

TOWN OF HOLLISTON
PLANNING BOARD
TOWN HALL
HOLLISTON, MASSACHUSETTS 01746

FORM C
APPLICATION FOR APPROVAL OF A
DEFINITIVE SUBDIVISION PLAN

Date: _____

To the Planning Board of Holliston:

The undersigned herewith submits the accompanying Definitive Plan of property
entitled: "Bonney Drive Extension"
for approval as a subdivision under the requirements of the Subdivision Control Law and your
Rules and Regulations covering the Subdivision of Land.

Applicant Thomas Murch et.al. Trustee, Murch Prentice Realty Trust

Address 5855 Lyman Road, Turin, NY 13473

Phone 315-348-6405

Owner
(if not applicant) Same

Address: _____

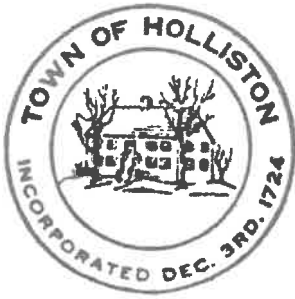
Location and description of property including address, size of parcel, zoning district, proposed
number of lots: Property off Bonnie Drive, approximately 7.75 acres, proposed
three (3) lot Open Space Residential Subdivision.

Assessor's Map 7, Block 4, Lot(s) 55.D

Designated Agents for the Applicant: _____

Signature of the Applicant: Tom Murch

Signature of the Owner
(if not applicant): _____



TOWN OF HOLLISTON
PLANNING BOARD

TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

OFFICE OF THE
TOWN CLERK
HOLLISTON, MASS
2023 SEP 19 AM 10:29

APPLICATION FOR STORMWATER AND LAND DISTURBANCE
PERMIT

Address of Property: OFF BONNEY DRIVE

Applicant:

MURCH PRENTICE REALTY TRUST: THOMAS MURCH TRS.

Name

5855 LYMAN ROAD, TOWN, NY 13473

Mailing Address

315-348-6405

Telephone

Property Owner (If Different from Applicant):

SAME

Name(s)

Mailing Address

Telephone

Project Description (See Section 11.3.1 of the Board's Regulations):

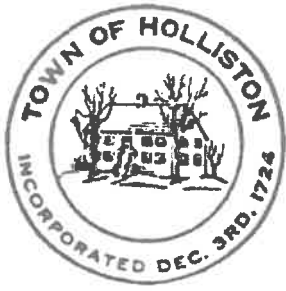
Proposal to develop a 3-Lot Residential
Subdivision.

Applicant

Date

Owner

Date



TOWN OF HOLLISTON
PLANNING BOARD
TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

OFFICE OF THE
TOWN CLERK
HOLLISTON, MASS.
2023 SEP 19 AM 10:29

APPLICATION FOR SITE PLAN REVIEW

1. Applicant's name Murch Practice Realty Trust: Thomas Murch Inc.
2. Applicant's address 5855 LYMAN ROAD, TUNN HILL NY 13473
3. Applicant's phone # 315-348-6405
4. Owner's name SAME
5. Owner's address: _____
6. Location of proposed project OFF BONNEY DRIVE
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 7, Block 4 and Lot 55.2

Proposal to construct a three (3) lot single family open space Residential Subdivision.

8. Designer's Certificate

I hereby certify that the plan entitled "BONNEY DRIVE EXTENSION"
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 May 17, 2017 and recorded at the Registry of Deeds

in Book 70305 Page 336;

b. Other plans, as follows: _____

c. Detail and topography has been established by _____ aerial survey,

☒ on-ground survey, other _____

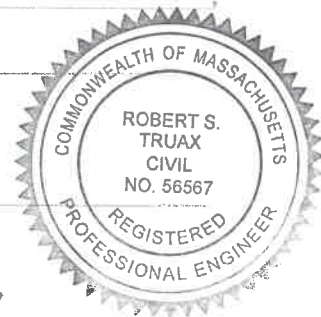
d. Other sources, including: _____

Signed: _____

Robert S. Truax, P.E.

(Registered Professional Engineer or Land Surveyor)

Address: GLM Eng. Cons. Holliston MA.



9. Signatures

Signature of Owner

Tom Murch

date

6/1/23

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 BONNEY DRIVE EXTENSION
2. Location OFF BONNEY DRIVE
3. Name of Applicant(s) MURCH PERENTICE REALTY TRUST
4. Brief Description of the Proposed Project PROPOSE 3-Lot Single
Family Residential Subdivision.
5. Name of Individual Preparing this DIS GLM ENG. CONS INC
Address 19 EXCHANGE ST HOLLISTON MA
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 | <u>1</u> |
| Forest | <u>100 %</u> |
| Agricultural | |
| Other (specify) | |

8. Total acreage on the site: _____ acres.

| Approximate Acreage | At Present | After Completion |
|---|-------------------|-------------------------|
| Meadow or Brushland (non agriculture) | | |
| Forested | <u>70 %</u> | <u>45 %</u> |
| Agricultural (includes orchards, cropland, pasture) | | |
| Wetland | <u>30 %</u> | <u>30 %</u> |
| Water Surface Area | | |
| Flood Plain | | |
| Unvegetated (rock, earth, or fill) | | |
| Roads, buildings and other impervious surfaces | | <u>25 %</u> |
| 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> |
|--------------------------------|--------------------------|
| AG-RES DIST B | 100 % |
| Groundwater Protection Zone II | 100 % |
| | |
| | |
| | |

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 | 70 % |
| Moderately well drained | |
| Poorly drained | 30 % |

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

12. Approximate percentage of proposed site with slopes between:

| <i>Slope</i> | <i>% of the Site</i> |
|---------------------|-----------------------------|
| 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? 10,000 + feet

To a surface water body? 100 feet

Proximity to a public well: 10,000 feet

Proximity to a surface water body: 100 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 X no

If yes, specify: _____

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

____yes X no

If yes, specify: _____

17. Is the site presently used by the community or neighborhood as an open space or recreation area? ____yes X no

Is the site adjacent to conservation land or a recreation area? ____yes X 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 X no

If yes, specify: _____

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

If yes, specify resources found on site or contiguous to site: WETLANDS

If yes, have the required permits been granted or applied for? Please list permits and status. Notice of Intent 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 X 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 X 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

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

| | | |
|---------------------------|---------|----|
| Average weekday traffic | | 27 |
| Average peak hour volumes | morning | 13 |
| Average peak hour volumes | evening | 13 |

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

Name of ways HARGRAVE AVE

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

HARGRAVE AVE

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: Bordering Vegetated Wetland Resource Area
- b. Describe the proposed storm drainage system and how it will be altered by the proposed development: Proposed BMP's to provide mitigation
- c. Will a NPDS Permit be required? Xyes ___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 ___no



September 18, 2023

Holliston Planning Board
Town Hall
Holliston, MA 01746

**Re: Definitive Subdivision Plan
Bonney Drive Extension
Holliston, MA**

Dear Board Members,


On behalf of the applicant, Murch Prentice Realty Trust, we are filing an application for a Definitive Subdivision Plan, entitled Bonney Drive Extension. It is a three (3) lot single family open space subdivision.

The following is enclosed herewith for your review.

- Form C – Application for Approval of Definitive Plan
- Application of Site Plan
- Development Impact Statement (DIS)
- Application of Stormwater and Land Disturbance
- W-9 Form
- 2-Full Size Plan copies
- 1-Reduced 11x17 copy
- 2-Stormwater Drainage Reports
- Filing Fee: \$3,000.00
- Review Fee: \$1,750.00

If any additional information is required please contact our office.

Thank you
Sincerely
GLM Engineering Consultants, Inc.



Robert S. Truax, P.E.