

August 26, 2022

Planning Board  
Town Hall  
Holliston, Massachusetts 01746

Reference: 401 Underwood Street – Scenic Road  
Holliston, Massachusetts  
EDC Job No.: 3795

Dear Board Members:

On behalf of Northeast Development Group, applicant of the above referenced property, we are herewith submitting a Scenic Road Permit request in order to construct a driveway connection to Underwood Street. The subject property currently has a stonewall opening that will easily accommodate the proposed driveway and there are no street trees that will be affected by the proposed driveway or the development of the lot for a single-family residence. Please see the attached supporting information.

Thank you for your consideration of these materials and we remain available to support this Scenic Road Package.

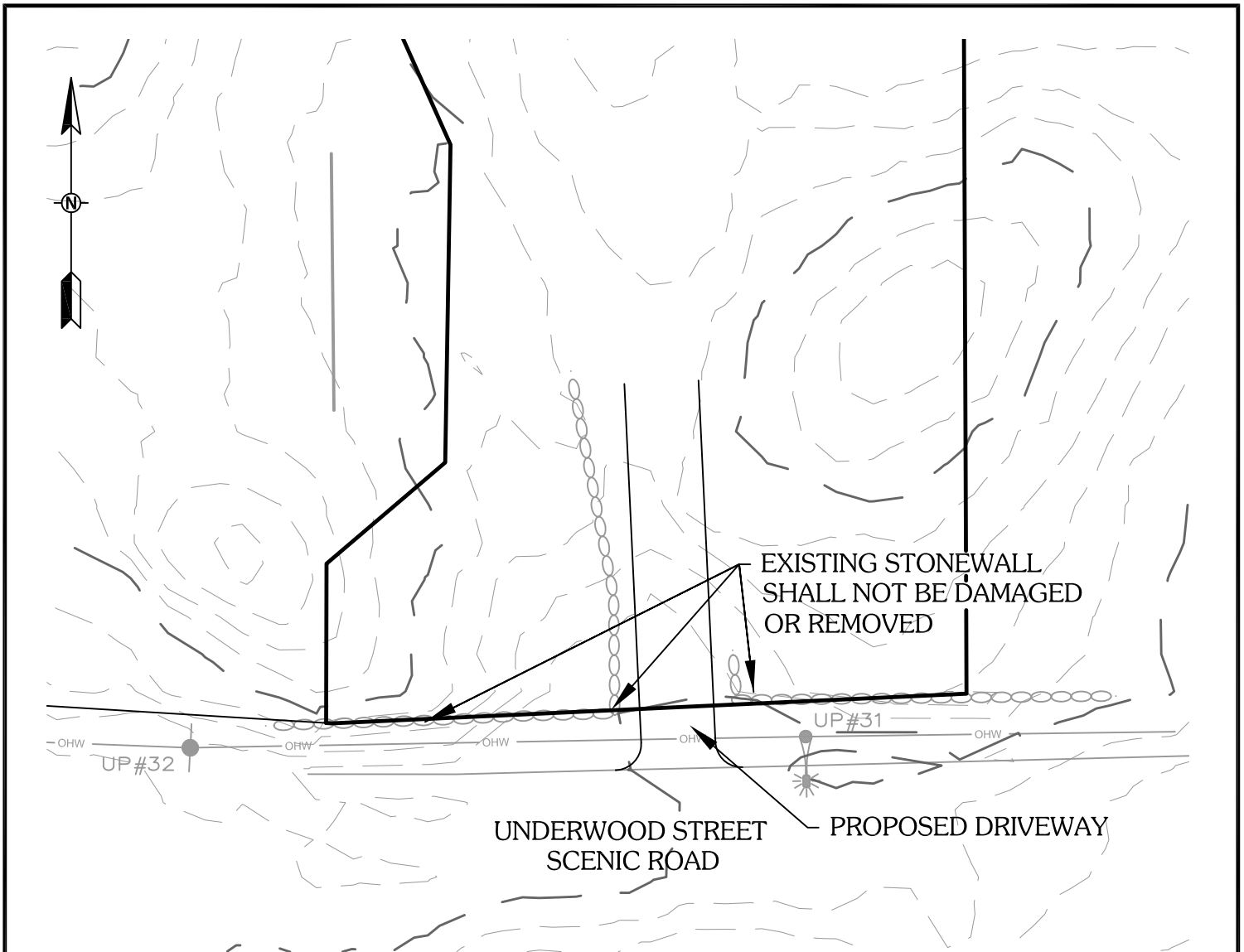
Very truly yours,

ENGINEERING DESIGN CONSULTANTS, INC.

*Peter S. Bemis*

Peter S. Bemis

cc: Northeast Development Group



#### REFERENCES

1. OWNER:
2. DEED BOOK 51918 PAGE 101
3. PLAN 914 OF 2021
4. ASSESSOR'S PARCEL ID 8-3-23:

#### PLAN VIEW SCALE

1 inch = 30 ft.

#### LEGEND

IR/CAP(set)  
CB/DH(fnd)  
STK(set)

IRON ROD W/ L.L.S. CAP SET  
CONCRETE BOUND DRILL HOLE FOUND  
WOODEN STAKE SET ON PROPERTY LINE

#### CLIENT:

**NORTHEAST DEVELOPMENT GROUP**

418 OLD RIVER ROAD  
MANVILLE, RI 02838

#### PLAN TITLE:

**PROPOSED DRIVEWAY LOCATION**

401 UNDERWOOD STREET  
HOLLISTON, MA 01746

#### PREPARED BY:



**Engineering Design Consultants, Inc.**

32 Turnpike Road  
Southborough, Massachusetts  
(508) 480-0225



*Walter M. Lewinski*

DATE: 08/26/2022



402 Underwood St  
Holliston, Massachusetts



Google



Street View - Jul 2022





402 Underwood St  
Holliston, Massachusetts



Google



Street View - Jul 2022

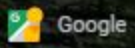


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402 Underwood St  
Holliston, Massachusetts



Street View - Jul 2022







Bk: 51918 Pg: 101 Doc: DEED  
Page: 1 of 2 11/21/2008 03:27 PM

### Quitclaim Deed

Know all men by these presents that, We, David J. Sullivan, Jr. and Judith A. Sullivan,

**OF 413 Underwood Street, Holliston, Middlesex County, Massachusetts 01746**

**In Consideration of Six Hundred Fifty Thousand and 00/100 (\$650,000.00) Dollars**

**Paid**

**Grant To: Vickie R. Monta, 19 Pheasant Road, Needham, Massachusetts 02492,  
Individually**

**With Quitclaim Covenants**

#### PARCEL I

A certain parcel of land with the buildings thereon situated in Holliston, Middlesex County, Massachusetts, being shown as Lot I on plan entitled "Plan of Land, Holliston, Mass., owned by Alice Carol Lombardo, Scale 1" = 40', March 8, 1984, Survey by GLM Engineering Consultants, Inc., 838 Washington Street, Holliston, Mass." to be recorded at the Middlesex South District Registry of Deeds. Reference is made to said plan for a more particular description of Lot 1.

Containing, according to said plan, 85,807 square feet, more or less, or 1.97 acres, more or less.

Being a portion of the same premises conveyed to David J. Sullivan, Jr. and Judith A. Sullivan by deed of Alice Carol Lombardo, dated August 10, 1984 and recorded in the Worcester District Registry of Deeds in Book 15732, Page 267.

#### PARCEL II

The land in said Holliston, being shown as Lot 2A on a plan entitled "Plan of Land, Holliston, Mass., owned by: Alice Carol Lombardo,

**CUSHING & DOLAN, P.C.  
520 PROVIDENCE HWY, #10  
NORWOOD MA 02062**

MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 11/21/2008 03:27 PM  
Ctrl# 118054 18110 Doc# 00187264  
Fee: \$2,964.00 Cons: \$650,000.00

Property Location: 413 Underwood Street, Holliston, MA 01746


2


Scale: 1" = 40', June 6, 1985, Survey by: GLM Engineering Consultants, Inc., 838 Washington Street, Holliston, Mass.", said plan to be recorded herewith.

Containing 100,595 sq. ft., more or less, according to said plan.

Being the same premises conveyed to David J. Sullivan, Jr. and Judith A. Sullivan by deed of Alice Carol Lombardo, dated July 22, 1985 and recorded in the Worcester District Registry of Deeds in Book 16307, Page 305.

Executed as a Sealed Instrument this *20<sup>th</sup>* day of *November*, 2008.

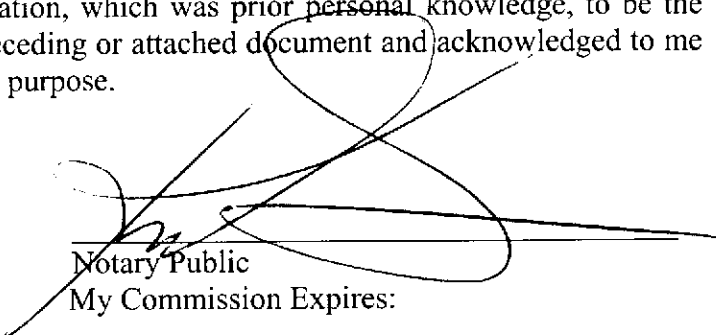
  
David J. Sullivan, Jr.

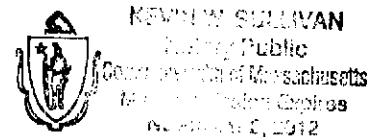
  
Judith A. Sullivan

### Commonwealth of Massachusetts

Worcester, ss.

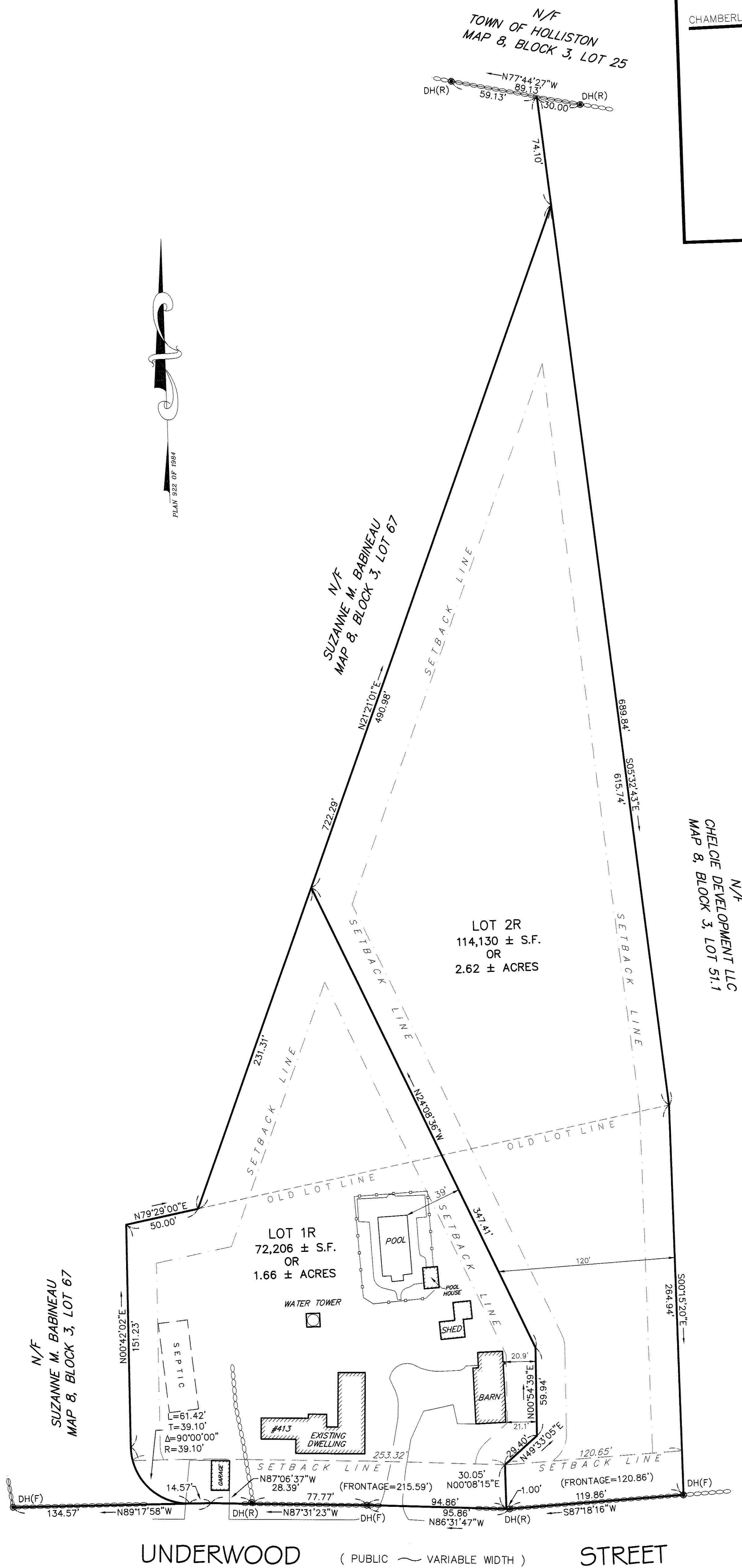
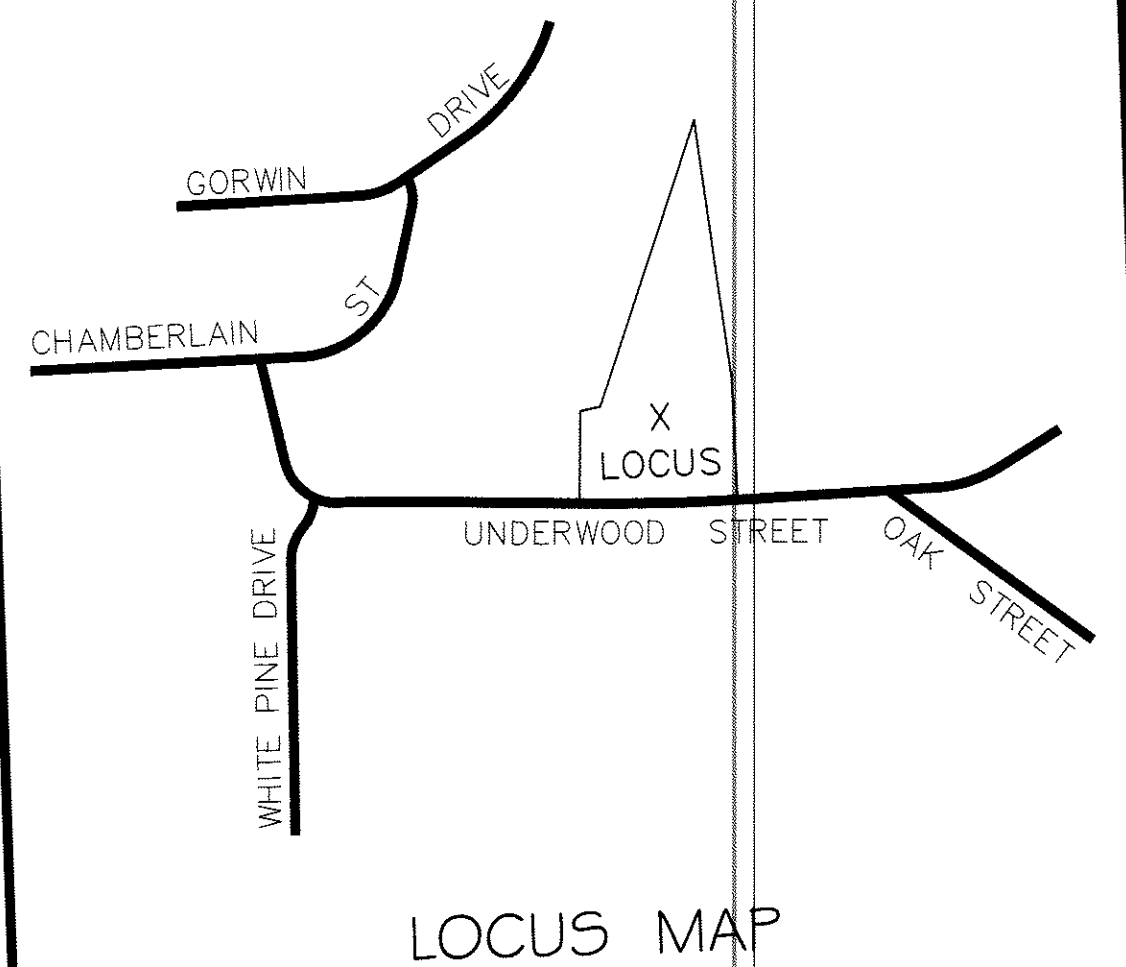
On this *20<sup>th</sup>* day of *November*, 2008, before me the undersigned Notary Public, personally appeared **David J. Sullivan, Jr. and Judith A. Sullivan**, proved to me through satisfactory evidence of identification, which was prior personal knowledge, to be the person whose names are signed on the preceding or attached document and acknowledged to me that they signed it voluntarily for its stated purpose.

  
Notary Public  
My Commission Expires:



Middlesex Registry of Deeds,  
Southern District  
Cambridge, Massachusetts  
Plan No. 914 of 2021  
Rec'd 12/09/21  
at 01 H 33 M P

Attest  
*[Signature]*  
Register



**LEGEND**

DH - DRILL HOLE  
(S) - SET  
(F) - FOUND  
(R) - RECORD

**ASSESSOR'S REFERENCE:**

MAP 8, BLOCK 3, LOT 23  
MAP 8, BLOCK 3, LOT 50

**OWNER OF RECORD:**

VICKIE R. MONTA  
413 UNDERWOOD STREET  
HOLLISTON, MA 01746

**DEED REFERENCE:**

MIDDLESEX COUNTY REGISTRY OF DEEDS  
Bk. 51918, Pg. 101

**PLAN REFERENCE:**

MIDDLESEX COUNTY REGISTRY OF DEEDS  
PLAN No. 959 OF 1985  
PLAN No. 922 OF 1984

**ZONING: RESIDENTIAL DIST.**

MIN. LOT SIZE 30,000 S.F.  
MIN. FRONTAGE 120'  
MIN. SETBACKS:  
FRONT SET BACKS = 30'  
SIDE SETBACKS = 20'  
REAR SETBACKS = 30'

NOTE:  
THE PURPOSE OF THIS PLAN IS TO  
RECONFIGURE LOTS 1 AND 2A AS SHOWN  
ON MIDDLESEX CO. REGISTRY OF DEEDS  
PLAN #959 OF 1985, TO CREATE LOTS  
1R AND 2R AS SHOWN ON THIS PLAN.

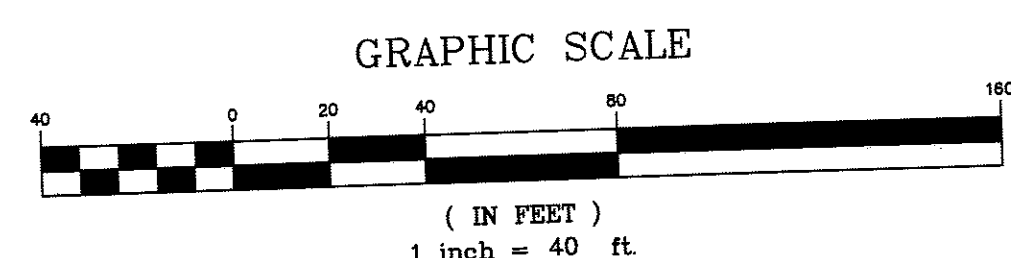
APPROVAL UNDER THE SUBDIVISION  
CONTROL LAW NOT REQUIRED.  
HOLLISTON PLANNING BOARD:

*Karen Landen*  
Chairman

by unanimous  
vote

DATE: 11/14/2021

THIS ENDORSEMENT BY THE PLANNING  
BOARD SHOULD NOT BE CONSTRUED TO  
BE A DETERMINATION OF CONFORMANCE  
WITH ZONING REGULATIONS.



LOT AREAS:	MIN. REQUIRED	LOT 1R PROVIDED	LOT 2R PROVIDED
MIN. LOT SIZE	30,000 S.F.	72,206 ± S.F.	114,130 ± S.F.
MIN. FRONTAGE	120.0'	215.59'	120.86'

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND  
REGULATIONS OF THE REGISTRY OF DEEDS.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE  
PROCEDURAL AND TECHNICAL STANDARDS FOR THE  
PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF  
MASSACHUSETTS.

*[Signature]*  
JOYCE E. HASTINGS, P.L.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
12/21

**PLAN OF LAND  
HOLLISTON, MASSACHUSETTS**

(MIDDLESEX COUNTY)  
SCALE: 1"=40' OCTOBER 21, 2021

PREPARED FOR:  
VICKIE MONTA  
413 UNDERWOOD STREET  
HOLLISTON, MASSACHUSETTS

PREPARED BY:  
**GLM Engineering Consultants, Inc.**  
19 EXCHANGE STREET  
HOLLISTON, MA 01746  
P: 508-429-1100 F: 508-429-7160  
www.GLMengineering.com  
JOB #: 15993-2021\_ANR.DWG