



April 25, 2023

Town of Holliston
Planning Board
703 Washington Street
Holliston, MA 01746

**Re: Definitive Subdivision Plan
Diana Harrington
#120 & 120A Goulding Street, Holliston**

Dear Board Members,

On behalf of Diana Harrington, 120 Goulding Street, Holliston, MA 01746, we are filing a Definitive Subdivision Plan to divide the property at 120 & 120A Goulding Street. The 17.179 Acre parcel of land contains two existing single-family dwellings, both constructed prior to the inception of the Holliston Zoning Bylaw.


The purpose of the subdivision plan is to create a separate lot for each dwelling. However, due to a previous Approval Not Required Plan that modified the lot in 1994, we cannot utilize MGL Ch. 41, § 81L to simply separate the dwellings; a Definitive Subdivision must be submitted.

To create the required frontage and lot for each dwelling, we need to prepare and submit a Definitive Subdivision Plan to the Holliston Planning Board. The new lot created for #120 Goulding Street (Lot 1) meets all the zoning requirements. However, the new lot created for house #120A Goulding Street (Lot 2) meets the area, frontage, lot width, and lot depth requirements for the Residential Zoning District, but cannot provide the required front and side yard setback distances of 30 feet and 20 feet, respectively.

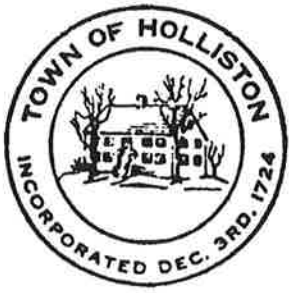
In 2020, the applicant was granted a dimensional variance from the Zoning Board of Appeals for #120A Goulding Street. Due to unforeseen circumstances, the Variance was never recorded at the Registry of Deeds and has expired. Therefore, the applicant has re-filed the Variance Application with the Zoning Board for Grant of a Dimensional Variance for #120A Goulding Street (Lot 2) to allow a front setback of 17.6 feet and a side setback of 17.6 feet.

We believe that the proposed layout provides the most feasible land use for the property. Thank you for your attention to this matter.

Sincerely,
GLM Engineering Consultants, Inc.


Joyce E. Hastings, P.L.S.

cc: Diana Harrington



TOWN OF HOLLISTON
PLANNING BOARD
TOWN HALL
HOLLISTON, MASSACHUSETTS 01746

**FORM C
APPLICATION FOR APPROVAL OF A
DEFINITIVE SUBDIVISION PLAN**

Date: 4/25/2023

To the Planning Board of Holliston:

The undersigned herewith submits the accompanying Definitive Plan of property
Definitive Subdivision Plan, "Bent Mountain", 120 & 120A Goulding Street, a 2 Lot
entitled: Residential Subdivision, Holliston, Massachusetts
for approval as a subdivision under the requirements of the Subdivision Control Law and your
Rules and Regulations covering the Subdivision of Land.

Applicant Diana Harrington

Address 120 Goulding Street, Holliston, MA 01746

Phone 508-429-3059

Owner
(if not applicant) same

Address: _____

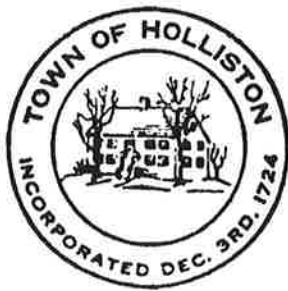
Location and description of property including address, size of parcel, zoning district, proposed
number of lots: The purpose of this plan is to divide the existing parcel of land that contains two
existing single-family dwellings so that each existing house is on a separate lot. This plan will not
create any new dwellings. The property is located in a Residential Zoning district.

Assessor's Map 6, Block 2, Lot(s) 17.A

Designated Agents for the Applicant: _____

Signature of the Applicant: JC Hastings for Diana Harrington

Signature of the Owner
(if not applicant): _____



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Owner
(if not applicant) same

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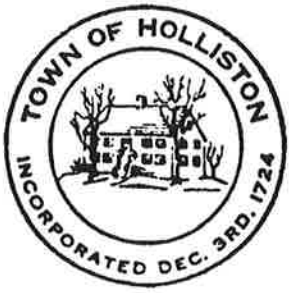
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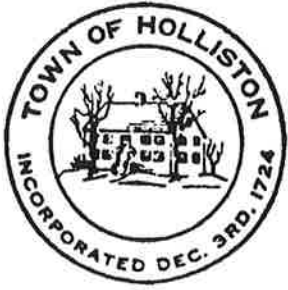
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April 25, 2023

Town of Holliston
Planning Board
703 Washington Street
Holliston, MA 01746

**Re: Definitive Subdivision Plan Fee Waiver Request
Diana Harrington
#120 & 120A Goulding Street, Holliston**


Dear Board Members,

I am writing to request a waiver of the Definitive Subdivision filing fee for the property owned by Diana Harrington at 120 Goulding Street, Holliston, MA 01746. The project involves dividing a 17.179-acre parcel of land into two lots, with each lot containing an existing dwelling. No roadway, stormwater system or grading changes are proposed, and there will be no increase in the number of dwelling units.

I respectfully request that the fee be reduced to the amount required for an Approval Not Required (ANR) plan, which is \$400 (\$250 filing fee + \$150 for each new lot).

Thank you for your time and consideration in this matter. If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,
GLM Engineering Consultants, Inc.


Joyce E. Hastings, P.L.S.

cc: Diana Harrington

PARCEL ID	OWNER 1	OWNER 2	ADDRESS	CITY/TOWN	STATE	ZIP CODE
136/006.0-0003-0070.0	CALDERON, LUIS A & MEJIA, MELISSA A		99 GOULDING ST	HOLLISTON	MA	01746-
136/006.0-0002-0017.D	HABERMAN, LOUIS S & DANA M	THE 128 GOULDING ST NOM REALTY	128 GOULDING ST	HOLLISTON	MA	01746-
136/006.0-0002-0082.0	HEFFERNAN, THOMAS W & BURKE, EMILY C		53 ALDEN RD	HOLLISTON	MA	01746-
136/006.0-0002-0089.0	MCDONNELL, ROBERT C & OPAL		309 WILLOW GATE RISE	HOLLISTON	MA	01746-
136/006.0-0002-0090.0	LUNNY, KATHLEEN M TTEE	296 WILLOW GATE RISE REALTY TRUST	296 WILLOW GATE RISE	HOLLISTON	MA	01746-
136/006.0-0002-0114.0	QUINTINI, TRACEY M		40 ALDEN RD	HOLLISTON	MA	01746-
136/006.0-0002-0115.0	DESMARAIS, JONATHAN & HEATHER JEAN		32 ALDEN RD	HOLLISTON	MA	01746-
136/006.0-0002-0129.0	WATT, MICAH & THIBAUT, EVELYN		108 GREGORY RD	HOLLISTON	MA	01746-
136/006.0-0003-0074.0	LYNSKY, DEBORAH L TRUSTEE	MOORE IRREVOCABLE TRUST	115 NORTH MAIN ST	BELLINGHAM	MA	02019-
136/006.0-0003-0075.0	KLIMOV, STEPHANIE		139 GOULDING ST	HOLLISTON	MA	01746-
136/006.0-0002-0086.0	KOZIOLO, LAURA M		85 ALDEN RD	HOLLISTON	MA	01746-
136/006.0-0002-0098.0	LUNNIN, ROBERT & JUNE		100 GOULDING ST	HOLLISTON	MA	01746-
136/006.0-0002-0110.0	TERRANOVA, JANE F	TERRANOVA, ROBERT A	72 ALDEN ROAD	HOLLISTON	MA	01746-
136/006.0-0002-0111.0	AYLWARD, THOMAS K. & KATHLEEN		64 ALDEN RD	HOLLISTON	MA	01746-
136/006.0-0002-0017.C	MATTHEWS, BRIAN J & LISA ANNE		136 GOULDING ST	HOLLISTON	MA	01746-
136/006.0-0002-0080.0	ARCESE, EDWARD & CHERYL		37 ALDEN RD	HOLLISTON	MA	01746-
136/006.0-0002-0083.0	MCDONALD, PAULA	DESMARAIS, DORIAN	61 ALDEN RD	HOLLISTON	MA	01746-
136/006.0-0002-0088.0	VITALE, JONATHAN R		95 ALDEN RD	HOLLISTON	MA	01746-
136/006.0-0002-0109.0	DAMIGELLA, ANTHONY J & JULIE A TTEES	DAMIGELLA REALTY TRUST	95 GREGORY RD	HOLLISTON	MA	01746-
136/006.0-0003-0059.0	KEITH, JUSTIN E. & MILLER ANN		72 TRACY LYN RD	HOLLISTON	MA	01746-
136/006.0-0003-0073.0	HOLST, HARRY G & IRMHILD D		123 GOULDING ST	HOLLISTON	MA	01746-
136/006.0-0002-0017.A	HARRINGTON, WILLIAM C & DIANNA R		120 GOULDING ST	HOLLISTON	MA	01746-
136/006.0-0002-0076.G	BAUDISCH, JEFFREY & MEEKS, ZAKIAH-LEE		110 GOULDING ST	HOLLISTON	MA	01746-
136/006.0-0002-0079.0	MOSER, PETER J & CONNIE L		27 ALDEN ROAD	HOLLISTON	MA	01746-
136/006.0-0002-0091.0	HOLLISTON, TOWN OF		703 WASHINGTON ST	HOLLISTON	MA	01746-
136/006.0-0002-0112.0	DAVIDOFF, JEFFREY G. & DEBRA R		56 ALDEN RD	HOLLISTON	MA	01746-
136/006.0-0003-0061.0	SCHUMACHER, MICHAEL &	DASILVA, ROBSON, ANA & PEDRO	46 TRACY LYN RD	HOLLISTON	MA	01746-
136/006.0-0003-0071.0	ROSS, ANDREW & SARA KEATING		107 GOULDING STREET	HOLLISTON	MA	01746-
136/006.0-0002-0077.G	PERRY, JAMES J & DONNA J		108 GOULDING ST	HOLLISTON	MA	01746-
136/006.0-0002-0081.0	PERRAULT, ROBERT J III & GABRIELA M		45 ALDEN RD	HOLLISTON	MA	01746-
136/006.0-0002-0087.0	TEXEIRA, JOSEPH P & PATRICIA		301 WILLOWGATE RISE	HOLLISTON	MA	01746-
136/006.0-0002-0099.0	TRINQUE, JASON & DEREK TTEES	TRINQUE REV TRUST C/O D.TRINQUE	92 GOULDING ST	HOLLISTON	MA	01746-
136/006.0-0003-0062.0	ACEVEDO, OSCAR J & TAMAURA, MIDORY G		38 TRACY LYN RD	HOLLISTON	MA	01746-
136/006.0-0003-0069.0	MILLER, CHARLES O		8 BRADFORD JAY ROAD	HOLLISTON	MA	01746-
136/006.0-0002-0017.B	ALLEN, DAVID J & MELINDA W TTEES	ALLEN GOULDING REALTY TRUST	140 GOULDING ST	HOLLISTON	MA	01746-
136/006.0-0002-0017.E	HOLLISTON, TOWN OF	SENIOR CENTER	703 WASHINGTON ST	HOLLISTON	MA	01746-
136/006.0-0002-0078.0	BARNES, BRUCE L. & STEPHANIE		19 ALDEN RD	HOLLISTON	MA	01746-
136/006.0-0002-0084.0	GARNHUM, MARC T & KELLI		69 ALDEN RD	HOLLISTON	MA	01746-
136/006.0-0002-0113.0	KOCUR, DANIEL A & KERI L		48 ALDEN ROAD	HOLLISTON	MA	01746-
136/006.0-0003-0072.0	BLACK, HEATHER E		115 GOULDING ST	HOLLISTON	MA	01746-
136/006.0-0002-0085.0	SOBHIAN, RAMIN	KAMRANPOUR-SOBHIAN, NEDA	77 ALDEN RD	HOLLISTON	MA	01746-

136/006.0-0002-0116.0	GANNON, DAVID J. & AMY D		22 ALDEN RD	HOLLISTON MA	01746-
136/006.0-0003-0060.0	DILUZIO, GERRY P& USA F		54 TRACY LYN RD	HOLLISTON MA	01746-

The foregoing list of abutters is correct
according to the Assessors' records.

Kevin Rudden
Principal Assessor



46357

GLM ENGINEERING, INC.

19 EXCHANGE STREET
HOLLISTON, MA 01746
(508) 429-1100

Middlesex Savings Bank 19
HOLLISTON, MA 01746

53-7122/2113



4/25/2023

PAY TO THE
ORDER OF TOWN OF HOLLISTON

Three Hundred Fifty and 00/100*****

\$**350.00

DOLLARS

TOWN OF HOLLISTON
703 WASHINGTON STREET
HOLLISTON, MA 01746

MEMO

Harrington Job #15698/ZBA Application Fee



[Signature]
AUTHORIZED SIGNATURE



Security features. Details on back.

46358

GLM ENGINEERING, INC.

19 EXCHANGE STREET
HOLLISTON, MA 01746
(508) 429-1100

Middlesex Savings Bank 19
HOLLISTON, MA 01746

53-7122/2113



4/25/2023

PAY TO THE
ORDER OF TOWN OF HOLLISTON

\$**150.00

One Hundred Fifty and 00/100*****

DOLLARS

TOWN OF HOLLISTON
703 WASHINGTON STREET
HOLLISTON, MA 01746

MEMO

Trington Job #15698/Planning Board Ad

AUTHORIZED SIGNATURE



Security features. Details on back.