023. The Subdivision Plan has been recorded in the Norfolk Registry of Deeds in Book 725, Page 43.

As a result of the timely filing of both the Preliminary Plan and the Definitive Plan, Wall Street remained eligible to seek a special permit pursuant to Article XV to propose a multi-unit townhouse development on the Property, notwithstanding the Bylaw Amendment.

Wall Street's eligibility pursuant to Article XV is controlled by M.G.L. c. 40A, sec. 6 which provides the following, in part:

"If a definitive plan, or a preliminary plan followed within seven months by a definitive plan, is submitted to a planning board for approval under the subdivision control law, and written notice of such submission has been given to the city or town clerk before the effective date of ordinance or by-law, the land shown on such plan shall be governed by the applicable provisions of the zoning ordinance or by-law, if any, in effect at the time of the first such submission while such plan or plans are being processed under the subdivision control law, and, if such definitive plan or an amendment thereof is finally approved, for eight years from the date of the endorsement of such approval...."

Based on the foregoing, Wall Street is proposing a higher density development for the Property pursuant to Article XV – Special Residences of the Zoning Bylaws entitled – Special Residences which provides the following:

ARTICLE XV Special Residential Uses § 240-100

Types of special residential uses. Special residential uses are townhouses, assisted elderly housing, public housing, and other multifamily housing.

§ 240-101. Townhouse dwellings.

As provided in § 240-31, Use Regulations Schedule, townhouse dwellings may be allowed on special permit in all except the Industrial District. Such special permits shall be acted on by the Planning Board, subject to the following: § 240-102. Assisted elderly housing.

A. Minimum lot area shall be 10,000 square feet per bedroom, but in no case shall lot area be less than 20 acres.

B. Approval of the special permit shall be based upon the criteria of § 240-108, Decision.

In accordance with Article XV, the proposed development will consist of 156 two-bedroom townhomes in 52 buildings, with 3-townhome dwellings in each building. Primary and secondary access to the Project will be off Prospect Street in Franklin (the "Development").

2. Existing Conditions:

The Project is located off Prospect Street. The property is identified as Assessor Map 65, Lots 20 & 22, Assessor Map 69, Lot 87 containing approximately 72 +/- acres. The property consists of gradual hilled terrain with some upland forest and wetland areas, along with historical evidence that a former gravel mining operation previously existed on the Property.

There is a wetland resource area centrally located within the project locus with associated stream that flows from the north to the southerly property boundary. There is an existing gravel road crossing the wetland area with a 24-inch culvert.

Based on the Natural Resources Conservation Service (NRCS), Hydrologic Soils Group Map for Norfolk County, Massachusetts show that the on-site soils consist of Windsor, loamy sand-245C, Merrimac fine sandy loam-254B, Canton fine sandy loam-420B and Pits, sand and gravel-600. NRCS assigned a hydrologic soil rating A for these soil classifications. The Hydrologic Rating for runoff potential is "Group A", which consists mainly of deep, well drained to excessively drained sands and gravelly sands. On-site soil testing was performed to determine groundwater elevations and confirm soil classifications. The soil testing confirmed the soil rating and no groundwater was encountered during the testing.

The Property was inspected by EcoTec, Inc. of Worcester, MA for the presence of wetland resources as defined by: (1) the Massachusetts Wetlands Protection Act (M.G.L. Ch. 131, § 40; the "Act") and its implementing regulations (310 CMR 10.00 et seq.; the "Regulations"); and (2) the U.S. Clean Water Act (i.e., Section 404 and 401 wetlands). The boundary of Bordering Vegetated Wetlands ("BVW") or, in the absence of Bordering Vegetated Wetlands, Bank was delineated in the field in accordance with the definitions set forth in the regulations at 310 CMR 10.55(2)(c) and 310 CMR 10.54(2). Section 10.55(2)(c). These areas have been surveyed and located on the Development Plan.

In addition, EcoTec reviewed the Massachusetts Natural Heritage Atlas, 14th edition, Priority Habitats and Estimated Habitats from the NHESP Interactive Viewer, valid from August 1, 2017, and Certified Vernal Pools from MassGIS. Based on this review it was determined that the Property is not located within an Estimated Habitat [for use with the Act and Regulations (310 CMR 10.00 et seq.)] or a Priority Habitat [for use with Massachusetts Endangered Species Act (M.G.L. Ch. 131A; "MESA") and regulations (321 CMR 10.00 et seq.; the "MESA Regulations")]. One Certified Vernal Pool is located on the Property, but is not within the area proposed for development of the Property. A Notice of Intent will be filed with the Bellingham Conservation Commission to obtain an order of conditions permitting the Project.

3. Proposed Conditions:

As previously mentioned, the Development calls for the construction of 156 two-bedroom townhomes in 52 buildings, with 3-townhome dwellings in each building. Primary and secondary access to the Project will be off Prospect Street in Franklin. The main entrance off Prospect Street will be a boulevard style entrance consisting of two 16' wide travel lanes and an 8' wide landscaped median. The boulevard entrance will transition to a 24' wide travel lane and a 5' wide sidewalk and adjacent 4' wide grass strip that will loop through the Development. A second access/egress travel way will be constructed along the northerly property line that will consist of a 24' wide travel way with 5' wide sidewalk and 4' wide grass strip.

The secondary access will connect into the main roadway loop. The total paved travel ways will include a curb and berm, except granite curbing will be installed at the required corner rounding. Only two paved turnaround/cul de sacs are proposed within the roadway system. In addition, an emergency access connection to Lakeview Avenue is also proposed. The emergency access to Lakeview Avenue is at the discretion of the Planning Board.

The proposed roadway network, including the main entrance and secondary entrance off Prospect Street, will consist of approximately 6,356 linear feet. The emergency access to Lakeview Avenue will be approximately 800 linear feet.

Parking on site is proposed at each unit with two surface parking spaces and two garage spaces for a total of 624 spaces (4 spaces per unit). In addition, 11 parking spaces (including 2 handicap spaces) will be provided at the proposed community building. Driveway parking spaces at each unit may vary in length with a minimum driveway length of 24'. The parking spaces at the clubhouse will be 9'x 18' with a 24' wide travel maneuvering lane.

There will be minimal disturbance to the woodland edges of the property along Lake Street and existing vegetation will be retained where possible within the interior of the site. Post construction much of the site will remain as open space unencumbered by structures or other impervious surfaces.

Lighting within the Development will be traditional style fixtures and will be provided throughout the Development, including along the boulevard entrance, main access drives, intersections and other essential areas. A photometrics plan will be provided at the discretion of the Planning Board.

The stormwater system is comprised of overland (Low Impact Development practices), as well as, a catch basin to manhole, piped collection/conveyance systems. All stormwater runoff from proposed impervious areas is pre-treated and retained and infiltrated on site. The surface runoff will be collected via deep sump catch basins where it will be conveyed to stormwater recharge/infiltration basins to provide mitigation. These systems will mitigate the peak rate and volume of runoff through the 100-year storm event. The proposed systems will reduce or match all post-development peak flows for design storms up to and including the 100-year storm event.

It is expected that the Development will be serviced by an extension of municipal sewer to the Property to service the Development. The sewer system within the Development is designed with a pipe and manhole collection system which flows gravity via an 8" SDR35 sewer pipe to a pump station which is then ejected through a force main to a gravity sewer main to be installed in Blackmar Street to municipal sewer pump station at Cross Street and then to the treatment facility in Woonsocket, RI. An Environmental Notification Form will be filed with the MassDEP to obtain approval of this sewer extension. Based on Title 5 Flows, the Development, containing 312 bedrooms at 110 gallons per bedroom per day (gpd), result in a conservative wastewater discharge into the municipal sewer system of 34,320 gpd. The Department of Public Works has confirmed that there is adequate sewer capacity to the service this Development.

The Development will also be served by municipal water. An existing water main runs through a westerly portion of the Property from Lakeview Avenue. It is proposed to connect to the existing water main and run through the site as shown on the site plans. Each of the proposed townhomes in the Development will have an individual water service connection to the municipal water system.

While there are bordering vegetated wetlands located within the southwesterly portion of the property, along with associated Riverfront Area, the Development has been designed with minimized impacts to the 100-foot buffer zone and Riverfront Area. Moreover, there are no structures proposed within the 100' wetland buffer zone, only minimal grading associated with the stormwater management system. All work will be performed upgradient of erosion and sedimentation control barriers and the necessary erosion mitigation measures such as diversion swales, sedimentation basins, check dams and anti-tracking pads will be employed and modified as site conditions dictate. A Notice of Intent will be required to obtain an Order of Conditions from the Bellingham Conservation Commission. It is expected a filing of the Notice of Intent will proceed concurrently with this application to the Planning Board.

4. Special Permit Decision Criteria:

Pursuant to Article XV a special permit shall be granted only if the Planning Board determines that the proposal would serve Town interests better than would single-family development of the same area, considering the following:

§ 240-108. Decision.

In deciding on a special permit for townhouse, assisted elderly housing, or other multifamily dwellings, the following more detailed criteria shall be used rather than those of § 240-25. Such special permit shall be granted only if the Planning Board determines that the proposal would serve Town interests better than would single-family development of the same area, considering the following:

- A. Municipal costs and revenues.
- B. Effect on the range of available housing choice.
- C. Service to identified housing needs.
- D. Service to current Bellingham residents.
- E. Support for local business activity and jobs.
- F. Impact on the natural environment, especially on ground and surface water quality and level.
- G. Impacts on traffic safety and congestion, adequacy of water service, and need for school facilities.
- H. Impacts on the visual environment through preservation or displacement of visual assets, and consistency with existing development in area.

It is Wall Street's view that this proposal will better serve the Town's interests better than that of a single-family development for the same area considering the following items referencing in Section 240-108 of the Zoning Bylaw:

- A. Municipal costs and revenues: As previously mentioned, the Development will be a private development. As such, all of the streets, ways and infrastructure will be privately maintained and funded by a Homeowner's Association. The streets and infrastructure of a conventional single-family development, a subdivision, would typically be publicly maintained by municipal funds. Upon completion of the Development, it would be expected that the revenue generated from annual real estate taxes will be in excess of \$1.1 Million. A privately maintained community results in a positive income stream for the Town's budget.

B. Effect on the range of available housing choice: The 2020 Town Master Plan (the “Master Plan”) observed that “One and two-acre single family zoning has limited housing options for young families and an aging population seeking alternatives to their existing single-family homes in town.” In addition, the Master Plan outlined as a main objective was to “Encourage Transit-Oriented Development Projects” by seeking “New construction that encourages taking advantage of the nearby mass-transit systems” The proposed Development offers both a housing alternative that is attractive to both younger, first-time homebuyers, as well as, and older buyers seeking to downsize their living arrangements. All the proposed townhomes are a minimum of two bedroom which is popular with residents young and old. In addition, the proposed Development is located at the corner of Lake Street and Prospect Street in Franklin. This location is just 4-miles from the Forge Park Commuter Rail Station in Franklin and the Route 140/I495 interchange. This location offers an attractive commuter location for both travel and work and is in step with one of the objectives expressed in the Master Plan.

C. Service to identified housing needs: The Development provides diversity in housing by providing 10% or sixteen (16) affordable townhome units for Bellingham residents.

D. Service to current Bellingham residents: The Development provides housing opportunities to first-time homebuyers looking to start a family in Bellingham, as well as, current Bellingham residents who may be looking to relocate or downsize within the Bellingham community.

E. Support for local business activity and jobs: The Development will provide construction jobs and the additional residences will be a long-term source of patronage for local businesses.

F. Impact on the natural environment, especially on ground and surface water quality and level: There will be minimal impact to the natural environment including the ground and surface water quality and level. New stormwater water quality treatment units will be installed to improve water quality and more direct groundwater recharge. This multi-family community will result in a majority of the site remaining as “open space”. A conventional subdivision would impact a much larger area due to larger scale homes, long individual drives, associated lot landscaping, septic systems and areas on the individual lots reserved for pools, patios, sport courts, etc. In addition, the maintenance of the Development will be performed by professionals which will eliminate concerns for yard waste disposal in areas within close proximity to wetland resource areas.

G. Impacts on traffic safety and congestion, adequacy of water service, and need for school facilities: A traffic study was prepared by Kimley-Horn illustrating minimal impacts to traffic over existing conditions and adequate sight distance entering onto Prospect Street. For additional information please refer to the traffic study that has been submitted herewith.

H. Impacts on the visual environment through preservation or displacement of visual assets, and consistency with existing development in area: There will be minimal impacts to the visual environment. Other than the entrance ways on Prospect Street, the proposed townhomes in the Development will be set-back into the site a minimum of 200-feet to 900-feet with a landscaped buffer from the public way and existing single-family homes recently constructed along Prospect Street. The landscaped median along the boulevard entrance will provide a welcoming and visually pleasing view from Prospect Street and entrance to the Development.

5. Conclusion:

As previously mentioned, the Master Plan (the “Master Plan”) made several observations regarding the housing alternatives in Bellingham. The Master Plan observed that:

Bellingham and the region no longer see two-acre developments. In fact, it is rare that an acre residential subdivision is proposed. Most developments are searching for land use code that will allow for dense walkable residential neighborhoods on small lots with recreational or open space nearby.

One and two-acre single family zoning has limited housing options for young families and an aging population seeking alternatives to their existing single-family homes in town.

As one of the main objectives of the Master Plan was to “Encourage Transit-Oriented Development Projects” by seeking “New construction that encourages taking advantage of the nearby mass-transit systems”

The proposed Development offers both a housing alternative that is attractive to both younger, first-time homebuyers looking to start a family, as well as, older buyers seeking to downsize their current living arrangements. All the proposed townhomes are a minimum of two bedroom which is popular with residents young and old.

In addition, as previously mentioned, the proposed Development is located at the corner of Lake Street and Prospect Street in Franklin. This location is just 4-miles from the Forge Park Commuter Rail Station in Franklin and the Route 140/I495 interchange. This location offers an attractive commuter location for both travel and work and is in step with one of the objectives expressed in the Master Plan.

It should also be noted that the Development will address another objective of the Master Plan by providing 10% or sixteen (16) affordable units in the Development. And, as a private Development, there will be little or no cost to the town for maintaining streets and infrastructure. The responsibility to maintain the streets and infrastructure will be overseen by Homeowner’s Association.

Given the favorable attributes, outlined above, it is clear that this Development offers Bellingham an opportunity to achieve some of the objectives expressed in the Master Plan, while managing natural resources and creating and maintaining appropriate character in new development as well with caring for open space.

Based on the foregoing, it is hoped the information provided, along with the plans and reports, will be favorably considered by the Planning Board and result in the granting of the applications for Special Permit, Development Plan Approval and Stormwater Permit for the construction of this multi-family Townhouse project.

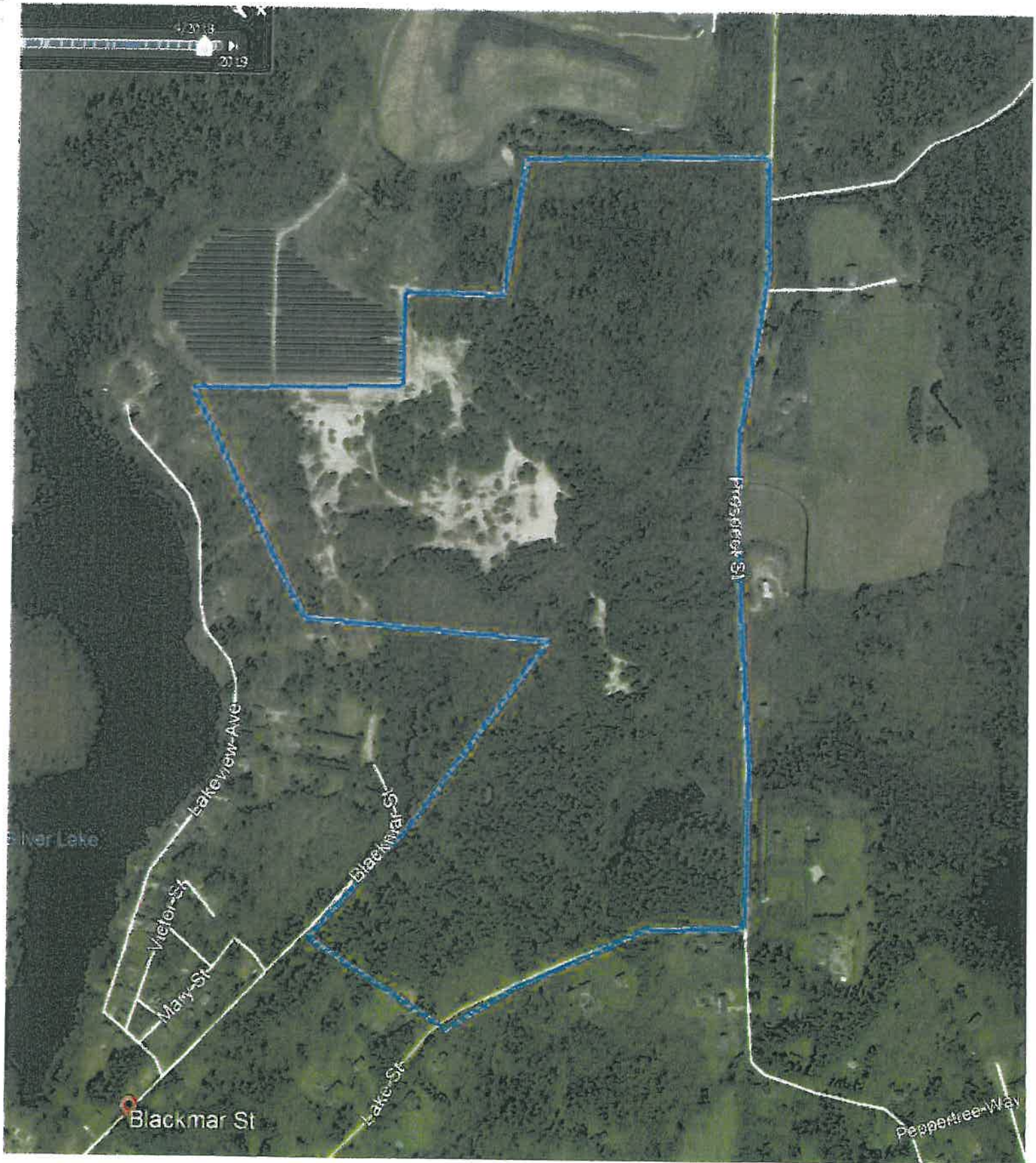
Thank you for your consideration. Wall Street looks forward to discussing the proposed Development with the Board at the next available date for a public hearing.

Respectfully Submitted,

WALL STREET DEVELOPMENT CORP.


By: Louis Petrozzi, President

PROSPECT HILL VILLAGE DEVELOPMENT SITE



Application for Special Permit and Development Plan Approval
Prospect Hill Village – Bellingham, MA

Statement of Impact on Municipal Facilities and Services
December 11, 2023

The following information is an assessment of the municipal facilities and services related to the proposed development:

1. Water Supply:

Municipal water service is available on the Property. Domestic water service will be provided to each of the future townhomes.

2. Sewer Service:

Municipal sewer service will be made available to the Property via an extension of the sewer main from Cross Street to Blackmar Street to the Property

3. Historical and Archaeological:

The property was previously used as a gravel extraction operation. There are no sites or structures known to be of historical significance or archaeological importance within or in the vicinity of the project limits.

4. Public and Community Facilities:

(a) Energy and Utilities

Private electric, telephone and other services are available on Lake Street or Prospect Street (Franklin). Proposed routing of service connections will be in accordance with the respective requirements of each private utility company, i.e. Eversource Electric, Verizon, Comcast, etc. All utilities will be installed underground.

(b) Police and Fire:

Access for police, fire and other emergency vehicles will be via Prospect Street to the proposed roadway entrance way. Although the proposed access drive consists of a looped roadway system, a turn-around will be provided in the development at the end of the roadway system to allow for apparatus maneuvering and turning.

(d) Maintenance and Other Services:

Upon completion, the proposed roadway will be privately owned and maintained. The responsibility for maintenance and repairs will be the responsibility of a homeowner's association.

5. **Site Impact Assessment - Criteria:**

(a) Consistency with character of the surrounding area:

The development site is in an area of rural single-family homes. The proposed homes will be consistent with the existing homes in the neighborhood.

(b) Protection of important existing historical or important site features, natural and man-made:

There are no important existing natural or man-made site features.

(c) Protection of adjoining premises from detrimental impacts of surface water drainage, sound and light barriers, preservation of light and air and noise impacts:

The proposed development site has been evaluated and designed to provide proper stormwater management in accordance with state and local regulations. Included with this application is a Stormwater Management Report prepared by GLM Engineering Consultants, Inc. Based on the residential use of the property and the residential nature of the proposed buildings, the development is not likely to create any negative impacts regarding sound and light, air flow or noise following full development of the site. There are no views to protect.

(d) Vehicular and Pedestrian Movement:

The proposed roadway has been laid out to provide convenient travel for both vehicular and pedestrian movement within the Project. It is expected that the Project will not be a high generator of traffic and will have minimal impacts on the current traffic characteristics on the abutting street system. Site traffic is expected to be able to enter and exit the site safely and efficiently and safe sight distance criteria is adequately satisfied.

(e) Parking and Loading Spaces:

A minimum of four (4) parking spaces will be provided for each townhome, two garaged spaces plus two exterior spaces. A total of 624 parking spaces are being provided.

6. General Development Impacts:

- (a) Conserve and protect natural features that are of lasting benefit to the site, its surrounding area and the town at large.

There are no natural features to conserve or protect on site that benefit the surrounding area or Town at large. The proposed storm-water management facilities to be incorporated into the site development will enhance and protect any adjoining property from existing surface run-off.

- (b) Site Stabilization Protection During Construction:

The development site has a relative rolling topography, having been previously used as a gravel extraction operation. Given such relatively minor variation in contours, there are no significant slopes to be affected. Any disruption to the site during construction will be stabilized using best management practices.

- (c) Roadway and Access Drive Design:

The proposed roadway construction to serve the Project will not have any adverse impact on the existing roadway network. In addition, there are no known site distance deficiencies that will be associated with the proposed intersection of the proposed roadway and Prospect Street. The proposed roadway construction has been designed in accordance with the construction standards of the Town of Bellingham.

- (d) Illumination of the Access Drive:

Once constructed the proposed roadway will have traditional street lighting. Any street lighting to be incorporated will be designed so as to shine in a downward direction and not beyond. Each of the townhomes will have traditional lighting at the front, side and garage doors. This lighting will be operational on an as needed basis.

- (e) Utilities:

The proposed development will be serviced by electricity, telephone, cable, etc., All utilities will be installed underground to the extent possible and/or permitted by the respective utility company.

- (f) Surface Water and Stormwater Management:

The proposed surface run-off from any proposed impervious surfaces will be addressed in accordance with best management practices and the Town of Bellingham regulations. See attached - Storm-water Management Report.

Application for Special Permit and Development Plan Approval
Prospect Hill Village – Bellingham, MA

Statement of Compliance – Article IX – Environmental Controls
Bellingham Zoning Bylaws
December 11, 2023

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:

1. 240-48 Noise: This is a proposed residential development and no excess noise impacts are anticipated.
2. 240-49 Light and Glare: Shields are proposed to be placed on the light fixtures to minimize glare onto abutting properties.
3. 240-50 Air Quality: The proposed development will not involve air emissions of odorous gases.
4. 240-51 Hazardous Materials: No hazardous materials are proposed to be used or stored on this site.
5. 240-52 Vibration: Uses which produce vibration are not proposed.
6. 240-53 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.
7. 240-54 Stormwater Management: The stormwater has been designed to meet the Stormwater Management Standards set by the Massachusetts Department of Environmental Protection ('MassDEP') and Bellingham Zoning By-Laws. The standards include removing solids from the stormwater, reducing rates of runoff from the site, and recharging the groundwater.