

TOWN OF HOLLISTON  
PLANNING BOARD

TOWN HALL  
HOLLISTON, MASSACHUSETTS 01746

APPLICATION FOR SITE PLAN REVIEW

1. Applicant's name Geoffrey Zeamer
2. Applicant's address 583 Winter Street, Holliston, MA 01746
3. Applicant's phone # 508-726-4892
4. Owner's name Office Joint LLC
5. Owner's address: 337 Reservoir Street, Floor 3, Needham Heights, MA 02494
6. Location of proposed project 87 & 125 Jeffrey Avenue, Holliston, MA
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 4 and Lot 41,55,57 & 59

Proposal to construct an addition (9,257 square feet) to the existing building.

The property is located in the industrial zoning district.



8. Designer's Certificate

I hereby certify that the plan entitled Proposed Site Plan, 87 & 125 Jeffrey Avenue, 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 6/29/2020 and recorded at the Registry of Deeds  
in Book 74994 Page 485;
- 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: \_\_\_\_\_

(Registered Professional Engineer or Land Surveyor)

Address: GLM Engineering Consultants, Inc., 19 Exchange Street, Holliston, MA 01746

9. Signatures

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 87 & 125 Jeffrey Avenue, Holliston, MA
2. Location 87 & 125 Jeffrey Avenue, Holliston, MA
3. Name of Applicant(s) Geoffrey Zeamer
4. Brief Description of the Proposed Project Proposal to construct a x,xxx square foot addition to the existing structure.
5. Name of Individual Preparing this DIS Joyce E. Hastings, P.L.S.  
Address GLM Engineering Consultants, Inc., 19 Exchange Street, Holliston, MA 01746  
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	100
Commercial	
Residential	
Forest	
Agricultural	
Other (specify)	

8. Total acreage on the site: 3.193 acres.

<b>Approximate Acreage</b>	<b>At Present</b>	<b>After Completion</b>
Meadow or Brushland (non agriculture)		
Forested	22,800 S.F.	22, 800 S.F.
Agricultural (includes orchards, cropland, pasture)		
Wetland		
Water Surface Area		
Flood Plain		
Unvegetated (rock, earth, or fill)		
Roads, buildings and other impervious surfaces	69,660 S.F.	78,917 S.F.
Other (indicate type) (grass/landscaping)	43,140 S.F.	33,883 S.F.



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
Industrial	100

10. Predominant soil type(s) on the site: Udorthents-Urban land complex  
Soil drainage (Use the US Soil Conservation Service's definition)

Soil Type	% of the Site
Well drained	
Moderately well drained	100
Poorly drained	

11. Are there bedrock outcroppings on the site?   yes   X  no

12. Approximate percentage of proposed site with slopes between:

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

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

  100   %

How close is the site to a public well?  2,500  feet

To a surface water body?   250   feet

Proximity to a public well:  2,500  feet

Proximity to a surface water body:  250  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

  X  no

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: \_\_\_\_\_

16. Are there any established foot paths running through the site or railroad right of ways?  
☐yes ☒no

If yes, specify: \_\_\_\_\_

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: \_\_\_\_\_

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: \_\_\_\_\_

If yes, have the required permits been granted or applied for? Please list permits and status. \_\_\_\_\_

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 Unknown.

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     X no
- 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     X no
- If yes, please describe \_\_\_\_\_
24. Is the project contiguous to or does it contain a building in a national register district?  
\_\_\_yes     X no

**B. Circulation System**

25. What is the average weekday traffic and peak hour traffic volumes generated by the proposed subdivision?
- |                                       |  |
|---------------------------------------|--|
| Average weekday traffic               |  |
| Average peak hour volumes     morning |  |
| Average peak hour volumes     evening |  |
26. Existing intersection(s): list intersections located within 1000 feet of any access to the pro-posed development:  
Name of ways Everett Street
27. Location of existing sidewalks within 1000 feet of the proposed site? No sidewalks.
28. Are there parcels of undeveloped land adjacent to the site?     \_\_\_yes     X no
- Will access to these undeveloped parcels be provided within the proposed site?  
\_\_\_yes     X no
- 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: There is no body of water receiving surface water from the site.
- b. Describe the proposed storm drainage system and how it will be altered by the proposed development: The proposed addition will be connected to a roof infiltration system.
- c. Will a NPDS Permit be required?     yes   X  no

30. Sewage Disposal - Describe nature of sewage disposal service proposed for the site. Each building is connected to an existing sewage disposal system. The addition will not result in an increase in sewage design flow.

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



- LEGEND
- COB (CAPE COD BERM)
  - DRAIN LINE
  - DRAINAGE MANHOLE
  - CATCH BASIN
  - SEWER LINE
  - SEWER MANHOLE
  - WATER LINE
  - HYDRANT
  - WATER GATE
  - WATER SHUT OFF
  - GAS LINE
  - GAS GATE
  - UTILITY POLE
  - TRANSFORMER
  - TREE (ORNAMENTAL)
  - TREE (PINE)
  - SHRUB
  - TREE (MAPLE, OAK)
  - LAMPPOST
  - SIGN
  - ROLLARD
  - SPOT ELEVATION (EXISTING)
  - CONTOUR (EXISTING)

ASSESSOR'S REFERENCE:  
012.0-0004-0053.0

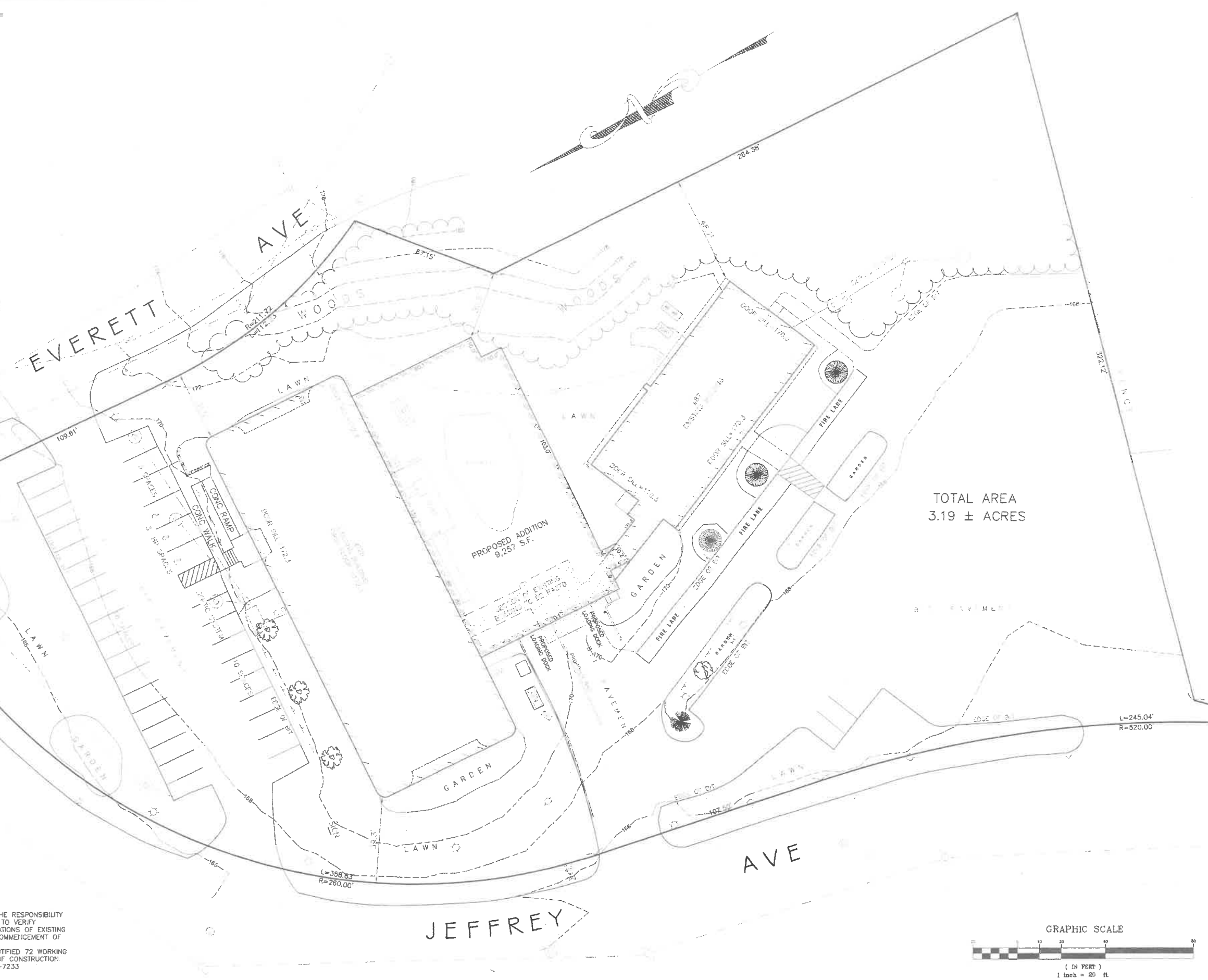
OWNER OF RECORD  
MADDO REALTY, LLC

ZONING CLASSIFICATION:  
INDUSTRIAL DIST.  
MIN. LOT SIZE = 20,000  
MIN. FRONTAGE = 100'

MIN. SETBACK REQUIREMENTS:  
FRONT SET BACKS = 30'  
SIDE SETBACKS = 20'  
REAR SETBACKS = 30'



NOTE: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. DIGSAFE IS TO BE NOTIFIED 72 WORKING HOURS IN ADVANCE OF CONSTRUCTION. DIGSAFE 1-888-344-7233



REVISIONS	DESCRIPTION
No.	DATE
1	4/22/2021
JOICE E. HASTINGS P.L.S.	
PAUL TRUAX P.E.	
PROPOSED SITE PLAN 87 AND 125 JEFFREY AVE HOLLISTON, MASSACHUSETTS	
PREPARED FOR: ABBESS INSTRUMENTS 125 JEFFREY AVE HOLLISTON MA 01746	
PREPARED FOR: ABBESS INSTRUMENTS 125 JEFFREY AVE HOLLISTON MA	
GLM Engineering Consultants, Inc. 19 EXCHANGE STREET HOLLISTON, MA 01746 P: 508-429-1100 F: 508-429-7160 www.GLMengineering.com	
DMR	
JOB No. 17057_SITEPLAN	
DATE: 4/21/2021	
SCALE: 1"=20'	
SHEET: 1 of 1	
PLAN #: 27,489	