



Guerriere & Halnon, Inc.

ENGINEERING & LAND SURVEYING
www.gandhengineering.com

Est. 1972

Milford Office
333 West Street, P. O. Box 235
Milford, MA 01757-0235
(508) 473-6630/Fax (508) 473-8243

Franklin Office
55 West Central Street
Franklin, MA 02038-2101
(508) 528-3221/Fax (508) 528-7921

Whitinsville Office
1029 Providence Road
Whitinsville, MA 01588-2121
(508) 234-6834/Fax (508) 234-6723

April 29, 2021

Town of Holliston Planning Board
Holliston Town Hall
703 Washington Street
Holliston, MA 01746

Re: "Eagle Path" Definitive Plan Submission

Dear Board Members:

On behalf of the Applicant, Eagle Path LLC, and in accordance with Article IV, Procedures for Submission and Approval of Plans, Section 4.3.1, Definitive Plan Submission Requirements, Guerriere & Halnon, Inc. hereby submits the following information for the Definitive Plan titled "Eagle Path", a proposed 4 lot residential subdivision off Prospect Street.

1. One (1) copy of Form C, Application for Approval of Definitive Plan.
2. Waiver Request letter dated April 29, 2021.
3. Copy of the submittal letter to the Town of Holliston Town Clerk dated April 29, 2021.
4. Copy of the submittal letter to the Town of Holliston Board of Health dated April 29, 2021.
5. Certified Abutters List from the Holliston Assessor and two (2) sets of stamped envelopes for all abutter.
6. Two (2) copies of the Stormwater Report dated April 29, 2021.
7. Eight (8) full size (24" x 36") sets of design drawings entitled "Definitive Subdivision Plans for Eagle Path" dated April 29, 2021.
8. Six (6) reduced size (11" x 17") sets of design drawings entitled "Definitive Subdivision Plans for Eagle Path" dated April 29, 2021.
9. A check in the amount of \$3,000 payable to Town of Holliston for the plan submission fee.
10. A check in the amount of \$2,000 payable to Town of Holliston for the review and inspection fee.

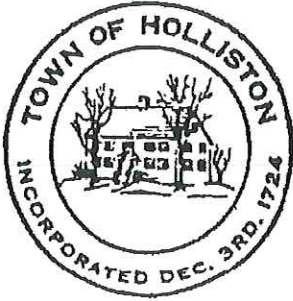
I trust that this information is sufficient for your needs. If you have any questions or comments, please call me at 508-473-6630.

Sincerely
Guerriere & Halnon, Inc.

Robert J Duff P.E.
Senior Project Manager

Enclosures

cc: Mr. John Hovsepian



G-10212

TOWN OF HOLLISTON
PLANNING BOARD
TOWN HALL
HOLLISTON, MASSACHUSETTS 01746

FORM C
APPLICATION FOR APPROVAL OF A
DEFINITIVE SUBDIVISION PLAN

Date: April 15, 2021

To the Planning Board of Holliston:

The undersigned herewith submits the accompanying Definitive Plan of property

entitled: Eagle Path

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

Applicant Eagle Path, LLC

Address 195 Underwood St., Holliston, MA 01746

Phone _____

Owner _____
(if not applicant) Same as above.

Address: _____

Location and description of property including address, size of parcel, zoning district, proposed number of lots: Wooded 6.3 Acre lot located in the Residential Zone. The project is to develop four (4) single family house lots.

Assessor's Map 8.E, Block 3, Lot(s) 19.3

The undersigned hereby certifies that he/she has read and examined this application and that the proposed project is accurately represented in the statements made in this application.

Signature of Professional Engineer or Land Surveyor: Robert J. Duff P.E.

Signature of the Applicant: John Hovsepian

Signature of the Owner (if not applicant): _____



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April 29, 2021

Town of Holliston Planning Board
Holliston Town Hall
703 Washington Street
Holliston, MA 01746

Re: "Eagle Path"
Waiver Request

Dear Board Members:

On behalf of the Applicant, Eagle Path LLC, and in accordance with Article IV, Procedures for Submission and Approval of Plans, Section 4.3.4.3, Definitive Plan Submission Requirements, Guerriere & Halnon, Inc. hereby submits a request waiver for the Definitive Plan titled "Eagle Path", a proposed 4 lot residential subdivision off Prospect Street for the following requirements;

1. Section 5.255 Curbing: Applicant request in lieu of vertical granite curbing, allow installing modified Cape Cod bituminous curbing. This is consistent with the curbing on Prospect Street which has bituminous concrete curb on one side only.
2. Section 5.553 Shade Trees: Applicant request relief from strict compliance with the shade tree requirement. The applicant request to install 10 trees instead of the required 20 trees. The required number is due to Lot #1 and 4 having frontage of over 300 feet.
3. Section 5.4.3 Exterior Lightings: Applicant request to install free standing lights at the end of the each driveway in lieu of traditional street lights.
4. Section V-H 2(b): The applicant request to construct a conventional subdivision instead of a Open Space Residential Development(OSRD).

No additional waivers are being requested at this time. Please contact the undersigned at 508-473-6630 if you have any questions or comments.

Sincerely,
Guerriere & Halnon, Inc.

Robert J Duff P.E.
Senior Project Manager

Enclosures

cc: Mr. John Hovsepien



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April 29, 2021

Ms. Elizabeth Turner Greendale
Town of Holliston Town Clerk
Holliston Town Hall
703 Washington Street
Holliston, MA 01746

RE: Definitive Plan Submission – “Eagle Path”

Dear Ms. Greendale,

In accordance with the General Laws of Massachusetts and the Town of Holliston Subdivision Rules and Regulations, notice is hereby given that Guerriere & Halnon, Inc. have submitted a Application for Approval of the Definitive Plans for Eagle Path to the Holliston Planning Board. The Applicant in this matter is Eagle Path, LLC (John Hovsepain), 195 Underwood Street, Holliston MA 01746. The project is located on Prospect Street and is shown on Assessor Map 8.3, Block 3 Lot 19.3.

As required in Section 4.3.1, we are submitting the following information for your records.

- Form C – Application for Approval of Definitive Plan dated April 29, 2021
- Definitive Subdivision Plans for Eagle Path dated April 29, 2021 consisting of 8 sheets.

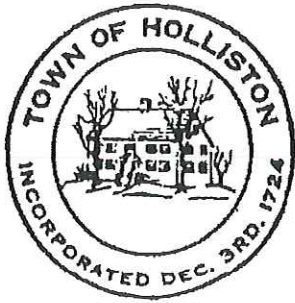
If you have any questions or comments or require any additional information, please call me at 508-473-6630.

Sincerely
Guerriere & Halnon, Inc.

Robert Duff P.E.
Senior Project Manager

Enclosures

Cc: John Hovsepian



G-10212

TOWN OF HOLLISTON
PLANNING BOARD
TOWN HALL
HOLLISTON, MASSACHUSETTS 01746

FORM C
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DEFINITIVE SUBDIVISION PLAN

Date: April 15, 2021

To the Planning Board of Holliston:

The undersigned herewith submits the accompanying Definitive Plan of property

entitled: Eagle Path

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

Applicant Eagle Path, LLC

Address 195 Underwood St., Holliston, MA 01746

Phone _____

Owner
(if not applicant) Same as above.

Address: _____

Location and description of property including address, size of parcel, zoning district, proposed number of lots: Wooded 6.3 Acre lot located in the Residential Zone. The project is to develop four (4) single family house lots.

Assessor's Map 8.E, Block 3, Lot(s) 19.3

The undersigned hereby certifies that he/she has read and examined this application and that the proposed project is accurately represented in the statements made in this application.

Signature of Professional Engineer or Land Surveyor: Robert J. Duff P.E.

Signature of the Applicant: John Hovsepian

Signature of the Owner (if not applicant): _____



**Guerriere &
Halnon, Inc.**

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April 29, 2021

Town of Holliston Board of Health
Holliston Town Hall
7 Main Street
Holliston, MA 01588

RE: Definitive Plan Submission – “Eagle Path”

Dear Board Members,

In *accordance* with the General Laws of Massachusetts and the Town of Holliston Subdivision Rules and Regulations, *notice* is hereby given that I have submitted a Application for Approval of the Definitive Plans for “Eagle Path” to the Holliston Planning Board. The Applicant in this matter is Eagle Path LLC, 195 Underwood Street, Holliston, MA 01746. The project is located off Prospect Street and is shown on Assessor Map 8E, Block 3 Lot 19.3.

As required in Section 4.3.1, we are submitting one (1) copies of the following information for your records.

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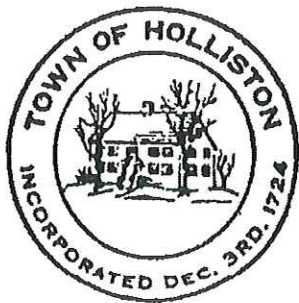
If you have any questions or comments or require any additional information, please call me at 508-473-6630

Sincerely

Guerriere & Halnon, Inc.

Robert J Duff P.E.
Senior Project Manager

enclosures



TOWN OF HOLLISTON
PLANNING BOARD
TOWN HALL
HOLLISTON, MASSACHUSETTS 01746

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Phone _____

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(if not applicant) Same as above.

Address: _____

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Assessor's Map 8.E, Block 3, Lot(s) 19.3

The undersigned hereby certifies that he/she has read and examined this application and that the proposed project is accurately represented in the statements made in this application.

Signature of Professional Engineer or Land Surveyor: Robert J. Duff P.E.

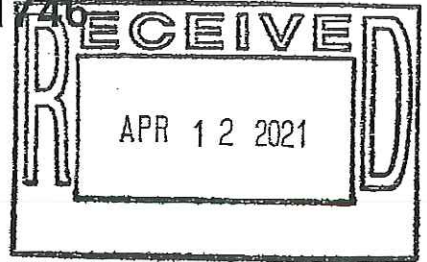
Signature of the Applicant: John Horsepian

Signature of the Owner (if not applicant): _____

HOLLISTON, MASSACHUSETTS 01746

BOARD OF ASSESSORS

COPY



ABUTTER CERTIFICATION REQUEST

DATE: 4/9/2021APPLICANT'S NAME: Eagle Path, LLCAPPLICANT'S ADDRESS: 195 Underwood St., Holliston MA 01754
 REPRESENTATIVE: Robert Duff, PE - Guerriere & Halnon, Inc.
PO Box 235 Milford, MA 01757
~~APPLICANT'S PHONE:~~ 508-473-6630 rduff@gandhengineering.com
cdrowne@gandh...
paid
\$50.-
ck# 997
Email to both.
SUBJECT PROPERTY ADDRESS: Lot 3, Prospect Street
MAP 8.E BLOCK 3 LOT 19.3

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

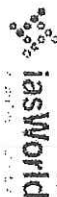
Definitive Subdivision

PERMIT GRANTING AUTHORITY (i.e. Planning Board)

Planning Board
RADIUS FOR NOTICE (i.e. 300 feet): 300 FeetFEE (made payable to the Town of Holliston): \$50.00

Signed under the pains and penalties of perjury:

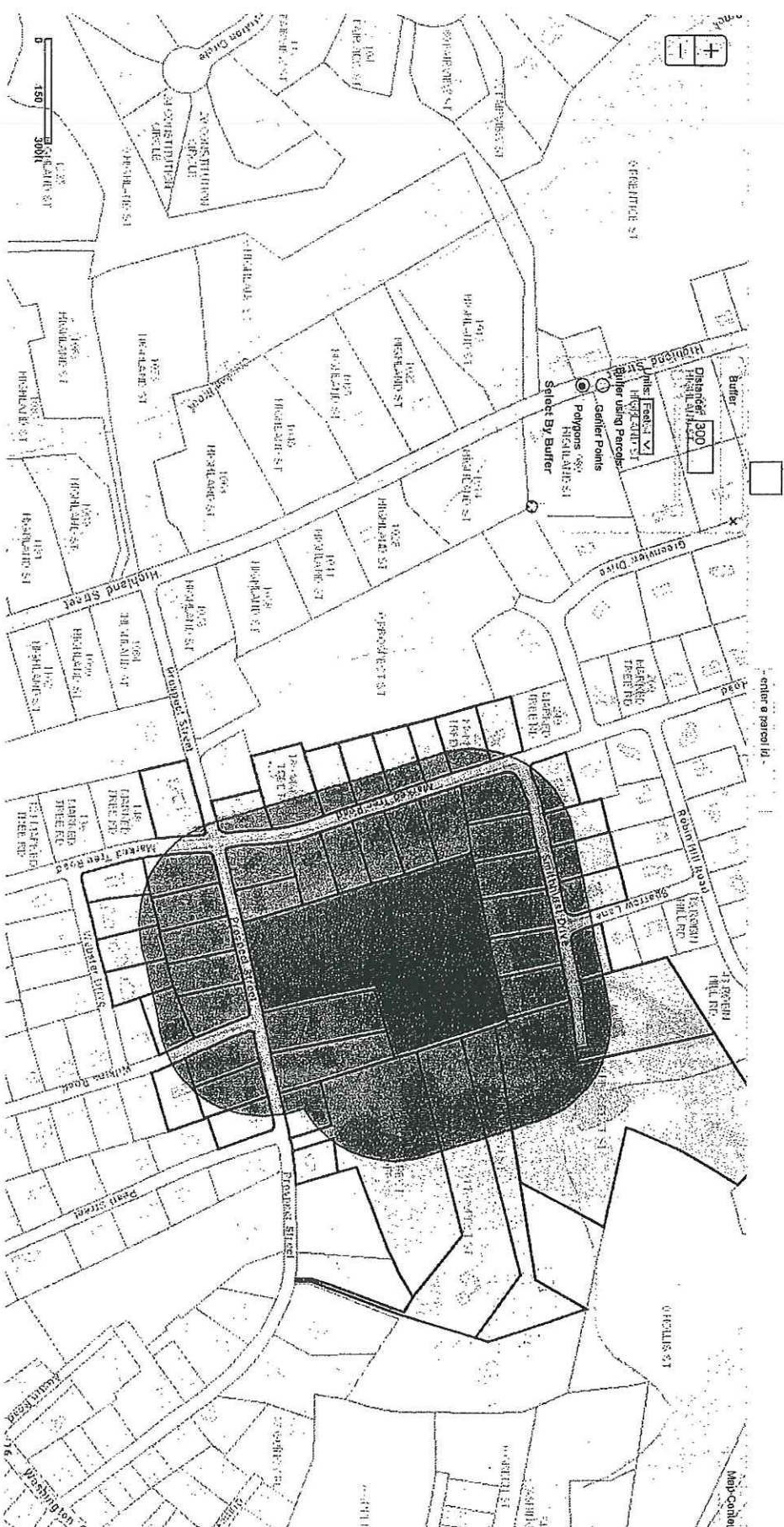
No Labels
Robert J. Duff
 Representative's ~~Applicant's~~ Signature



State of Massachusetts - **PROD**

[Dashboard](#) |
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 [Property Records](#) |
 [Inquiries](#) |
 [Admin](#)
[Corner Name](#) |
[Address](#) |
[Parcel](#) |
[List](#) |
[Map Search](#) |
[Sales](#) |
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[RP](#) |
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[Share My Maps](#) |
[Role](#) |
[Assessor Admin](#) |
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[My Account](#) |
[Report Jobs](#) |



CERTIFIED ABUTTERS LIST
SUBJ PROP: PROSPECT ST LOT 3
RADIUS: 300 FT

PAGE 1 OF 2

saleco	parcelid	own1	own2	careof	addr1	addr2	cityname	statecd	zip
	136/008.E-0001-0003.A	MANN, RICHARD E & LINDA G			185 PROSPECT ST		HOLLISTON	MA	01746-
	136/008.E-0001-0046.0	BENEDICT-GILL, KENNETH & DIANE			204 MARKED TREE RD		HOLLISTON	MA	01746-
	136/008.E-0002-0014.0	SCHULZ, GUNTER & LOIS TRSTS	SCHULZ IRREVOCABLE REALTY TRUST		124 PROSPECT ST		HOLLISTON	MA	01746-
	136/008.E-0002-0016.0	NAYA, FRANCISCO J. & JULIE W			136 PROSPECT ST		HOLLISTON	MA	01746-
	136/008.E-0002-0017.0	CHEMINI, DONALD A & M CHRISTINA			94 WILKINS RD		HOLLISTON	MA	01746-
	136/008.E-0002-0058.0	GONZALEZ, DANIEL & CYNTHIA			118 PROSPECT ST		HOLLISTON	MA	01746-
	136/008.E-0003-0001.3	HOLLISTON, TOWN OF	CONSERVATION COMM		703 WASHINGTON ST		HOLLISTON	MA	01746-
	136/008.E-0003-0001.8	THEMELI, JOHN A & PATRICIA R			40 SMITHHURST DR		HOLLISTON	MA	01746-
	136/008.E-0003-0001.D	THEMELI, SEAN J & MARJORIE R			P.O. BOX 6185		HOLLISTON	MA	01746-
	136/008.E-0003-0009.0	HOCKSTAD, LAWRENCE & THOMAS, H LEE			209 MARKED TREE RD		HOLLISTON	MA	01746-
	136/008.E-0003-0017.0	SKELDON, JASON	SKELDON, MICHELLE WHITTY		38 SMITHHURST DR		HOLLISTON	MA	01746-
	136/008.E-0003-0020.0	MERCIER, MATTHEW R			113 PROSPECT ST		HOLLISTON	MA	01746-
	136/008.E-0003-0024.0	TOMASETTI, REBECCA L	TOMASETTI, JOSEPH P		22 SMITHHURST DR		HOLLISTON	MA	01746-
	136/008.E-0001-0049.0	JUDD, MICHELLE	GAHAN, MATTHEW		230 MARKED TREE RD		HOLLISTON	MA	01746-
	136/008.E-0002-0025.0	LEIGHTON, JASON L			17 DERBY RD		FRAMINGHAM	MA	01701-
	136/008.E-0003-0004.0	CLAFLIN, NANCY			31 ABBOTT RD		WELLESLEY HILLS	MA	02481-
	136/008.E-0003-0010.0	CREA, THOMAS M. & LEA K. LANE			217 MARKED TREE ROAD		HOLLISTON	MA	01746-
	136/008.E-0002-0015.0	KRAKAUER, KATHRYN			134 PROSPECT ST		HOLLISTON	MA	01746-
	136/008.E-0002-0019.0	ELSAESSER, MORITZ			152 PROSPECT ST		HOLLISTON	MA	01746-
	136/008.E-0002-0022.0	BRADFORD, STEPHEN R TRUSTEE	BRADFORD LIVING TRUST		159 MARKED TREE RD		HOLLISTON	MA	01746-
	136/008.E-0003-0007.0	DENMAN, JEFFREY A TTEE	DENMAN LIVING TRUST		193 MARKED TREE RD		HOLLISTON	MA	01746-
	136/008.E-0003-0012.0	RISTAINO, ELIJ			9 SMITHHURST DR		HOLLISTON	MA	01746-
	136/008.E-0003-0013.0	ALDREDGE, TYLER J			17 SMITHHURST DR		HOLLISTON	MA	01746-
	136/008.E-0002-0021.0	WARD, GLENN E & KRISTIN L			170 PROSPECT ST		HOLLISTON	MA	01746-
	136/008.E-0003-0008.0	HAMMETT, PAULA J			201 MARKED TREE RD		HOLLISTON	MA	01746-
	136/008.E-0003-0014.0	MCISAAC, COLIN F			25 SMITHHURST DR		HOLLISTON	MA	01746-
	136/008.E-0003-0015.0	FREEMAN, PAUL A. & SALLIE B			33 SMITHHURST DR		HOLLISTON	MA	01746-
	136/008.E-0003-0026.0	ANDERSON, ERIN J & ENGLAND, MACON C			16 SMITHHURST DR		HOLLISTON	MA	01746-
	136/008.E-0003-0027.0	O'NEIL, MICHAEL L & ANA P			8 SMITHHURST DR		HOLLISTON	MA	01746-
	136/008.E-0001-0043.0	MANN, VANESSA B & BARRY			180 MARKED TREE RD		HOLLISTON	MA	01746-
	136/008.E-0001-0052.0	KERRIGAN, MICHAEL R & DEBRA A			190 PROSPECT ST		HOLLISTON	MA	01746-
	136/008.E-0002-0023.0	ELHAOUJ, CHAHINE TTEE	MARKED TREE 145 NOMINEE TRUST		145 MARKED TREE RD		HOLLISTON	MA	01746-
	136/008.E-0002-0024.A	SOUZA, CINARA COELHO			37 WEBSTER DR		HOLLISTON	MA	01746-
	136/008.E-0003-0011.0	HOWLAND, PAUL V & DANIELLE B			231 MARKED TREE RD		HOLLISTON	MA	01746-
	136/008.E-0001-0044.0	MAHONEY, JOSEPH E & EUNICE			188 MARKED TREE ROAD		HOLLISTON	MA	01746-
	136/008.E-0001-0047.0	MURRAY, KAREN ROSSINI	KAREN ROSSINI MURRAY REV		212 MARKED TREE RD		HOLLISTON	MA	01746-
	136/008.E-0003-0019.3	HOVSEPIAN, MEGAN S			195 UNDERWOOD STREET		HOLLISTON	MA	01746-
	136/008.E-0003-0022.0	CONLEY, MARTIN J & ANN M			8 SPARROW LANE		HOLLISTON	MA	01746-
	136/008.E-0003-0029.0	BLAIR, THOMAS			101 PROSPECT ST		HOLLISTON	MA	01746-

CERTIFIED ABUTTERS LIST
SUBJ PROP: PROSPECT ST LOT 3
RADIUS: 300 FT

PAGE 2 OF 2

136/008.E-0002-0013.0	KENNEDY, LAURA D		91 WILKINS RD	HOLLISTON	MA	01746-
136/008.E-0002-0020.0	CRAM, JAMES CJR		156 PROSPECT ST	HOLLISTON	MA	01746-
136/008.E-0002-0026.0	POLNY, ROMAN B & CLAIRE M		21 WEBSTER DR	HOLLISTON	MA	01746-
136/008.E-0003-0001.1	THEMELI, SEAN J. & MARJORIE R		P.O. BOX 6185	HOLLISTON	MA	01746-
136/008.E-0003-0019.1	HOVSEPIAN, NANCY P TRUSTEE	NANCY P HOVSEPIAN 2004 TRUST	123 PROSPECT ST	HOLLISTON	MA	01746-
136/008.E-0003-0083.1	THEMELI, JOHN A. & PATRICIA R		40 SMITH-HURST DR	HOLLISTON	MA	01746-
136/008.E-0001-0045.0	MOORE, SHAWN F & DENISE A		196 MARKED TREE RD	HOLLISTON	MA	01746-
136/008.E-0001-0048.0	STEVESON, WILLIAM G	HALEY, JEANNE M	220 MARKED TREE RD	HOLLISTON	MA	01746-
136/008.E-0003-0005.0	KRAUS, BENJAMIN J TTEE	BENJAMIN J KRAUS 2020 TRUST	163 PROSPECT ST	HOLLISTON	MA	01746-
136/008.E-0003-0006.0	RATCLIFFE, JOHN K & ELAINE M		185 MARKED TREE RD	HOLLISTON	MA	01746-
136/008.E-0003-0016.0	MAILLET, LOUIS J & NANCY A		43 SMITH-HURST DR	HOLLISTON	MA	01746-
136/008.E-0003-0019.2	JEWETT, KAREN & DANIEL		132 PROSPECT ST	HOLLISTON	MA	01746-