

TOWN OF HOLLISTON
PLANNING BOARD

TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

APPLICATION FOR GRANT OF A SPECIAL PERMIT

Date Filed: October 26, 2020

Applicant's Name: Gill Realty Trust - I

Applicant's Address: 45 Washington Street Holliston, MA 01746

Applicant's Phone Number: 508-652-6600

Owner's Name: Same as Applicant

Owner's Address: PO Box 30, Natick, MA 01760

The Owner hereby appoints Daniel Merrikin to act as his/her/its agent for the purposes of submitting and processing this application for a special permit.

The Owner's title to the land that is the subject matter of this application is derived under deed from Ernest Ecker, dated August 14, 1986

And recorded in Norfolk Registry of Deeds, Book 17309, Page 433

Or Land Court Certificate of Title No. n/a, registered in

District Book n/a, Page n/a.

The land is shown in the Assessor's records as Lot 12 on Map 2, Block 11

And has an address of or is located at 45 Washington Street

Nature and subject matter of Special Permit:

To allow the expansion of an existing non-conforming use in the Groundwater Protection District.

Section of Zoning Bylaw that permits this use by grant of Special Permit:

V-L.4.D.2.d Expansion of pre-existing non-conforming uses; or I-C.2, as determined by the Board.

The Applicant presents the following evidence that supports the grant the Special Permit:

The site is currently developed as a used car dealership, and meets all use and dimensional requirements for the underlying Industrial District. The existing site is nearly fully disturbed and does not meet the requirement that 30% of the lot area is to be left in its natural state. The redeveloper proposes to work within these existing disturbed areas on the site and will implement new stormwater management systems where none currently existing, resulting in a significant improvement over existing conditions.

a. The use is in harmony with the general purpose and intent of the bylaw because:

The intent of the bylaw is to protect the quality of the groundwater and the flood plain. The proposed redevelopment will implement new stormwater BMPs to treat and infiltrate runoff, resulting in a significant improvement over existing conditions. T

b. The general or specific provisions of a grant of a special permit, as set forth in the zoning bylaw are satisfied because:

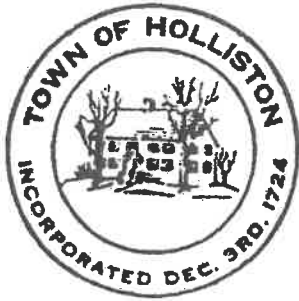
The site conforms to the underlying intensity and parking regulations and is not more detrimental to the water supply.

Applicant's Signature: _____



Owner's Signature: _____





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APPLICATION FOR SITE PLAN REVIEW


1. Applicant's name Gill realty Trust - I
2. Applicant's address 45 Washington Street Holliston, MA 01746
3. Applicant's phone # 508-652-6600
4. Owner's name Same as Applicant
5. Owner's address: P.O. Box 30 Natick, MA 01760
6. Location of proposed project 45 Washington Street
7. Description of proposed project, including proposed building size and use as well as identification of all proposed uses on the site, zoning district, street address and Assessor's Map 12, Block 2 and Lot 11
The site is currently developed as a used car sales ^{+ service} facility. The existing building is proposed to be demolished and replaced with a new used-car sales ^{+ service} building. Appurtenant work includes a new stormwater management system, a new septic system, utilities, parking and landscaping.

8. Designer's Certificate

I hereby certify that the plan entitled 45 Washington Street Site Plan of Land in Holliston, MA
And accompanying data is true and correct to the accuracy required by the Rules and
Regulations of the Holliston Planning Board, and my source of information about the
location of boundaries shown on said plan were one or more of the following:

- a. Deed dated 8/14/1986 and recorded at the Registry of Deeds
in Book 17309 Page 433 ;
- b. Other plans, as follows: _____



- c. Detail and topography has been established by _____ aerial survey,
x on-ground survey, other _____,
- d. Other sources, including: _____

Signed:  P.E.

(Registered Professional Engineer or Land Surveyor)

Address: 730 Main Street, Suite 2C, Millis, MA 02054

9. Signatures

	<u>7/10/20</u>
Signature of Owner	date
	<u>7/10/20</u>
Signature of Applicant	date