



# BELLINGHAM PLANNING BOARD

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BELLINGHAM, MASSACHUSETTS 02019  
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[PlanningBoard@bellinghamma.org](mailto:PlanningBoard@bellinghamma.org)

## **Certificate of Approval of a Preliminary Subdivision Plan For Prospect Hill Estates**

July 8, 2021

Mr. Lawrence J. Sposato, Jr. Town Clerk  
Municipal Center  
10 Mechanic Street  
Bellingham, MA 02019

RE: Prospect Hill Estates Preliminary Subdivision

Dear Mr. Sposato:

The Bellingham Planning Board hereby certifies that at a meeting of said Board on June 24, 2021, at which a quorum was present, following a public discussion by the Board, opened and closed on that evening, it was VOTED: that the Preliminary Subdivision Plan for Prospect Hill Estates most recently dated May 20, 2021, and designed by GLM Engineering Consultants, Inc, submitted for the Board's approval by Wall Street Development Corp., Applicant, be and hereby is approved with the following comments:

1. The proposed plan demonstrates 23, two acre lots that meet the Bellingham Zoning Bylaws. The Board recommends that no more than 23 lots be proposed when submitting the Definitive Subdivision Plan application.
2. As per Section 245-13D of the Subdivision Rules and Regulations, all detention basins shall be located on separate, non-house lots with appropriate easements if necessary.
3. The Definitive Plans should include a plan that indicates the building and impervious surface coverage, tree cutting, limit of work outlined for each lot as well as all other submittal requirements that provide the Planning Board with a complete understanding of the impacts presented by this development.
4. The Applicant should try to maintain as much natural buffer between the proposed lots and the existing adjacent houses; a homeowner's agreement may be required to prevent cutting of trees within the buffer areas.
5. The proposed project requires a special permit for inclusionary housing per Article XXV Inclusionary Housing of the Bellingham Zoning By-laws.

6. The proposed site has significant wetlands and natural wildlife habitat. A Notice of Intent to the Conservation Commission should be filed concurrently with a Definitive Subdivision Plan. With that submission, a wildlife corridor study is recommended.
7. The proposed site has significant historical features. There has been mention of an old dam and potentially an archaeological site on the property. The Board recommends contacting Massachusetts Historical Commission prior to a Definitive Subdivision Plan submission.
8. The proposed site fronts on Prospect and Lake Streets. These streets are currently used as a cut through heading north-south. The intersection of Lake and Prospect Streets also has poor site lines. The Board recommends a full traffic study be submitted with the Definitive Subdivision Plan application.
9. The Town of Franklin submitted comments regarding emergency response and access. The Board recommends reaching out to Franklin prior to submitting a Definitive Subdivision Plan application to discuss these matters further.

Respectfully submitted,

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William F. O'Connell, Jr., Chairman

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Brian T. Salisbury, Vice Chairman

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Dennis J. Trebino

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Philip M. Devine

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Elizabeth Berthelette

Planning Board

Date: \_\_\_\_\_

cc: Lou Petrozzi, Applicant  
Denis Fraine, Town Administrator  
Don DiMartino, DPW Director  
Anne Matthews, Conservation Commission  
Amy E. Kwesell, Town Counsel

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