

PLANNING BOARD

TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

TOWN OF HOLLISTON

OFFICE OF THE
TOWN CLERK
2023 MAR -9 PM 1:02

FORM C
APPLICATION FOR APPROVAL OF A
DEFINITIVE SUBDIVISION PLAN

Date: March 2, 2023

To the Planning Board of Holliston:

The undersigned herewith submits the accompanying Definitive Plan of property

entitled: Beaver Brook Farm

for approval as a subdivision under the requirements of the Subdivision Control Law and your Rules and Regulations covering the Subdivision of Land.

Applicant Dennis & Yvonne Ferreira

Address 734 Adams Street, Holliston, MA 01746

Phone 508-429-8503

Owner
(if not applicant) Same

Address: _____

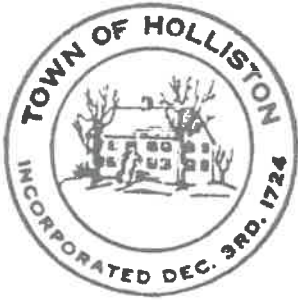
Location and description of property including address, size of parcel, zoning district, proposed number of lots: Property at 734 Adams Street, 33.95 Acres,
Agricultural Res A, Proposed 7 Lot Open Space Subdivision

Assessor's Map 4, Block 2, Lot(s) 58

Designated Agents for the Applicant: GLM Eng. Cons. Inc.

Signature of the Applicant: _____

Signature of the Owner
(if not applicant): _____



TOWN OF HOLLISTON
PLANNING BOARD
TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

APPLICATION FOR SITE PLAN REVIEW

1. Applicant's name DENNIS & YVONNE FERREIRA
2. Applicant's address 734 Adams Street, Holliston MA
3. Applicant's phone # 508-429-8503
4. Owner's name SAME
5. Owner's address: _____
6. Location of proposed project 734 ADAMS 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 4, Block 2 and Lot 58
Proposed SEVEN (7) lot single family
OPEN space subdivision.

8. Designer's Certificate

I hereby certify that the plan entitled BEAVER BROOK FARM
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 _____ and recorded at the Registry of Deeds
in Book 57029 Page 384 ;
- b. Other plans, as follows: _____

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

Signed: 

(Registered Professional Engineer or Land Surveyor)

Address: GLM ENG. Cons. Inc Holliston MA

9. Signatures

 (Agent) 5/4/23
Signature of Owner date

Signature of Applicant date

**HOLLISTON PLANNING BOARD
SITE PLAN REVIEW
DEVELOPMENT IMPACT STATEMENT (DIS)**

Please type or print information in blanks below.

1. Name of Proposed Development BEAVER BROCK FARM
2. Location 734 ADAMS STREET
3. Name of Applicant(s) DENNIS & YVONNE FERREIRA
4. Brief Description of the Proposed Project Proposed 7-lot single family residential open space subdivision.
5. Name of Individual Preparing this DIS GLM ENG. CONS INC
Address 19 Exchange St Holliston
Business Phone 508-429-1100

A. Site Description

7. Present permitted and actual land uses by percentage of the site.

<i>Uses</i>	<i>Percentage</i>
Industrial	
Commercial	
Residential	6 %
Forest	63 %
Agricultural	
Other (specify) <u>PASTURE</u>	31 %

8. Total acreage on the site: _____ acres.

Approximate Acreage	At Present	After Completion
Meadow or Brushland (non agriculture)		
Forested	18 ±	
Agricultural (includes orchards, cropland, pasture)	7.0 ±	
Wetland	4.0 ±	
Water Surface Area		
Flood Plain		
Unvegetated (rock, earth, or fill)		
Roads, buildings and other impervious surfaces	5.0 ±	
Other (indicate type)		

Development Impact Statement (Continued)

9. List the zoning districts in which the site is located and indicate the percentage of the site in each district. *Note: be sure to include overlay zoning districts.*

District	Percentage
AGRICULTURAL RES-A	100

10. Predominant soil type(s) on the site: _____

Soil drainage (Use the US Soil Conservation Service's definition)

Soil Type	% of the Site
Well drained	80 %
Moderately well drained	
Poorly drained	20 %

11. Are there bedrock outcroppings on the site? ____yes ____no

12. Approximate percentage of proposed site with slopes between:

Slope	% of the Site
0 - 10%	100
10 - 15%	0
greater than 15%	0

13. What percentage of the site is located in the Groundwater Protection District?

100 %

How close is the site to a public well? 7,000 feet

To a surface water body? 5,500 feet

Proximity to a public well: 5,500 feet

Proximity to a surface water body: 7,000 feet

14. Does the project site contain any species of plant or animal life that is identified as rare or endangered? (Consult with the Massachusetts National Heritage Program and the Holliston Conservation Commission).

____yes Xno

If yes, specify:

Development Impact Statement (Continued)

15. Are there any unusual or unique features on the site such as trees larger than 30 inches D.B.H., bogs, kettle ponds, eskers, drumlins, quarries, distinctive rock formations?

☒ yes ☐ no

If yes, specify: Ponds

16. Are there any established foot paths running through the site or railroad right of ways?

☒ yes ☐ no

If yes, specify: Foot Paths

17. Is the site presently used by the community or neighborhood as an open space or recreation area? ☐ yes ☒ no

Is the site adjacent to conservation land or a recreation area? ☒ yes ☐ no

If yes, specify: Town Forest

18. Does the site include scenic views or will the proposed development cause any scenic vistas to be obstructed from view? ☐ yes ☒ no

If yes, specify: _____

19. Are there wetlands, lakes, ponds, streams, or rivers within or contiguous to the site?

☒ yes ☐ no

If yes, specify resources found on site or contiguous to site: Wetlands, ponds, & streams

If yes, have the required permits been granted or applied for? Please list permits and status. No - Conservation Commission

20. Is there any farmland or forest land on the site protected under Chapter 61A or 61B of the Massachusetts General Laws? ☐ yes ☒ no

If yes, specify: _____

21. Has the site ever been used for the disposal of hazardous waste? Has a 21E Study been conducted for the site? ☐ yes ☒ no

If yes, specify results: _____

Development Impact Statement (Continued)

22. Will the proposed activity require use and/or storage of hazardous materials, or generation of hazardous waste? ___yes Xno

If yes, specify _____

23. Does the project contain any buildings or sites of historic or archaeological significance? (Consult with the Holliston Historic Commission or the Holliston Historical Society.)

___yes Xno

If yes, please describe _____

24. Is the project contiguous to or does it contain a building in a national register district?

___yes Xno

B. Circulation System

25. What is the average weekday traffic and peak hour traffic volumes generated by the proposed subdivision?

Average weekday traffic		<u>68</u>
Average peak hour volumes	morning	<u>34 ±</u>
Average peak hour volumes	evening	<u>34 ±</u>

26. Existing intersection(s): list intersections located within 1000 feet of any access to the pro-posed development:

Name of ways N.A.

27. Location of existing sidewalks within 1000 feet of the proposed site? N.A.

28. Are there parcels of undeveloped land adjacent to the site? Xyes ___no

Will access to these undeveloped parcels be provided within the proposed site?

___yes Xno

If yes, please describe _____

If no, please explain why _____

Development Impact Statement (Continued)

C. Utilities

29. Storm Drainage

- a. Describe nature, location and surface water body receiving current surface water of the site: Wetlands, ponds & streams
- b. Describe the proposed storm drainage system and how it will be altered by the proposed development: Proposed BMP's to provide mitigation and treatment.
- c. Will a NPDS Permit be required? X yes no

30. Sewage Disposal - Describe nature of sewage disposal service proposed for the site.

On-site sewage disposal systems

If a tertiary treatment facility is proposed, will it have any excess capacity?
 yes X no