

**Holliston Zoning Board of Appeals  
Meeting Minutes of February 27, 2019**

**Present:** Vice Chairman John Love, Jay Peabody and Associate Member, Mark Bush. Chairman Henry Dellicker was absent.

**Call to Order:** The Vice Chairman called the meeting to order at 7:05 p.m. in the Selectmen's Meeting Room (#105) of Town Hall.

**Dimensional Variance Public Hearing  
John Hovsepien – 127 Robin Hill Road**

The Vice Chairman opened the public hearing at 7:10 p.m. and waived reading the hearing notice into the record as no one was in the audience but for the applicant. Mr. Hovsepien was present to discuss his petition to modify the previous dimensional variance granted in 1986. He noted that he would like to enclose the porch and create storage underneath in order to utilize the additional living space and further buffer the dwelling from activities at the adjacent Holliston High School athletic fields. He indicated that no rendering has been prepared but the space will likely have many windows and will match the house materials and style.

No one was present to speak in favor or against the petition. On a motion by Mr. Peabody, seconded by Mr. Bush, the public hearing was closed.

**Dimensional Variance Public Hearing  
Empire Automotive Group – 439 Washington Street**

The Vice Chairman opened the public hearing at 7:20 p.m. and waived the reading of the hearing notice into the record as no one was in the audience but for the applicant. Anis Lahiani was present for Empire Automotive Group to discuss their petition for a signage package at the auto sales and repair facility. It was noted that none of the signs are lit and an awning has been added. The signage is very similar to that of the former tenant, Hometown Auto.

No one spoke in favor or against the petition.

On a motion by Mr. Bush, seconded by Mr. Peabody, the public hearing was closed.

**Dimensional Variance Public Hearing  
Hometown Automotive (Michael Ibrahim) – 1670 Washington Street**

The Vice Chairman opened the public hearing at 7:30 p.m. and waived reading the hearing notice into the record as no one was in the audience but for the applicant. Michael Ibrahim was present to discuss his petition for a signage package for the autobody, service and sales facility recently expanded at 1670 Washington Street. Details of the sign package were discussed.

No one spoke in favor or against the petition.

On a motion by Mr. Peabody, seconded by Mr. Bush, the public hearing was closed.

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**II. DELIBERATION:**

**Dimensional Variance – 127 Robin Hill Road**

**Findings of Fact**

The Board reviewed the application materials and testimony provided by the Petitioner. In accordance with the provisions of Section VI-D and IV-B of the Town of Holliston Zoning By-Laws and MGL c. 40A, the Board finds the following: The existing porch that was the subject of a variance in 1986 may be enclosed without derogating from the intent of the by-law and it will not create substantial detriment to the public good. It would be a significant financial hardship to require the applicant to construct this type of living space elsewhere on the dwelling and not in this particular location.

**Zoning Board Vote**

The Board's vote to approve the Petitioner's Dimensional Variance application for relief under Section IV-B for property described and located at 127 Robin Hill Road was as follows on a motion by Mr. Peabody, seconded by Mr. Bush:

Mr. Love	Aye
Mr. Peabody	Aye
Mr. Bush	Aye

**Conditions of Approval**

1. This Dimensional Variance is not valid until recorded and indexed at the Registry of Deeds in accordance with the provisions of MGL, c. 40A, s.11 and shall lapse in one (1) year unless exercised per MGL, c. 40A, s. 10. The copy of the decision to be filed must contain a certification by the Town Clerk that twenty (20) days have elapsed since after the decision was filed and that no appeal has been filed or if such an appeal has been filed, that it has been dismissed or denied.
2. Construction shall be no closer than 32' to the rear lot line.
3. Construction shall be in keeping with the materials and architectural style of the existing dwelling.

**Dimensional Variance – 439 Washington Street**

**Findings of Fact**

The Board reviewed the application materials and testimony provided by the Petitioner. In accordance with the provisions of Section V-B(C)(2) of the Town of Holliston Zoning By-Laws and MGL c. 40A, the Board finds the following: As depicted in the application materials, the advertising and function identification signs may be installed without substantial detriment to the public good and without nullifying or substantially derogating from the intent and purpose of the by-law.

**Zoning Board Vote**

The Board's vote to approve the Petitioner's Dimensional Variance application for relief under Section V-B(C)(2), Exterior Signs, for property described and located at 439 Washington Street was as follows on a motion by Mr. Peabody, seconded by Mr. Bush:

Approved: March 27, 2019

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Mr. Love	Aye
Mr. Peabody	Aye
Mr. Bush	Aye

**Conditions of Approval**

1. This Dimensional Variance is not valid until recorded and indexed at the Registry of Deeds in accordance with the provisions of MGL, c. 40A, s.11 and shall lapse in one (1) year unless exercised per MGL, c. 40A, s. 10. The copy of the decision to be filed must contain a certification by the Town Clerk that twenty (20) days have elapsed since after the decision was filed and that no appeal has been filed or if such an appeal has been filed, that it has been dismissed or denied.
2. The non-flashing attached signage package is limited to the 192 s.f. depicted in the application materials.
3. This variance is issued solely to the petitioners and is not assignable or transferable.

**Dimensional Variance – 1670 Washington Street**

**Findings of Fact**

The Board reviewed the application materials and testimony provided by the Petitioner. In accordance with the provisions of Section V-B(C)(2) of the Town of Holliston Zoning By-Laws and MGL c. 40A, the Board finds the following: As depicted in the application materials, the advertising and function identification signs may be installed without substantial detriment to the public good and without nullifying or substantially derogating from the intent and purpose of the by-law.

**Zoning Board Vote**

The Board's vote to approve the Petitioner's Dimensional Variance application for relief under Section V-B(C)(2), Exterior Signs, for property described and located at 1670 Washington Street was as follows on a motion by Mr. Peabody, seconded by Mr. Bush:

Mr. Love	Aye
Mr. Peabody	Aye
Mr. Bush	Aye

**Conditions of Approval**

1. This Dimensional Variance is not valid until recorded and indexed at the Registry of Deeds in accordance with the provisions of MGL, c. 40A, s.11 and shall lapse in one (1) year unless exercised per MGL, c. 40A, s. 10. The copy of the decision to be filed must contain a certification by the Town Clerk that twenty (20) days have elapsed since after the decision was filed and that no appeal has been filed or if such an appeal has been filed, that it has been dismissed or denied.
2. The non-flashing attached signage package is limited to the 125 s.f. depicted in the application materials and shall not include the business name but rather be limited to the services provided at the facility.
3. The freestanding sign shall be limited to the 23 s.f. sign shown in the application materials.

Approved: March 27, 2019

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**Adjournment:** The meeting adjourned at 8:40 p.m. on a motion made and duly seconded with all in favor. The next meeting was scheduled for March 27<sup>th</sup>.

Respectfully submitted,

Karen Sherman  
Town Planner

Approved: March 27, 2019