

# Site Plan Review and Special Permit Narrative

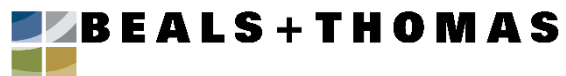
## BLAIR SQUARE SITE IMPROVEMENTS

**Holliston, Massachusetts**

*Prepared for:*

**Holliston Planning Board  
703 Washington Street  
Holliston, MA 01746**

*Prepared by:*



**September 17, 2021**



September 17, 2021

Holliston Planning Board  
c/o Karen Sherman, Town Planner  
703 Washington Street  
Holliston, MA 01760

Via: Email to [shermank@holliston.k12.ma.us](mailto:shermank@holliston.k12.ma.us)

Reference: Site Plan Review and Special Permit Application  
Blair Square Site Improvements  
Holliston, Massachusetts  
Project No. 1439.03

Dear Chair Langton and Members of the Planning Board,

On behalf of the Applicant, The Town of Holliston, Beals and Thomas, Inc. (B+T) is pleased to submit this Site Plan Review and Special Permit application for the proposed site improvements at Blair Square (the Project) in Holliston, Massachusetts. The Project entails a proposed renovation of the existing area known as Blair Square, including the relocation of the rail trail to accommodate a new Town gathering space for informal and formal events.

The Project is located within the Village Center Commercial District and includes the construction of a structure and land disturbance of more than ten thousand square feet (10,000 sf). Additionally, the Applicant is requesting a reduction of the front yard setback for the proposed structure. Accordingly, the enclosed narrative and site plans address the requirements and review criteria as outlined in the Holliston Zoning Bylaw, Special Permit and Site Plan Review Regulations, and Stormwater Regulations.

The Applicant is also requesting that the Application fee be waived, as this is a Town Project.

Very truly yours,

BEALS AND THOMAS, INC.

A handwritten signature in blue ink that reads "Regan E. Andreola".

Regan E. Andreola, RLA  
Associate

REA/jrm/cmv/143903PT001

---

Civil Engineering ▪ Land Surveying ▪ Landscape Architecture ▪ Land Use Permitting ▪ Environmental Planning ▪ Wetland Science

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- A. Application for Grant of Site Plan Review and Special Permit
- B. Certified Abutter's List

## **Attachments Under Separate Cover:**

- Site Plans, "Blair Square Site Improvements", prepared by Beals and Thomas, Inc. and Inge Daniels Design, dated September 17, 2021
- Site Owner's Manual (Operation and Maintenance Plan) prepared by Beals and Thomas, Inc. dated September 3, 2021. (See Attachment 4 of the Abbreviated Stormwater Management Report.)
- Abbreviated Stormwater Management Report prepared by Beals and Thomas, Inc. dated September 3, 2021

## 1.0 INTRODUCTION

### 1.1 **Site Context and History**

The Project site is a parcel of land comprised of a former railroad bed, which contains a stretch of the very popular regional Upper Charles Rail Trail. This parcel, specifically named Blair Square, after Bobby Blair, a prominent Holliston resident, is bound to the east by Central Street, to the north by Railroad Street, to the south by Front Street, and to the West by Exchange Street. Blair Square is walking distance from downtown Holliston, and from local residential neighborhoods and businesses, making it a busy hub.

Over the years Blair Square has accrued many donated site amenities, including benches, a gazebo, bike rack, and memorial trees. Each item is thoughtful and usable, yet collectively, lack a cohesive theme. Furthermore, the space is bisected by the rail trail, providing little opportunity for gathering space. Due to its prominent location, Blair Square has long been envisioned by community members as a town common or more formalized public open space, designed with a purpose and a goal to define the space.

Over the past decade the Town and various volunteer committees have worked hard to develop ideas to refresh and reinvigorate Blair Square. The most current Blair Square Committee (the Committee), along with design consultants providing pro bono services, developed a Conceptual Master Plan for Blair Square which was presented to the public during a remote presentation conducted on February 3, 2021. Overall, the project was received favorably with constructive input provided by residents, many of whom were direct abutters. Most heavily discussed topics included parking, trash pickup, and maintaining an environmentally friendly design. Additionally, an online survey was available to the public throughout the month of February to solicit additional feedback on the community's current use of Blair Square and desired uses or improvements they would like to see.

Subsequently at the 2021 Spring Town Meeting, the Town approved funding to advance the Conceptual Master Plan to permit and construction level documents. The comments received during the public forum and online survey in February 2021, were reviewed by the Committee and design team, and integrated into the current Blair Square Project to the extent practicable.

Finally, during the spring of 2021, the Town implemented improvements to Front Street which included converting Front Street to one-way and repaving and striping angled parking adjacent to Blair Square.

## 1.2 Proposed Improvements

The proposed site improvements for Blair Square are intended to create a defined and cohesive Town Common for Holliston, providing open, green space for civic events, entertainment, and recreation while enabling the Rail Trail to safely pass through. The Project's design welcomes multiple uses: from an individual having lunch to larger groups enjoying performances to a weekend farmer's market and everything in between. Blair Square becomes an anticipated rest-stop for visitors arriving via the Rail Trail who will be introduced to the Town of Holliston and its businesses through informational and directional signage.

Specifically, the Project includes the following features:

- Relocated Rail Trail: Relocated to the west of the parcel to open up an event lawn and permeable paver plaza. This relocation separates cyclists from the areas where people will congregate either informally for lunch or formally during an event.
- Event Space and Green Space: Open lawn and a permeable paver plaza provide scalable event space accessible and comfortable for visitors of all ages and physical abilities.
- Enhanced Landscaping: New trees, shrubs, and plant beds for Holliston's famous perennial displays will supplement existing vegetation to be preserved.
- Stacked Granite Amphitheater/Benches: Stacked granite blocks offer versatile seating for groups of all sizes and separate the Rail Trail from the event space and green space. Constructed out of Milford pink granite, these benches pay homage to the site's historic role in the Milford pink granite trail.
- Covered Pavilion structure: Constructed out of wood, this structure serves double duty as a bandshell/performance space and every day picnic area.
- Signage and Wayfinding: A new kiosk and various wayfinding signs will provide opportunities for educational opportunities, maps, and local business advertisements.
- Miscellaneous site amenities: Backed benches, water bubbler, concrete pad for as-needed event portables, relocated dogipots, and relocated and refurbished bike rack and flagpole.

## **2.0 PROJECT PERFORMANCE STANDARDS**

### **2.1 Aesthetics**

The Project proposes the use of materials which are compatible to and complement the character of the Town of Holliston and the neighborhood. The proposed public use of Blair Square remains consistent with the existing use and as such the Project will not adversely impact abutting properties. Conversely, the Project will provide additional usable open space and provide a benefit to the surrounding neighborhood and the Town as a whole.

Specifically, the proposed pavilion structure will be constructed out of wood, with an asphalt shingle roof. The permeable concrete pavers will be various shades of grey to blend with the stone dust rail trail. The stacked granite block seating will be constructed out of locally sourced Milford Pink Granite. Steel backed benches will mimic the style of those located in downtown Holliston. Additional site furnishings will be in neutral colors to match all other site features.

### **2.2 Lighting**

The Project proposes LED lighting within the pavilion for during events and/or daily for evening hours. The proposed light fixtures have the ability to be managed remotely and set on a timer such that they can be adjusted as needed. All light fixtures will be shielded, with no light trespass or visual impact is proposed beyond the property line.

### **2.3 Landscaping and Screening**

The Project proposes a landscape plan consisting of a mix of shade trees, evergreen trees, ornamental and multi-stem trees, shrubs, perennials, and select areas for seasonal annual plantings. The intention is to install the landscaping in phases, as needed and as manageable by the Town's resources and volunteer resources, with the initial installation consisting of all trees and select shrub areas. The first phase of trees will meet all necessary landscaping requirements of the Site Plan Review regulations and will provide necessary

Blair Square abuts the Residential (R-1) Zoning District, south of Vine Street, which is located southeast of the Project's major proposed site improvements. As such, the existing vegetation and proposed plantings will provide the required ten-foot (10') District Buffer Strip between the VC and R-1 districts.

## 2.4 Stormwater Management

During the design of the project, consideration was given to appropriate grading and mitigation of stormwater runoff through the incorporation of various Low Impact Development (LID) strategies. The combination of proposed LID stormwater management BMPs will effectively reduce peak rates of runoff from the project site.

Overall, the proposed project improvements will constitute a relatively minor increase in impervious area. To address this, a series of LID stormwater Best Management Practices (BMPs) are proposed. The majority of the proposed hardscape will be the plaza area made from permeable pavers. These pavers will allow water to flow through the gaps between the pavers into a crushed stone base layer beneath to allow for infiltration of stormwater and recharge to groundwater. A covered pavilion area is also proposed and will have permeable pavers beneath and alongside the edge beyond the roof overhang, so that water from the roof can infiltrate through the pavers.

Management of stormwater runoff from the remaining areas of the site will be accomplished through the implementation of three rain gardens situated at proposed low points along the east side of the trail. The rain gardens will provide multiple functions of runoff attenuation, infiltration/recharge to groundwater, total suspended solids (TSS) removal and total phosphorus removal (TP). While no impervious surfaces are proposed on the project which would require treatment under the MassDEP stormwater handbook (i.e. no required water quality treatment for paved impervious surfaces containing pollutants), the TSS and TP removal functions still would be present given the biological functions of the proposed plantings in the rain gardens.

The proposed project has been designed to the extent applicable, in accordance with the requirements of the DEP Stormwater Handbook and Holliston Stormwater Management and Land Disturbance Regulations. Please see the attached Abbreviated Stormwater Management Report for more information on the stormwater design and calculations. Also, please see the attached Site Owner's Manual (O&M Plan) which outlines maintenance requirements for the proposed stormwater features.

## 2.5 Site Development Standards

The Project proposes minor land disturbance and grading for the purposes of improving the site drainage, safely separating bicyclists from other park users, creating usable public open space, and meeting accessibility standards for the proposed public plaza. The proposed re-grading mimics the natural slope of the site and does not negatively change or impact the site's stormwater or views.

The proposed pavilion has been designed and located on-site to maximize views through the park, complement the park and surrounding neighborhood, and to minimize impacts on abutting properties.

The limit of clearing has been reduced to the greatest extent practicable and where possible, the design has preserved existing trees. All disturbed areas will be revegetated with either lawn or native/adapted species.

## **2.6 Traffic Management: Pedestrian and Vehicular Access**

The Project does not propose any changes to pedestrian or vehicular access to Blair Square. Except for shifting the location of the one accessible parking space along Front Street, no other parking changes are proposed. Blair Square will function as it currently does, with most visitors arriving by foot or bicycle from surrounding neighborhoods or via the rail trail. A large sidewalk system provides safe connections to Blair Square from surrounding neighborhoods, schools, and downtown Holliston. Surrounding on-street and municipal parking serves those arriving by vehicle.

The Project has also integrated “rumble strips” and a curve in the rail trail to provide natural speed reducing tactics for bicycles as they approach both the Central Street crossing and the proposed plaza area, to minimize bicycle, pedestrian, and vehicle conflicts.

## **2.7 Utilities, Security and Emergency Systems**

The Project will require a connection to the municipal water system located in either Central Street or Front Street. Water will be utilized for the proposed bubbler and only on an as-needed basis for hand watering of landscaping or general cleanup of the facility.

The Project will require an upgraded electrical service to provide power to the pavilion for various Town events and to provide lighting within the pavilion and security, should the Town choose to install cameras in the future. However, daily electrical needs will remain minimal.

The Project proposes no municipal sewer connection or on-site sewage disposal.

Access to Blair Square will remain available for emergency services, similar to existing conditions, with direct access from Central and Front Streets. Additionally, views into Blair Square will remain open for police monitoring.



## **2.8 Fiscal Impact**

The Project is expected to have minimal impact on existing municipal facilities, with only select utility connections and minor maintenance requirements. The Project will have an upgraded electrical service to provide power for various Town events within Blair Square and to provide lighting within the pavilion. However, daily electrical needs will be minimal.

A connection to the municipal water system will be required for the bubbler and for other miscellaneous as-needed water requirements (hand-watering of landscape and site cleanup).

Additional fiscal impacts related to Town resources include regular mowing of the lawn (as is currently performed on-site); management of two new trash and recycle receptacles; and general annual as-needed landscape maintenance.

The Project will not generate additional need for schools or affordable housing.

### 3.0 RELIEF REQUESTED

#### 3.1 **Special Permit**

In accordance with Section V-K5 and Section IV-B of the Holliston Zoning Bylaw, the Project is requesting a Special Permit for relief from the ten-foot (10') front yard structure setback, to allow placement of a structure up to four feet (4') from the property line. Specifically, the Project proposes to site the wood pavilion structure four feet off the southern property line along Front Street, adjacent to the existing Front Street parking spaces. This small adjustment allows the Project to maximize the usable public open space in front of the pavilion, without adversely impacting any abutting property or the neighborhood in general. The de minimis reduction in front yard setback provides a greater value to the public than if the 10' setback were maintained.

The following Review Criteria for granting a Special Permit are listed below:

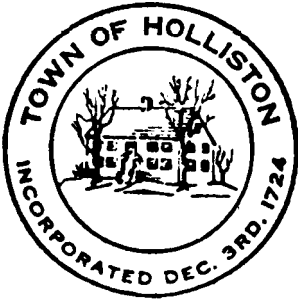
- Suitability of the site for the proposed use.  
*Not applicable to this Special Permit request. No change in proposed use.*
- Impact on neighborhood visual character.  
*Reduction in front yard setback by 6' will not impact neighborhood visual character.*
- Adequacy of facilities, including sewage disposal, water supply and storm water management.  
*Not applicable to this Special Permit request.*
- Degree to which the proposed project complies with the goals of the Master Plan and this bylaw.  
*Project complies with the Zoning Bylaw and goals of the Master Plan.*
- Impact on traffic flow patterns and existing streets.  
*Not applicable to this Special Permit request. No impact on traffic flow patterns or existing streets proposed.*
- Adequacy of parking.  
*Not applicable to this Special Permit request. No change to parking proposed.*

The Special Permit granting authority (may allow yard reductions but only where doing so facilitates maintaining pedestrian-scaled compactness and continuity of interest without reducing yards which abut premises residentially used or zoned, without creating harmful overshadowing or privacy reduction on adjoining premises, and where there is adequate access for fire or other emergency and public services, adequate arrangements for parking, and all State Building code requirements will be met. Accordingly, the Project and Special Permit relief requested will not create harmful impacts or privacy reduction on adjoining or abutting premises, nor will it impede access for emergency or public services, impact parking, and all State Building Code requirements will be met.

## Appendices

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**Appendix A**  
**Application for Grant of Site Plan Review and Special Permit**



TOWN OF HOLLISTON  
PLANNING BOARD  
TOWN HALL  
HOLLISTON, MASSACHUSETTS 01746

**APPLICATION FOR GRANT OF SITE PLAN  
REVIEW AND SPECIAL PERMIT**

Date Filed: \_\_\_\_\_

Applicant's Name: \_\_\_\_\_

Applicant's Address: \_\_\_\_\_

Applicant's Phone Number: \_\_\_\_\_

Owner's Name: \_\_\_\_\_

Owner's Address: \_\_\_\_\_

The Owner hereby appoints \_\_\_\_\_ 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 \_\_\_\_\_, dated

And recorded in \_\_\_\_\_ Registry of Deeds, Book \_\_\_\_\_, Page \_\_\_\_\_

Or Land Court Certificate of Title No. \_\_\_\_\_, registered in

District Book \_\_\_\_\_, Page \_\_\_\_\_. and Lot 34 on Map 8F, Block 2

The land is shown in the Assessor's records as Lot \_\_\_\_\_ on Map \_\_\_\_\_, Block \_\_\_\_\_

And has an address of or is located at \_\_\_\_\_.

Nature and subject matter of Special Permit:

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

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

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

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

c. The following evidence is offered in support of the petition's compliance with the provisions of Rules and Regulations Section 7.4 Performance Standards for Non-Residential Development with regard to Aesthetics, Lighting, Landscaping and Screening, Stormwater Management Site Development Standards, Traffic Management, utilities, Security and Emergency systems and Fiscal Impact:

Designer's Certificate

I hereby certify that the plan entitled Existing Conditions Plan Upper Charles Trail (Central Street to Exchange Street)  
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 \_\_\_\_\_ Page \_\_\_\_\_;
- b. Other plans, as follows: Railroad Layout Plans  
\_\_\_\_\_
- c. Detail and topography has been established by \_\_\_\_\_ aerial survey,  
X on-ground survey, other \_\_\_\_\_
- d. Other sources, including: \_\_\_\_\_

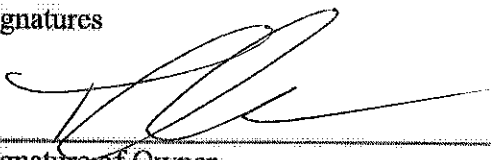
Signed: \_\_\_\_\_

Joyce E. Hastings, P.L.S.

(Registered Professional Engineer or Land Surveyor)

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

Signatures

  
Signature of Owner

9/15/21  
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 \_\_\_\_\_
2. Location \_\_\_\_\_
3. Name of Applicant(s) \_\_\_\_\_
4. Brief Description of the Proposed Project \_\_\_\_\_  
\_\_\_\_\_
5. Name of Individual Preparing this DIS \_\_\_\_\_  
Address \_\_\_\_\_  
Business Phone \_\_\_\_\_

**A. Site Description**

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

<i><b>Uses</b></i>	<i><b>Percentage</b></i>
Industrial	
Commercial	
Residential	
Forest	
Agricultural	
Other (specify)	

8. Total acreage on the site: \_\_\_\_\_ acres.

<b>Approximate Acreage</b>	<b>At Present</b>	<b>After Completion</b>
Meadow or Brushland (non agriculture)		
Forested		
Agricultural (includes orchards, cropland, pasture)		
Wetland		
Water Surface Area		
Flood Plain		
Unvegetated (rock, earth, or fill)		
Roads, buildings and other impervious surfaces		
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.*

<i>District</i>	<i>Percentage</i>

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

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

<i>Soil Type</i>	<i>% of the Site</i>
Well drained	
Moderately well drained	
Poorly drained	

11. Are there bedrock outcroppings on the site? \_\_\_\_yes \_\_\_\_no

12. Approximate percentage of proposed site with slopes between:

<i>Slope</i>	<i>% of the Site</i>
0 - 10%	
10 - 15%	
greater than 15%	

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

How close is the site to a public well? \_\_\_\_\_ feet

To a surface water body? \_\_\_\_\_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

\_\_\_\_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

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      ☐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      ☐no

If yes, please describe\_\_\_\_\_

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

☐yes      ☐no

### **B. Circulation System**

(Is a Traffic Impact Report required -- > or = 100 vehicle trips per day? See s.7.3.4)

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

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 proposed development (Any within 20 feet? See s. V-C(3)(f) of Zoning):

Name of ways \_\_\_\_\_

27. Location of existing sidewalks within 1000 feet of the proposed site? \_\_\_\_\_

\_\_\_\_\_

28. Are there parcels of undeveloped land adjacent to the site?      ☐yes      ☐no

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

☐yes      ☐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: \_\_\_\_\_  
\_\_\_\_\_
- b. Describe the proposed storm drainage system and how it will be altered by the proposed development: \_\_\_\_\_  
\_\_\_\_\_
- c. Will a NPDES Permit be required?                      \_\_\_\_yes    \_\_\_\_ no

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

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If a tertiary treatment facility is proposed, will it have any excess capacity?

\_\_\_\_yes                      \_\_\_\_no

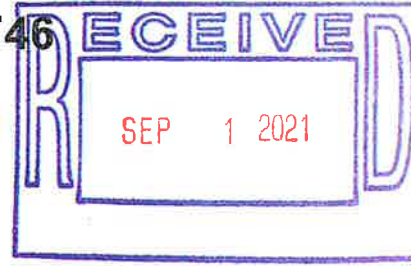
**Appendix B**  
**Certified Abutter's List**

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HOLLISTON, MASSACHUSETTS 01746  
BOARD OF ASSESSORS



COPY



**ABUTTER CERTIFICATION REQUEST**

DATE: 8/31/2021

*Fee Waived  
J. Harris  
9-1-21*

APPLICANT'S NAME: Town of Holliston

APPLICANT'S ADDRESS: 703 Washington Street, Holliston, MA 01746

APPLICANT'S PHONE: 508-954-1126 (Applicant's representative)

SUBJECT PROPERTY ADDRESS: 0 Rail Road Bed

MAP 1 BLOCK 1 LOT 52.2

ASSOCIATED PERMIT/APPROVAL (i.e. Special Permit):

Site Plan Review and Special Permit

PERMIT GRANTING AUTHORITY (i.e. Planning Board)

Planning Board

RADIUS FOR NOTICE (i.e. 300 feet): 300'

FEE (made payable to the Town of Holliston): \$50.00 Requesting fee to be

Signed under the pains and penalties of perjury:

waiver for Town project

*Rigault Andrieola*

Beals and Thomas, Inc.  
(Applicant's representative)

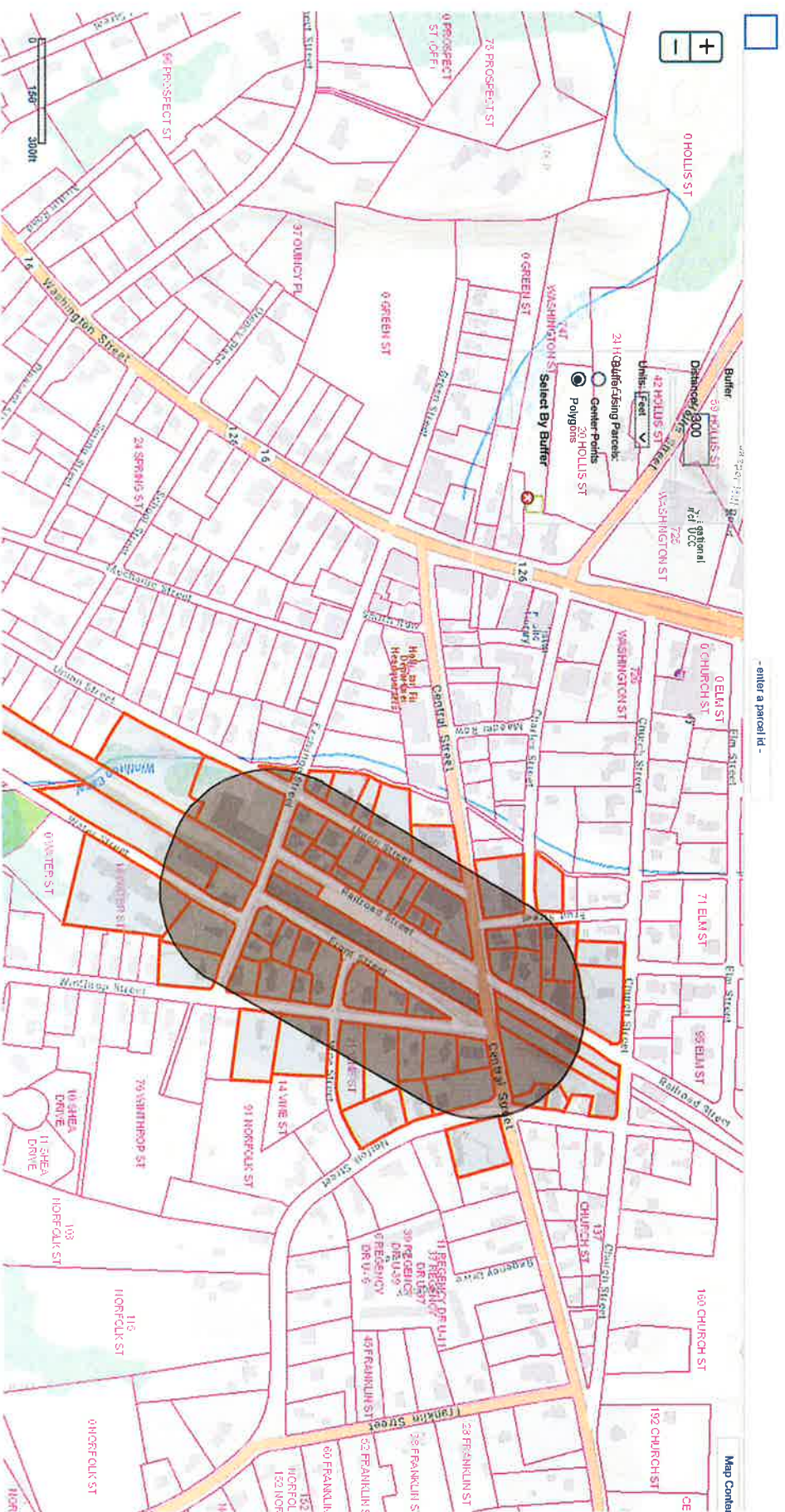
Applicant's Signature



State of Massachusetts - \*\*PROD\*\*

Sharelene Harris | Role | Assessor Admin | Sign Out | My Account | Report Jobs |

- |            |          |                  |            |          |
|------------|----------|------------------|------------|----------|
| Dashboard  | Maintain | Property Records | Inquire    | Admin    |
| Address    | Parcel   | Lists            | Map Search | Sales    |
| Owner Name |          |                  | PP         | RP       |
|            |          |                  |            | Advanced |



Opaque	Transparent
0%	50%
0%	100%
0%	50%
0%	100%
0%	50%
0%	100%
0%	50%
0%	100%

CERTIFIED ABUTTERS LIST  
SUBJ PROP: 0 RAIL ROAD BED 1-1-52.2

PG 1 OF 3

parcelid	own1	own2	addr1	cityname	statecode	zip
136/001.0-0001-0052.3	TOWN OF HOLLISTON		703 WASHINGTON ST	HOLLISTON	MA	01746-
136/008.F-0001-0042.1	SUTHERLAND, JONATHAN S & JULIE A		78 UNION ST	HOLLISTON	MA	01746-
136/008.F-0003-0038.0	GREEN, JASON M TTEE	RJ REALTY TRUST	496 CENTRAL ST	HOLLISTON	MA	01746-
136/008.F-0004-0010.1	13-23 WATER ST REALTY TRUST LLC		16 EVERETT ST	HOLLISTON	MA	01746-
136/008.F-0004-0012.0	GERLACH, DAVID & ASHLEY		99 EXCHANGE ST	HOLLISTON	MA	01746-
136/008.F-0007-0010.0	HOBSON, JEFFREY		620 MARSHALL ST	HOLLISTON	MA	01746-
136/008.F-0002-0021.1	HAYES, MICHAEL & CHRISTINE		8 RAILROAD ST	HOLLISTON	MA	01746-
136/008.F-0003-0024.0	METROWEST REALTY GROUP, LLP		90 CENTRAL ST	HOLLISTON	MA	01746-
136/008.F-0003-0040.0	DALY, BARBARA		64 RAILROAD ST	HOLLISTON	MA	01746-
136/008.F-0005-0021.0	SHEEHAN, TIMOTHY E TRUSTEE OF	WINTHROP STREET REALTY TRUST	5 OLDE SURREY LN	MEDWAY	MA	02053-
136/008.F-0005-0024.0	ADAMS, MELISSA H		67 NORFOLK ST	HOLLISTON	MA	01746-
136/008.F-0006-0011.0	GRIFFITH, RICHARD J		54 NORFOLK ST	HOLLISTON	MA	01746-
136/001.0-0001-0052.1	TOWN OF HOLLISTON		703 WASHINGTON ST	HOLLISTON	MA	01746-
136/008.F-0002-0012.0	PRIZIO, NICHOLAS C TRUSTEE	BOTD REALTY TRUST	85 CENTRAL ST	HOLLISTON	MA	01746-
136/008.F-0002-0013.0	FLAHERTY VENTURES LLC		4 WHITES FARM LN	FOXBORO	MA	02035-
136/008.F-0002-0022.1	WOODHOUSE, ELIZABETH & ERIC		74 EXCHANGE ST	HOLLISTON	MA	01746-
136/008.F-0003-0044.0	CHAMBERLIN, WILLIAM & SAMANTHA		15 FRIUT STREET	HOLLISTON	MA	01746-
136/008.F-0003-0045.0	BLETZER, THOMAS M & BRIDGET		19 FRUIT ST	HOLLISTON	MA	01746-
136/008.F-0007-0002.0	EMERY, MARCIA C. & MAXWELL L		100 EXCHANGE STREET	HOLLISTON	MA	01746-
136/008.F-0007-0008.0	RUSSELL, PHILIP C & HUDSON, SARA E		43 WINTHROP ST	HOLLISTON	MA	01746-
136/008.F-0007-0011.0	BARRANCO, HEATHER		21 WINTHROP ST	HOLLISTON	MA	01746-
136/008.F-0001-0032.0	HOLLISTON, TOWN OF		703 WASHINGTON ST	HOLLISTON	MA	01746-
136/008.F-0002-0014.0	FARRELL, TIMOTHY F SR & LEANNE		38 RAILROAD STREET	HOLLISTON	MA	01746-
136/008.F-0002-0015.0	SCHIFF, KRISTIN E		34 RAILROAD ST	HOLLISTON	MA	01746-
136/008.F-0002-0016.0	DURNING-HAMMOND, DAWN & STEVEN		32 RAILROAD ST	HOLLISTON	MA	01746-
136/008.F-0002-0020.0	POLNY, CHRISTOPHER J. & TIFFANY J		28 UNION ST	HOLLISTON	MA	01746-
136/008.F-0003-0042.0	BRYSON-RUSSO, SUSAN & CHARLES A. RUSSO	TTEES OF RUSSO REALTY TRUST	110 CENTRAL ST	HOLLISTON	MA	01746-
136/008.F-0007-0004.0	ROSSI, NICOLE E		52 FRONT STREET	HOLLISTON	MA	01746-



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136/008.F-0007-0009.0	ENGEL, CHAD &	RADIUS: 300 FT FISCHER-ENGEL, HOLLY	51 WINTHROP ST	HOLLISTON	MA	01746-
136/001.0-0001-0052.2	TOWN OF HOLLISTON		703 WASHINGTON ST	HOLLISTON	MA	01746-
136/008.F-0001-0040.0	MUDVILLE BAMBINO, LLC		110 NORFOLK ST	HOLLISTON	MA	01746-
136/008.F-0002-0024.0	DEMATOS, PAULO C		18 KINGSBURY RD	NORFOLK	MA	02056-
136/008.F-0002-0026.0	DEFUSCO, BENJAMIN & KIMBERLY		35 UNION ST	HOLLISTON	MA	01746-
136/008.F-0002-0027.0	SKERRY, ROBERT J & KATHLEEN M		25 UNION ST	HOLLISTON	MA	01746-
136/008.F-0002-0035.0	LAMONTAGNE, MAURICE J. & KATHRYN M		31 UNION ST	HOLLISTON	MA	01746-
136/008.F-0004-0011.0	STOVER, RALPH E & NANCY M TRE	STOVER FAMILY TRUST	91 EXCHANGE ST	HOLLISTON	MA	01746-
136/008.F-0004-0018.0	18-24 WATER STREET TRUST		16 EVERETT ST	HOLLISTON	MA	01746-
136/008.F-0005-0018.0	HORN, MARILYN J		22 WINTHROP ST	HOLLISTON	MA	01746-
136/008.F-0005-0020.0	BYRNE, KATHRYN M & CHRISTOPHER M		10 WINTHROP ST	HOLLISTON	MA	01746-
136/008.F-0007-0001.0	GIORGIO, JANET		59 WINTHROP ST	HOLLISTON	MA	01746-
136/008.F-0007-0003.0	STIFFLER, TERRI		58 FRONT ST	HOLLISTON	MA	01746-
136/008.F-0007-0005.0	SMITH, NATHANIEL & HANNE		46 FRONT ST	HOLLISTON	MA	01746-
136/008.F-0002-0018.0	BUTTERWORTH, PAUL & HANES, ANDREW TTEES	HANESWORTH FAMILY TRUST	20 UNION ST	HOLLISTON	MA	01746-
136/008.F-0002-0019.0	KOBBS, NICHOLAS C	KOBBS, ADINOELIA SANTANA	14 RAILROAD ST	HOLLISTON	MA	01746-
136/008.F-0003-0041.0	FINN, JUSTIN K	WALQUIST, MICHELLE K	62 RAILROAD ST	HOLLISTON	MA	01746-
136/008.F-0005-0017.0	MCMAHAN, NATHANIEL & KATIE		21 VINE STREET	HOLLISTON	MA	01746-
136/008.F-0005-0019.0	SIEGEL, EDWARD A		16 WINTHROP ST	HOLLISTON	MA	01746-
136/008.F-0002-0017.0	BRUMBER, CAROLYN M TRUSTEE	CAROLYN M BRUMBER IRREV TRUST	16 UNION ST	HOLLISTON	MA	01746-
136/008.F-0002-0025.0	MASSEY, KAITLIN C & COBURN, TYLER		41 UNION ST	HOLLISTON	MA	01746-
136/008.F-0003-0023.0	METROWEST REALTY GROUP, LLC		90 CENTRAL ST	HOLLISTON	MA	01746-
136/008.F-0003-0037.0	CAHILL, KATHRYN		77 CHURCH STREET	HOLLISTON	MA	01746-
136/008.F-0004-0013.0	JOHNSON, DAVID A & EILEEN M		67 WINTHROP ST	HOLLISTON	MA	01746-
136/008.F-0005-0015.0	HEAVNER, SCOTT W		41 ROCKLAND ST	HOLLISTON	MA	01746-
136/008.F-0005-0023.0	BAKER, WALTER E & ALICE E		61 NORFOLK ST	HOLLISTON	MA	01746-
136/008.F-0007-0012.0	LARA REALTY LLC		13 WALNUT RD	HOLLISTON	MA	01746-
136/008.F-0008-0001.0	JENKINS, FRANK C TRUSTEE		81 RAILROAD ST	HOLLISTON	MA	01746-
136/008.F-0008-0002.0	ASKIN, DONALD		P.O.BOX 3194	FRAMINGHAM	MA	01701-

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136/008.F-0008-0003.0	HARMON, JULIE ANN	RADIUS. 300 FT	33 NORFOLK ST	HOLLISTON	MA	01746-
136/008.F-0002-0023.0	EARL, DENISE F & KING DIANE	FORTY UNION STREET TRUST	40 UNION ST	HOLLISTON	MA	01746-
136/008.F-0002-0033.1	GEORGE, STEPHEN R. & MARY F, TRSTS	GEORGE FAMILY IRR TRUST	33 ST. MARGARET ST	DORCHESTER	MA	02125-
136/008.F-0003-0039.0	HOLLISTON RAILROAD LLC		76 RAILROAD ST	HOLLISTON	MA	01746-
136/008.F-0003-0043.0	NUNNARI, JOHN & FAY, JESSICA		11 FRUIT ST	HOLLISTON	MA	01746-
136/008.F-0005-0014.0	AZEREDO, ANDREW L & COREY, EILISH C		54 WINTHROP ST	HOLLISTON	MA	01746-
136/008.F-0005-0022.0	OZOLINS, AUGUSTS & LIDIJA		31 SHERMAN ST	NATICK	MA	01760-
136/008.F-0007-0007.0	FOSS, EDWARD P. JR. & CHRISTINE K		41 WINTHROP ST	HOLLISTON	MA	01746-
136/008.F-0008-0018.0	ASKIN, BRETT		P.O. BOX 3194	FRAMINGHAM	MA	01705-