



# BELLINGHAM ZONING BOARD

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10 MECHANIC STREET  
BELLINGHAM, MASSACHUSETTS 02019  
(508) 657-2852 [ZoningBoard@bellinghamma.org](mailto:ZoningBoard@bellinghamma.org)

## **Bellingham Zoning Board of Appeals Public Hearing**

The Bellingham Zoning Board of Appeals will hold a Public Hearing on April 7, 2022 at 7:00 PM at 10 Mechanic Street, Bellingham, MA 02019.

The Applicant is Elite Home Builders LLC, Bellingham, MA 02019, for property located at 30 Locust Street, Assessor's Map 93 Lot 22. This property is zoned suburban, agricultural & water resource overlay. The owner of the property is TRG Family Limited Partnership. The applicant seeks an Earth Removal Special Permit in accordance with Article XVII, for the removal of more than 2,500 cubic yards of material for the construction of 108 townhouse units and associated improvements.

The application may be viewed at the Town Clerk's Office, 10 Mechanic Street, during regular Town Hall business hours or at online at [www.bellinghamma.org](http://www.bellinghamma.org) on the Zoning Board page. Anyone wishing to be heard shall attend at the time and place above.

Brian Wright  
Chairman

Milford Daily News 3/24/22 and 3/31/2022



March 17, 2022

Mr. Brian Wright  
c/o Ms. Amy Sutherland, Assistant Town Planner & Zoning Compliance Officer  
Zoning Board of Appeals  
Municipal Center  
10 Mechanic Street  
Bellingham, Massachusetts 02019

Re: Earth Removal Permit  
"Bungay Brook Estates"  
30 Locust Street  
Bellingham, Massachusetts 02019

Dear Chair Wright and Members of the Commission:

On behalf of Elite Home Builders LLC (Applicant), Land Design Collaborative (LDC) is submitting herewith an Application for an Earth Removal Special Permit in accordance with Article XVII, Earth Removal Regulations of the Town of Bellingham Zoning Bylaw. This permit is required for the export of material in excess of the thresholds specified in Section 40-113 and is incidental to the construction of 108 townhouse units at the location of the existing Bungay Brook Golf Club at 30 Locust Street. The lot is identified on the Town of Bellingham Assessor's records as Parcel 22 on Map 93 and is located in the Suburban District with a small portion of located in the Agriculture District. The lot is also located in the Water Resource Overlay District.

We have enclosed the following in support of the Permit Application:

1. Two (2) copies of the following:
  - a) Application for Special Permit Bellingham Zoning Board of Appeals;
  - b) Certified Lists of Abutters within 300' Town of Bellingham
  - c) Certified Lists of Abutters within 300' Town of Wrentham;
  - d) Locus Map;
  - e) Soils Test Pits Logs;
2. Special Permit filing fee of \$150.00;
3. Nine (9) 11x17 copies of the Earth removal Special Permit plan set prepared by LDC dated February 16, 2022;
4. Electronic copy of all files.

Mr. Brian Wright  
c/o Ms. Amy Sutherland, Assistant Town Planner & Zoning Compliance Officer  
Bellingham Zoning Board of Appeals  
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### Existing Conditions

The site is currently operating as Bungay Brook Golf Course. The 57-acre property includes a 9-hole course with driving range, clubhouse with parking lot for approximately 130 vehicles, a single-family residential building, and a maintenance facility. The site is located on the west side of Locust Street with access from its frontage. The majority of the property is located in the Suburban District and Water Resource Overlay District with a small portion of the northwest corner located in the Agriculture District.

The property is bound to the north by Jenks Reservoir and residential properties, to the east single-family residential properties fronting on Locust Street, to the south by Bungay Brook and residential properties fronting on Wrentham Road, and to the west by single family residential properties fronting on Squire Lane and Reservoir Road.

The site is generally flat with a high point at the entrance at Locust Street at elevation 234 and low points along the north and south property lines at approximately elevation 195. Topographic features typical of a golf course include several rolling manmade berms and depressions that were created when the golf course was constructed and an existing lined pond adjacent to the clubhouse that is utilized to irrigate the golf course. Approximately 5% of the site is covered by structures and other impervious surfaces.

Wastewater from the existing clubhouse, single-family house and maintenance facility discharge to individual wastewater disposal systems located adjacent to the respective structures. Potable water for the existing structures is serviced by municipal water.

Bordering vegetated wetlands located along the northern and southern property lines have been delineated and survey located. Bungay Brook, a perennial stream, is located off the property to the south but projects a 200' Riverfront Area onto the property. Portions of the site along the northern and southern property lines are located within the limits of Zones A and AE, respectively, (Areas of 100-Year Flood) as shown on the NFIP FIRM for the Town of Bellingham (Map No. 25021C0314E). The southerly flood plain is mapped at elevation 203 while there is no elevation associated with the northerly flood plain line. No portion of the site contains areas of Priority Habitats of Rare Species or Estimated Habitats or Rare Wildlife, nor certified or potential vernal pools according to the NHESP Atlas dated August 1, 2017.

United States Department of Agriculture Natural Resources Conservation Service (NRCS) mapping identifies the soils of the subject property as primarily Merrimac, Hinckley, Agawam, Windsor (HSG A) & Sudbury (HSG C). Soil borings were performed on April 14, 2021, to a depth of 25' which indicated sand to a depth of at least 25'. Two monitoring wells from previous soil boring activity are located along the west property line and recent readings indicate ground water have receded to about 26' and 28.5' at elevations 197.5 and 190.5, respectively. Additional deep hole test pits were performed on January 18, 2022, confirming the above findings and the test pit logs have been provided as part of this submission.

### Proposed Conditions

The Applicant is proposing to construct 108 two-bedroom townhomes in 36 buildings. Thirty-four of the buildings are proposed as tri-plex units and two as four-unit (quadra-plex) buildings. The site will be accessed in the same location as the existing driveway. A significant amount of the existing pavement at the entrance will be removed to create a boulevard style entrance consisting of two 18' travel lanes and a 10' wide landscape median. A portion of the existing parking lot will be retained to provide parking for 21 vehicles at the existing clubhouse that will remain for the residents. The boulevard entrance will transition to two 11' wide travel lanes and a 5' wide bicycle | walking lane along the main driveway in lieu of a conventional sidewalk. Twelve buildings will be located on four separate cul-de-sacs with 22' wide travel lanes and 80' diameter pavement turnaround. An emergency vehicle access (EVA) will provide secondary emergency access to the development from Reservoir Drive.

In addition to the bicycle | walking path along the main access drive, the existing golf cart path will be repurposed, with portions relocated, to serve as community walking trails throughout the site.

Mr. Brian Wright  
c/o Ms. Amy Sutherland, Assistant Town Planner & Zoning Compliance Officer  
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Site landscaping will be provided as shown Sheets L-101 - L-106. Parking for the clubhouse will be set back a minimum of 70' from Locust Street and will be screened with a mix of evergreen and deciduous trees. During the design process, we made a conscious effort to maximize the buffer between the nearest residents to the property which are located on Squire Lane and Reservoir Road. The closest proposed unit is located over 300' from these properties. An evergreen buffer will be provided along that property line. There will be minimal disturbance to the woodland edges of the property and existing vegetation will be retained where possible within the interior of the site. Post construction, approximately 80% of the site will remain as landscaped open space unencumbered by structures or other impervious surfaces.

The stormwater system is comprised of overland (Low Impact Development practices) as well as catch basin and manhole, piped collection/conveyance systems. Each distinct storm drain system flows to an infiltration basin. All stormwater runoff from proposed impervious areas is pre-treated and retained and infiltrated on site.

Wastewater from the individual units will flow by gravity to a pumpstation located in the western portion of the system and will connect to the municipal system in Pine Acres Drive via a cross county force main in Reservoir Drive and through the St. Jean Baptiste Cemetery.

No impacts to the wetland resource areas are proposed. While there are bordering vegetated wetlands located along the northern and southerly property lines and Riverfront Area in the southern portion of the site, we have minimized impacts to the 100-foot buffer zone with no activity proposed within the Riverfront Area. There are no new structures within the 100' wetland buffer zone, only minimal grading associated with the stormwater system for the Townhouses in the 100' buffer zone. The existing clubhouse gravel and paved parking lot is located in the 100' buffer zone. This parking lot will be re-configured and paved. Stormwater from this parking lot will be treated improving the water quality over existing conditions.

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. Please refer to sheet C-001 of the plan set for Erosion and Sediment Control and Construction Sequencing Notes and sheet C-002 for the Site Preparation and Demolition Plan.

The project recently received a Special Permit for a Townhome Special Residential Use, Development Plan Approval and Stormwater Permit from the Planning Board and an Order of Conditions from the Conservation Commission and went through an extensive peer review from the Town's peer review consultant.

We trust that you will find the enclosed information acceptable and we thank you in advance for your attention to this Notice of Intent filing. We look forward to meeting with the Commission at your next available public hearing. Please feel free to contact me should you have any questions or wish to discuss.

Sincerely,

LAND DESIGN COLLABORATIVE



James T. Almonte, RLA  
Principal



Michael J. Scott, PE  
Principal

Encl.

cc: Mr. Steven Venincasa, Elite Home Builders LLC



# BELLINGHAM ZONING BOARD

10 MECHANIC STREET  
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(508) 657-2893 ZoningBoard@bellinghamma.org

## SPECIFY TYPE OF APPLICATION

(circle)

*Appeal*

*Special Permit*

*Variance*

### APPEAL OF BUILDING INSPECTORS DECISION:

- ☐ Please attach a copy of the Building Inspector's letter/decision.

### SPECIAL PERMIT: (check all that apply)

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Principal Use        | <input type="checkbox"/> Non-Conforming Situation | <input type="checkbox"/> Flood Plain                                     |
| <input type="checkbox"/> Accessory Use        | <input type="checkbox"/> Home Occupation          | <input type="checkbox"/> Comprehensive Permit                            |
| <input type="checkbox"/> Multi-Family Housing | <input checked="" type="checkbox"/> Earth Removal | <input type="checkbox"/> Family Apartment <input type="checkbox"/> Other |

### VARIANCE: (check all that apply)

- |   |                                       |  |
|---|---------------------------------------|--|
| <input type="checkbox"/> Rear Yard Setback  | <input type="checkbox"/> Area         | <input type="checkbox"/> Lot Width             |
| <input type="checkbox"/> Side Yard Setback  | <input type="checkbox"/> Lot Frontage | <input type="checkbox"/> Percent Area Building |
| <input type="checkbox"/> Front Yard Setback |                                       |  |

**Petitioner:**(type/print) Elite Home Builders LLC

Signature \_\_\_\_\_

Email sv@casarealty-builders.com; info@elitebuildersllc.com

Address PO Box 1205, Westborough, MA 01581 Phone 508.366.2394

**Property Owner:** TRG Family Limited Partnership

Signature \_\_\_\_\_

Email ephilgar@verizon.net

Address 30 Locust Street, Bellingham, MA 02019 Phone 508.243.9002

Address of Subject Premises 30 Locust Street

If no address, description of  
property \_\_\_\_\_



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## Dimensions of Lot:

Frontage: 350' +/- Depth: 1,700' +/-  
Area: 57 +/- acres Lot Width: 360' +/-

Zoning District(s) subject premises located: Suburban (S), Agricultural (A) & Water Resource Overlay

Assessor's Map: 93 Lot: 23

## Describe proposed activity:

The site is the former location of the Bungay Brook Golf Course and was recently approved for the construction of 108 town house units. This permit application is for the removal of more than 2,500 cubic yards.

## Are there any buildings on the premises (if so, please describe them including their dimension)?

There is an existing clubhouse (40' x 82'), house (25' x 40'), maintenance shed (30' x 64') and a small concession stand (14' x 14').

## Describe the subject premises (terrain, septic system, description of area, etc.)

The existing site contains man-made rolling topography typical of a golf course. The soils are sand to a depth of 25' +/- as evidence of recent soils testing and monitoring wells. The existing clubhouse and house are on individual septic systems.

How long have you owned the subject premises? 24 years

What is the present use of the subject premises? 9-hole golf course

## State grounds for the Special Permit/Variance or Appeal: (please be specific)

The Applicant is seeking an Earth Removal Special Permit for the removal of more than 2,500 cubic yards of material necessary for the construction of 108 townhome units and associated improvements.

I attest that I, to the best of my knowledge have paid any and all real estate taxes, excise taxes, license and/or permit fees.

Owner: Phil Gareau

Signature Phil Gareau Date 3-16-2022

Applicant: Steve Venincasa

Signature Steve Venincasa Date 3/16/2022

Effective 8/2017

Please note: This application cannot be processed unless initialed by the Town Collector:

Town Collector: \_\_\_\_\_ Date: \_\_\_\_\_