

**TOWN OF HOLLISTON
PLANNING BOARD**
TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

OFFICE OF THE
TOWN CLERK
HOLLISTON, MASS.
2021 APR -2 AM 9:23

**CERTIFICATE OF ACTION
PRELIMINARY OPEN SPACE RESIDENTIAL
DEVELOPMENT SUBDIVISION
“GARNET LANE”**

Decision Date: April 1, 2021

Applicant: Constitution Village, LLC

Address: 120 Quarry Drive
Milford, MA 01757

Owner: Same

Site Location: Old Cart Path/Jennings Road

Assessors' Reference: Map 14, Block 5, Lots 5-2.1, 5-2.2, Part of 5-3.A

Zoning District: Agricultural-Residential B (AR-2)

ADMINISTRATION

The Applicant filed with the Planning Board the following, which are contained in the records at the Planning Board office and are incorporated into this Decision by reference:

1. Application and Narrative for a Preliminary OSRD Definitive Subdivision filed with the Planning Board and Town Clerk on February 17, 2021.
2. Plan set entitled “Garnet Lane”, A Preliminary Subdivision Plan in Holliston, Massachusetts, prepared by Guerriere & Halnon, Inc. and dated February 12, 2021.

The Planning Board also received correspondence from the following Town agencies: Ryan Clapp, Conservation Commission (dated March 25, 2021). The aforementioned are contained in the Planning Board files and are incorporated into this Decision by reference.

PROJECT NARRATIVE

Constitution Village, LLC is proposing four (lots) on the northerly side of Old Cart Path and easterly side of town right of way formerly known as Jennings Road. The property consists of approximately 4 acres of land in the Agricultural-Residential District B zoning

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Garnet Lane**

district. The locus consists of several outlying lots and 2.3 acres within the Constitution Village Definitive Subdivision.

FINDINGS

The Board's decision to grant the Application for a Preliminary Open Space Residential Development Subdivision is subject to the applicant addressing the following issues for the Definitive Subdivision and Site Plan Review filings required under both the Planning Board's Rules and Regulations Relating to the Subdivision of Land and Section V-H Zoning By-Laws:

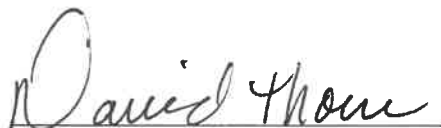
1. Evidence should be provided to justify this OSRD design per the stated Purpose of Section V-H(1).
2. The Open Space disposition shall be specified under the provisions of Section V-H(8)(A)(3) of the Holliston Zoning By-Laws.
3. Approval by the Planning Board shall not be treated as, nor deemed to be, approval by the Board of Health for a permit for the construction and use on any lot of an individual sewage system.
4. Additional permitting for the project was identified by the Conservation Commission in Mr. Clapp's memo of March 25th and a Stormwater and Land Disturbance Permit under the Town's Stormwater Management and Land Disturbance By-Law and the Board's Regulations.
5. The Applicant shall provide additional evidence of their ability to make improvements to the proposed site access over the area formerly known as Jennings Road in order for the Board to make an informed decision regarding the location and construction of Garnet Lane. Any extraordinary legal review expenses of said documentation may be subject to the provisions of c. 44, s. 53G and the Board's Rules and Regulations for Project Review Fees.

VOTE

The Board's vote in favor in granting approval for the Preliminary Open Space Residential Development known as "Garnet Lane" is as follows:

David Thorn	Yes
Josh Santoro	Yes
Scott Ferkler	Yes

BY:


David Thorn, Chairman D.C.