



[dan@legacy-ce.com](mailto:dan@legacy-ce.com)

508-376-8883(o)

508-868-8353(c)

730 Main Street

Suite 2C

Millis, MA 02054

March 24, 2022

Planning Board

Town Hall

703 Washington Street

Holliston, MA 01746

Ref: Hidden Cove Definitive Subdivision  
Site Plan Review & Special Permit  
Scenic Road Permit  
Hill Street

Dear Members of the Board:

On behalf of the applicant, SNZS LLC, we are pleased to submit the attached Applications for Definitive Subdivision Approval, Site Plan Review and Special Permit, and Scenic Road Permit for the Hidden Cove Subdivision. The following materials are submitted in support of the application in accordance with the subdivision regulations as follows:

- One original and 14 copies of a fully executed Form C Application for Approval of a Definitive Subdivision;
- One original and 14 copies of a fully executed Application for Grant of a Site Plan Review and Special Permit, including the Development Impact Statement.
- Eight full size and six 11x17 of the plan set titled "Hidden Cove Holliston Definitive Subdivision";
- Fourteen copies of a plan showing proposed Scenic Road alterations;
- Fourteen copies of a Site Narrative;
- Two copies of the Stormwater Report;
- One copy of the abutters lists from Medway and Holliston;
- Two sets of stamped envelopes to all abutters and surrounding towns;
- A copy of the notice letter submitted to the Town Clerk;
- A Gatehouse Media form;
- A fully executed W-9 Form;
- A check in the amount of \$3,000.00 paid to the Town for the subdivision filing fee;
- A check in the amount of \$500.00 paid to the Town for the Special Permit fee; and
- A check in the amount of \$150.00 paid to the Town for the Scenic Road fee.



Please note that a copy of this letter, the Form C application and the subdivision plan has been submitted to the Board of Health.

Do not hesitate to contact me should you have any questions or comments.

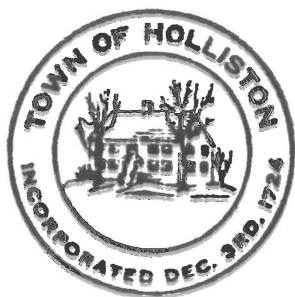
Yours Truly,

LEGACY ENGINEERING LLC

Daniel J. Merrikin, P.E.  
President

cc: File





TOWN OF HOLLISTON  
PLANNING BOARD  
TOWN HALL  
HOLLISTON, MASSACHUSETTS 01746

FORM C  
APPLICATION FOR APPROVAL OF A  
DEFINITIVE SUBDIVISION PLAN

Date: 3/3/2022

To the Planning Board of Holliston:

The undersigned herewith submits the accompanying Definitive Plan of property

entitled: Hidden Cove Definitive Subdivision Plan of Land in Holliston, MA  
for approval as a subdivision under the requirements of the Subdivision Control Law and your  
Rules and Regulations covering the Subdivision of Land.

Applicant SNZS LLC

Address 1 Old Connecticut Path, Ashland MA 01721

Phone 617-449-8490

Owner  
(if not applicant) Same as Applicant

Address: \_\_\_\_\_

Location and description of property including address, size of parcel, zoning district, proposed  
number of lots: 0 Hill Street, 9.81 Acres, zoned AR-B

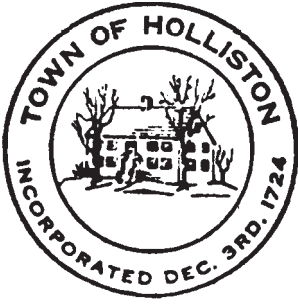
2 proposed lots

Assessor's Map 6.0, Block 01, Lot(s) 6.C

Designated Agents for the Applicant: Daniel Merrikin / Legacy Engineering

Signature of the Applicant: 

Signature of the Owner  
(if not applicant): \_\_\_\_\_



TOWN OF HOLLISTON  
PLANNING BOARD  
TOWN HALL  
HOLLISTON, MASSACHUSETTS 01746

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

Date Filed: March 24, 2022

Applicant's Name: SNZS LLC

Applicant's Address: 1 Old Connecticut Path Ashland, MA 01721

Applicant's Phone Number: 617-449-8490

Owner's Name: Same as Applicant

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

The Owner hereby appoints Daniel Merrikin 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 Urban Vision, Ltd. \_\_\_\_\_, dated May 10, 2021

And recorded in Middlesex South Registry of Deeds, Book 77723, Page 323

Or Land Court Certificate of Title No. n/a, registered in

District Book n/a, Page n/a.

The land is shown in the Assessor's records as Lot 6.C on Map 6.0, Block 1

And has an address of or is located at 0 Hill Street.

Nature and subject matter of Special Permit:

Construction involving the disturbance of more than 30% of lot area within a Zone II.

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

Section V-L.D.2.a Groundwater Protection District - Zone II 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:

The lot is part of an open space subdivision, where more than 30% of the total site area will be preserved.

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

The site is designed to minimize disturbance to the grades, drainage, soils, vegetation, and groundwater of the site. Construction will follow Town and State regulations to control runoff and protect waters on and off the site.

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:

The development is residential, this section does not apply.

Designer's Certificate

I hereby certify that the plan entitled Hidden Cove Definitive Subdivision Plan of Land in 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 05/10/2021 and recorded at the Registry of Deeds  
in Book 77723 Page 323;
- b. Other plans, as follows: Plan no. 450 of 2020 recorded with the registry  
\_\_\_\_\_
- c. Detail and topography has been established by \_\_\_\_\_ aerial survey,  
X \_\_\_\_\_ on-ground survey, other \_\_\_\_\_;
- d. Other sources, including: \_\_\_\_\_

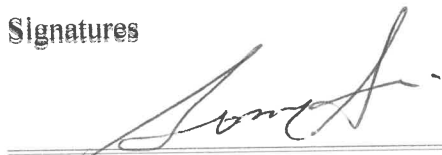
Signed: Daniel J. Merrikin, P.E.



(Registered Professional Engineer or Land Surveyor)

Address: 730 Main Street Suite 2C Millis, MA 02054

Signatures



Signature of Owner

3/3/2022  
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 Hidden Cove
2. Location 0 Hill Street
3. Name of Applicant(s) SNZS LLC
4. Brief Description of the Proposed Project Construction of a road and two  
single-family lots
5. Name of Individual Preparing this DIS Daniel Merrikin  
Address 730 Main Street Suite 2C Millis MA 02054  
Business Phone 508-376-8883

**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	100%
Forest	
Agricultural	
Other (specify)	

8. Total acreage on the site: 9.81 acres.

<b>Approximate Acreage</b>	<b>At Present</b>	<b>After Completion</b>
Meadow or Brushland (non agriculture)	0.83	
Forested	2.48	
Agricultural (includes orchards, cropland, pasture)		
Wetland	6.50	
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.*

<b><i>District</i></b>	<b><i>Percentage</i></b>
AR-B	100%
Zone II	94%
Flood Plain	67%

10. Predominant soil type(s) on the site: Narragansett and Canton

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

<b><i>Soil Type</i></b>	<b><i>% of the Site</i></b>
Well drained	33% (Upland areas)
Moderately well drained	
Poorly drained	67% (Wetlands)

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

12. Approximate percentage of proposed site with slopes between:

<b><i>Slope</i></b>	<b><i>% of the Site</i></b>
0 - 10%	97.6%
10 - 15%	1.7%
greater than 15%	0.7%

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

94 %

How close is the site to a public well? ~2,600 feet

To a surface water body? ~1,350 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                      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. A Conservation Commission Notice of Intent is being applied for concurrently

\_\_\_\_\_

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: Not to the best of our knowledge

\_\_\_\_\_

## 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 Not to the best of our knowledge

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 Not to the best of our knowledge

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		19
Average peak hour volumes	morning	1.5
Average peak hour volumes	evening	2

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 Norfolk Street, Holliston Street, Holly Lane, Juniper Road, Curtis Lane, High Rock Road

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

Along Juniper Road and Curtis Lane

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 Adjacent undeveloped parcels lie within wetland areas

## Development Impact Statement (Continued)

### C. Utilities

#### 29. Storm Drainage

- a. Describe nature, location and surface water body receiving current surface water of the site: Runoff flows to an on-site wetland

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- b. Describe the proposed storm drainage system and how it will be altered by the proposed development: There is no existing drainage system on the site. The proposed facilities include an infiltration basin and field.

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- c. Will a NPDES Permit be required? X yes \_\_\_ no

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

Private septic systems

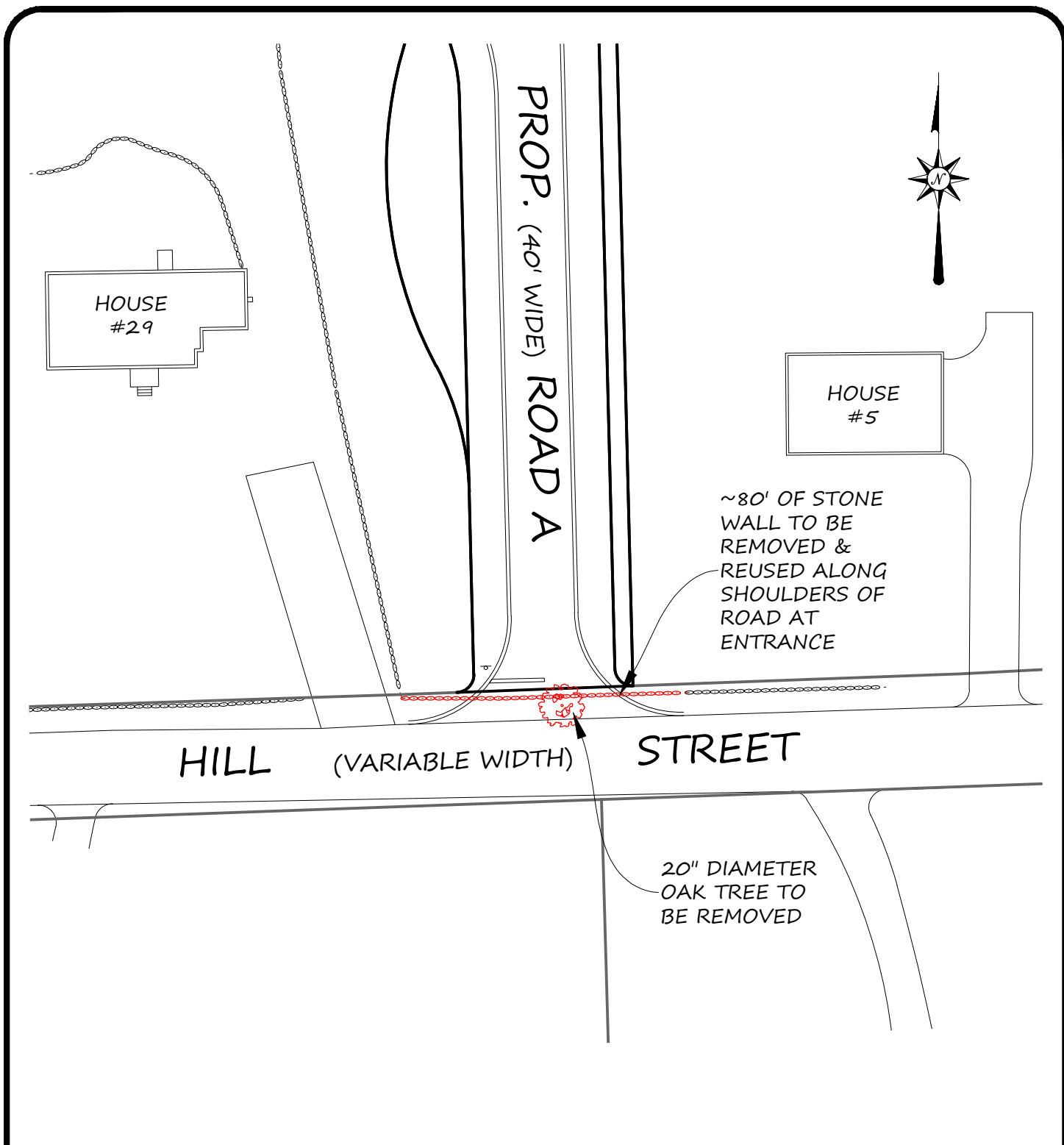
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If a tertiary treatment facility is proposed, will it have any excess capacity?

    yes

X no



730 MAIN STREET  
SUITE 2C  
MILLIS, MA 02054  
508-376-8883(o)

SHEET 1 OF 1

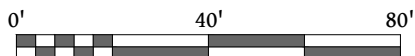


**LEGACY**  
ENGINEERING

HIDDEN COVE  
SCENIC ROAD  
PLAN OF LAND  
IN  
HOLLISTON, MA

PLAN DATE: 03-11-2022

PLAN SCALE: 1":40'



REVISION

DATE


# SITE NARRATIVE

FOR

*HIDDEN COVE*

*DEFFINITIVE SUBDIVISION*

HOLLISTON, MA 01746

*PROPOSED BUILDING ADDITION*

MARCH 11, 2022

PREPARED BY:  
LEGACY ENGINEERING LLC  
CONSULTING ENGINEERS  
730 MAIN STREET, SUITE 2C  
MILLIS, MA 02054

PREPARED FOR:  
ELLEN REALTY TRUST  
730 MAIN STREET, SUITE 2A  
MILLIS, MA 02054

# INTRODUCTION

This application proposes a new open space subdivision consisting of two new single-family lots along a proposed roadway. The existing and proposed conditions of the site are depicted on a plan set dated March 11, 2022 titled "Hidden Cove Definitive Subdivision Plan of Land in Holliston, MA"

In relation to the subdivision, the applicant, SNZS LLC, has applied for Definitive Subdivision Approval, Site Plan Review, Special Permit Approval, and a Scenic Road Permit, additional information for which can be found in the narrative below.

## EXISTING SITE CONDITIONS

The proposed development lies on the northern side of Hill Street. Access to the site is between 29 and 5 Hill Street, and the site extends northwesterly towards Lake Winthrop.

### SITE CONDITIONS

#### ZONING DISTRICTS

The site lies within the Agricultural-Residential B District, which allows the proposed use by right. The site also lies within the Flood Plain and Zone II districts.

#### EASEMENTS

An existing 250' wide utility easement divides the site in half. Only the front portion of the site is proposed to be developed.

#### WETLANDS

The rear of the site contains wetlands associated with an unnamed tributary to Lake Winthrop. Most of these wetlands lie within and beyond the large utility easement and will not be disturbed.

# PROPOSED CONSTRUCTION

## GENERAL DESCRIPTION

The proposed development consists of a new roadway and two single-family dwellings. The site is being developed as an open space subdivision with the rear of the site being left undisturbed.

## PROPOSED DEVELOPMENT

### **BUILDINGS**

The proposed buildings will be two-story four bedrooms dwellings. The design will be in keeping with the surrounding dwellings. Water and sewer will both be private, as Hill Street does not have Town water or Sewer to connect the new development to.

### **STORMWATER MANAGEMENT**

The development proposes a stormwater design meeting both Town and State requirements. Stormwater runoff will be collected by catch basin in the proposed roadway and routed to a new underground infiltration facility. This facility will overflow to a basin behind the two lots. A detailed description of the proposed stormwater facilities and the associated calculations can be found in the Stormwater Report.

### **DEVELOPMENT TIMETABLE**

The hours of construction activities are expected to be between 7:00 am and 6:00 pm Monday through Saturday. Construction activities are expected to commence in the Summer of 2022 and be completed by the summer of 2024.

# SPECIAL PERMIT APPLICATION

The applicant seeks a special permit under Section V-L.D.2.a of the Zoning Bylaw to allow the disturbance of more than 30% of lot area within a Zone II. The lots, being part of an open space subdivision, are smaller than typical, making this requirement difficult. However, because this is an open space subdivision, more than 50% of the total land on the site will be left in a natural state. This more than makes up for the increased disturbance on the two lots.

# SCENIC ROAD

## PROPOSED ALTERATION

The development contains a small frontage on Hill Street approximately 300 feet from the intersection with Norfolk Street. The proposed road will connect to Hill Street through this narrow frontage, which does not allow for maneuvering around existing trees or rock walls. As such, in order to construct the new road, a 20" diameter oak tree and approximately 80' of stone wall within the Hill Street ROW must be removed.

## PROPOSED REPLICATION

Per the Scenic Road Regulations, the applicant agrees to replace the removed tree and stone wall in a location approved by the board.

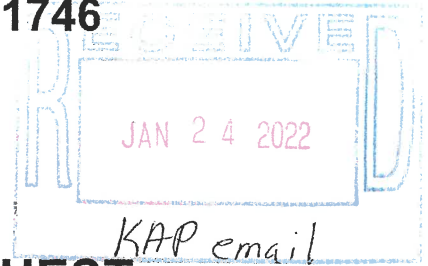
# REQUESTED WAIVERS

## SUBDIVISION REGULATIONS

- 4.3.1.k: To not require the locations of all 14"+ diameter trees.
  - 5.2.1.a: To allow the proposed street to have a slope greater than 2% after the first 75 feet.
  - 5.2.5.5: To allow cape cod berm throughout the subdivision.
  - 5.3.3: To allow HDPE drainage pipes.
- 5.3.3: To allow pipe cover of less than 36".
- Appendix B – Detention Basins: To not require a slope for basin bottoms.



HOLLISTON, MASSACHUSETTS 01746  
BOARD OF ASSESSORS



**ABUTTER CERTIFICATION REQUEST**

DATE: 1/24/22

COPY

APPLICANT'S NAME: Drew Haughton - Legacy Engineering

APPLICANT'S ADDRESS: 730 Main Street Suite 2C Millis, MA 02054

APPLICANT'S PHONE: 508-212-1869

SUBJECT PROPERTY ADDRESS: 0 Hill Street

MAP 006.0 BLOCK 0001 LOT 0006.C

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

Subdivision Application, Notice of Intent

PERMIT GRANTING AUTHORITY (i.e. Planning Board)

Planning Board, Conservation Commission

RADIUS FOR NOTICE (i.e. 300 feet): 100' & 300'

FEE (made payable to the Town of Holliston): \$50.00 \$100.00

Signed under the pains and penalties of perjury:

Digitally signed by Drew  
Haughton  
Date: 2022.01.24 15:43:50  
-05'00'

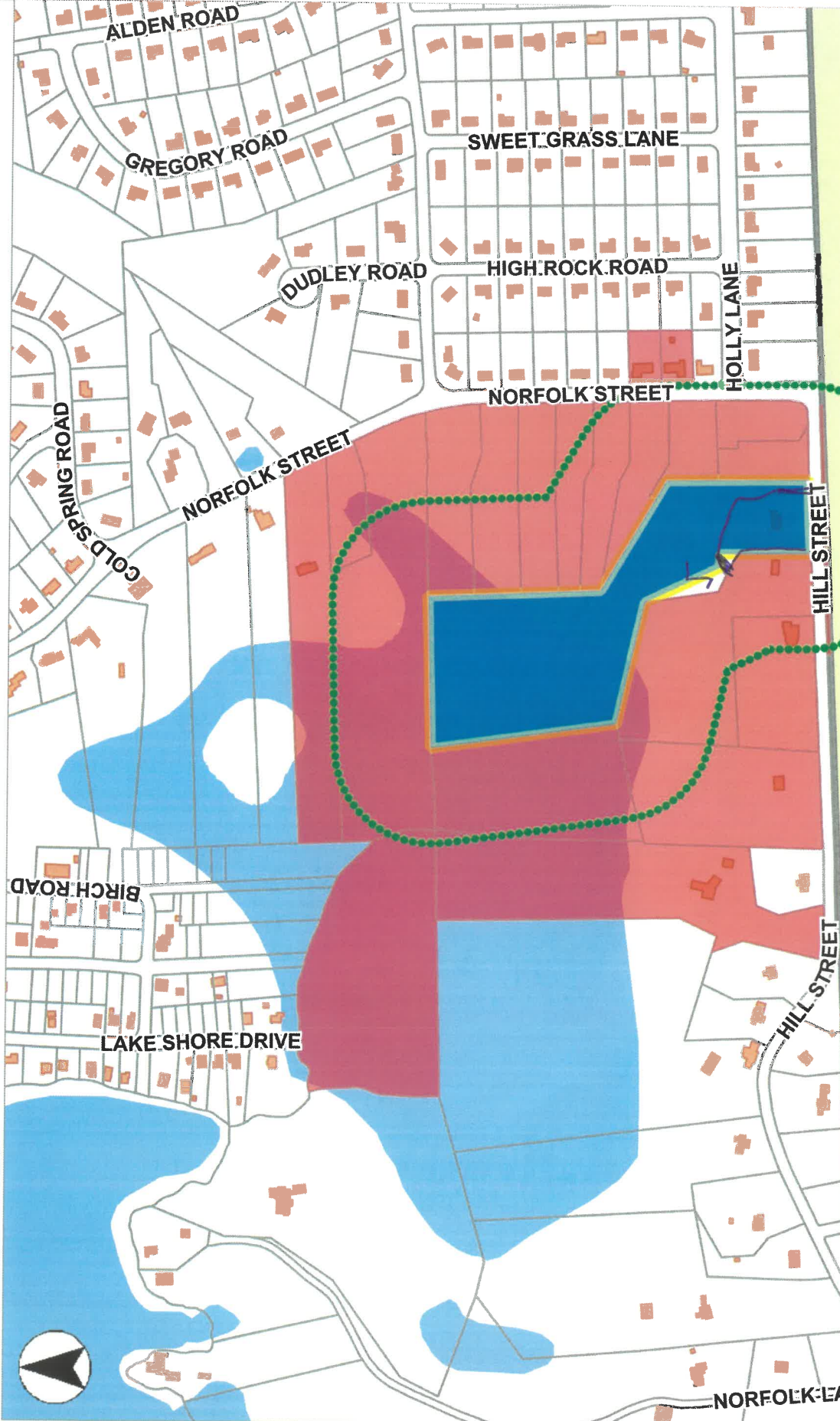
Applicant's Signature

CERTIFIED ABUTTERS LIST  
SUBJ PROP: 0 HILL ST 6-1-6.C  
RADIUS: 300 FT

PARCEL ID	OWNER 1	OWNER 2	ADDRESS	CITY/TOWN	STATE	ZIP CODE	PROPERTY LOCATION
005.0-0005-0023.0	HOLLISTON, TOWN OF	CONSERVATION COMM	703 WASHINGTON ST	HOLLISTON	MA	01746	0 COTTAGE DR
005.0-0005-0040.0	DONOHUE, TIMOTHY F. & KATHLEEN M.		137 HILL ST	HOLLISTON	MA	01746	137 HILL ST
005.A-0001-0371.0	MARTIN, ROBERT C & CARYN G		625 NORFOLK ST	HOLLISTON	MA	01746	625 NORFOLK ST
005.A-0001-0372.1	TRUAX, PAUL E		629 NORFOLK ST	HOLLISTON	MA	01746	629 NORFOLK ST
005.A-0001-0372.2	TRUAX, PAUL E		629 NORFOLK ST	HOLLISTON	MA	01746	0 NORFOLK ST
006.0-0001-0006.A	SPELLACY, MARTIN FRANCIS &	MANCUSO, USA ANN	35 HILL ST	HOLLISTON	MA	01746	35 HILL ST
006.0-0001-0006.C	SNZS LLC		1 OLD CONNECTICUT PATH	ASHLAND	MA	01721	0 HILL ST
006.0-0001-0006.D	FISHER, BENJAMIN R & SARAH M Q		29 HILL ST	HOLLISTON	MA	01746	29 HILL ST
006.0-0001-0007.0	HOLLISTON, TOWN OF		703 WASHINGTON ST	HOLLISTON	MA	01746	0 HILL ST OFF
006.0-0001-0008.0	VERDY, MICHAEL W & DOROTHY O'DONNELL	AKA VERDY, DOROTHY B	50 HILL ST	MEDWAY	MA	02053	0 HILL ST
006.0-0001-0013.0	FLANAGAN, PAUL W. & TAMMY M.		101 HILL ST	HOLLISTON	MA	01746	101 HILL ST
006.0-0001-0014.0	SMITH, MATTHEW H & MARGARET T		44 HILL ST	MEDWAY	MA	02058	0 HILL ST
006.0-0001-0015.0	LAFLEUR, JARED & HENLEY, AUDRA		46 HILL ST	MEDWAY	MA	02053	46 HILL ST
006.0-0001-0016.0	BAILEY, ALICIA & JACK		48 HILL ST	MEDWAY	MA	02053	48 HILL ST
006.0-0001-0019.1	MAILLET, NORMAN J		751 NORFOLK ST	HOLLISTON	MA	01746	751 NORFOLK ST
006.0-0001-0019.2	VALEVSKI, SAM & YEVGENIYA		5 HILL ST	HOLLISTON	MA	01746	5 HILL ST
006.0-0001-0020.0	ZAWOL, SHANE & KASOLLJA-ZAWOL, FUADA	KASOLLJA, SELAMI & DONIKA	49 HILL ST	HOLLISTON	MA	01746	49 HILL ST
006.0-0003-0004.N	LEAL, TELIO &	OLIVEIRA, EDNEY L D	738 NORFOLK ST	HOLLISTON	MA	01746	738 NORFOLK ST
006.0-0003-0005.N	DEMARZI, DONALD J & MARIE A		730 NORFOLK ST	HOLLISTON	MA	01746	730 NORFOLK ST
006.0-0001-0006.3	153 NEPONSET LLC		75 BROOKLINE ST	NEEDHAM	MA	02492	741 NORFOLK ST
006.0-0001-0006.4	BONALDI, BRUNO P & ANA P		731 NORFOLK ST	HOLLISTON	MA	01746	731 NORFOLK ST
006.0-0001-0006.5	BLOOD, ANDREA		721 NORFOLK ST	HOLLISTON	MA	01746	721 NORFOLK ST
006.0-0001-0006.6	153 NEPONSET LLC		75 BROOKLINE ST	NEEDHAM	MA	02492	713 NORFOLK ST
006.0-0001-0006.7	153 NEPONSET LLC		75 BROOKLINE ST	NEEDHAM	MA	02492	705 NORFOLK ST
006.0-0001-0006.8	ENRIQUEZ, JOJIT		697 NORFOLK ST	HOLLISTON	MA	01746	697 NORFOLK ST
006.0-0001-0006.9	MIKHAIL, EDWARD & CAROLINE M		689 NORFOLK ST	HOLLISTON	MA	01746	689 NORFOLK ST



- Places
  - Fire Station
  - Police Station
  - Town Hall
  - Public Library
  - School
- Parcels
- Buildings 2018
- Town Boundary
- MA Highways
  - Interstate
  - US Highway
  - Numbered Routes
- Abutting Town Labels
- Streets



Subject 6/1.6.C 10.75A  
Include 6/1.6.D owner, 94A #25 Hill  
Map shows 6/1.6.D as part of lot

The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the entire or misrepresentation of the data.

0

640

1280 ft

Printed on 01/31/2022 at 12:01 PM

HOLLISTON, TOWN OF  
 CONSERVATION COMM  
 703 WASHINGTON ST  
 HOLLISTON MA 01746

TRUAX, PAUL E  
 629 NORFOLK ST  
 HOLLISTON MA 01746

SNZS LLC  
 1 OLD CONNECTICUT PATH  
 ASHLAND MA 01721

VERDY, MICHAEL W & DOROTHY  
 O'DONNELL AKA VERDY, DOROTHY B  
 50 HILL ST  
 MEDWAY MA 02053

LAFLEUR, JARED & HENLEY, AUDRA  
 46 HILL ST  
 MEDWAY MA 02053

VALEVSKI, SAM & YEVGENIYA  
 5 HILL ST  
 HOLLISTON MA 01746

DEMARZI, DONALD J & MARIE A  
 730 NORFOLK ST  
 HOLLISTON MA 01746

BLOOD, ANDREA  
 721 NORFOLK ST  
 HOLLISTON MA 01746

ENRIQUEZ, JOJIT  
 697 NORFOLK ST  
 HOLLISTON MA 01746

DONOHUE, TIMOTHY & KATHLEEN  
 137 HILL ST  
 HOLLISTON MA 01746

TRUAX, PAUL E  
 629 NORFOLK ST  
 HOLLISTON MA 01746

FISHER, BENJAMIN R & SARAH M Q  
 29 HILL ST  
 HOLLISTON MA 01746

FLANAGAN, PAUL W. & TAMMY M.  
 101 HILL ST  
 HOLLISTON MA 01746

BAILEY, ALICIA & JACK  
 48 HILL ST  
 MEDWAY MA 02053

ZAWOL, SHANE & KASOLLJA-ZAWOL,  
 FUADA KASOLLJA, SELAMI & DONIKA  
 49 HILL ST  
 HOLLISTON MA 01746

153 NEPONSET LLC  
 75 BROOKLINE ST  
 NEEDHAM MA 02492

153 NEPONSET LLC  
 75 BROOKLINE ST  
 NEEDHAM MA 02492

MIKHAIL, EDWARD & CAROLINE M  
 689 NORFOLK ST  
 HOLLISTON MA 01746

MARTIN, ROBERT C & CARYN G  
 625 NORFOLK ST  
 HOLLISTON MA 01746

SPELLACY, MARTIN FRANCIS &  
 MANCUSO, LISA ANN  
 35 HILL ST  
 HOLLISTON MA 01746

HOLLISTON, TOWN OF  
 703 WASHINGTON ST  
 HOLLISTON MA 01746

SMITH, MATTHEW H & MARGARET T  
 44 HILL ST  
 MEDWAY MA 02058

MAILLET, NORMAN J  
 751 NORFOLK ST  
 HOLLISTON MA 01746

LEAL, TELIO & OLIVEIRA, EDNEY L D  
 738 NORFOLK ST  
 HOLLISTON MA 01746

BONALDI, BRUNO P & ANA P  
 731 NORFOLK ST  
 HOLLISTON MA 01746

153 NEPONSET LLC  
 75 BROOKLINE ST  
 NEEDHAM MA 02492



HOLLISTON, TOWN OF  
CONSERVATION COMM  
703 WASHINGTON ST  
HOLLISTON MA 01746

DONOHUE, TIMOTHY & KATHLEEN  
137 HILL ST  
HOLLISTON MA 01746

MARTIN, ROBERT C & CARYN G  
625 NORFOLK ST  
HOLLISTON MA 01746

TRUAX, PAUL E  
629 NORFOLK ST  
HOLLISTON MA 01746

TRUAX, PAUL E  
629 NORFOLK ST  
HOLLISTON MA 01746

SPELLACY, MARTIN FRANCIS &  
MANCUSO, LISA ANN  
35 HILL ST  
HOLLISTON MA 01746

SNZS LLC  
1 OLD CONNECTICUT PATH  
ASHLAND MA 01721

FISHER, BENJAMIN R & SARAH M Q  
29 HILL ST  
HOLLISTON MA 01746

HOLLISTON, TOWN OF  
703 WASHINGTON ST  
HOLLISTON MA 01746

VERDY, MICHAEL W & DOROTHY  
O'DONNELL AKA VERDY, DOROTHY B  
50 HILL ST  
MEDWAY MA 02053

FLANAGAN, PAUL W. & TAMMY M.  
101 HILL ST  
HOLLISTON MA 01746

SMITH, MATTHEW H & MARGARET T  
44 HILL ST  
MEDWAY MA 02058

LAFLEUR, JARED & HENLEY, AUDRA  
46 HILL ST  
MEDWAY MA 02053

BAILEY, ALICIA & JACK  
48 HILL ST  
MEDWAY MA 02053

MAILLET, NORMAN J  
751 NORFOLK ST  
HOLLISTON MA 01746

VALEVSKI, SAM & YEVGENIYA  
5 HILL ST  
HOLLISTON MA 01746

ZAWOL, SHANE & KASOLLJA-ZAWOL,  
FUADA KASOLLJA, SELAMI & DONIKA  
49 HILL ST  
HOLLISTON MA 01746

LEAL, TELIO & OLIVEIRA, EDNEY L D  
738 NORFOLK ST  
HOLLISTON MA 01746

DEMARZI, DONALD J & MARIE A  
730 NORFOLK ST  
HOLLISTON MA 01746

153 NEPONSET LLC  
75 BROOKLINE ST  
NEEDHAM MA 02492

BONALDI, BRUNO P & ANA P  
731 NORFOLK ST  
HOLLISTON MA 01746

BLOOD, ANDREA  
721 NORFOLK ST  
HOLLISTON MA 01746

153 NEPONSET LLC  
75 BROOKLINE ST  
NEEDHAM MA 02492

153 NEPONSET LLC  
75 BROOKLINE ST  
NEEDHAM MA 02492

ENRIQUEZ, JOJIT  
697 NORFOLK ST  
HOLLISTON MA 01746

MIKHAIL, EDWARD & CAROLINE M  
689 NORFOLK ST  
HOLLISTON MA 01746

## Terri DiMaggio

---

**From:** Donna Greenwood  
**Sent:** Thursday, February 24, 2022 1:11 PM  
**To:** Terri DiMaggio  
**Subject:** Fwd: [Town of Medway MA] Abutters List Request (Sent by Drew Haughton - Legacy Engineering, drew@legacy-ce.com)

Sent from my iPhone

Begin forwarded message:

**From:** Contact form at Town of Medway MA <cmsmailer@civicplus.com>  
**Date:** February 24, 2022 at 10:28:31 AM EST  
**To:** Donna Greenwood <dgreenwood@townofmedway.org>  
**Subject:** [Town of Medway MA] Abutters List Request (Sent by Drew Haughton - Legacy Engineering, drew@legacy-ce.com)  
**Reply-To:** drew@legacy-ce.com

Hello DGreenwood,

Drew Haughton - Legacy Engineering ([drew@legacy-ce.com](mailto:drew@legacy-ce.com)) has sent you a message via your contact form (<https://www.townofmedway.org/user/266/contact>) at Town of Medway MA.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofmedway.org/user/266/edit>.

Message:

Hi Donna,

I would like to request a certified abutters list for a parcel that is in Holliston but abuts Medway. The Medway parcels that abut our site (parcel 6.0-01-6.C) that I need certified are:

- ✓ 44 Hill Street Parcel 4-7 ✓
- ✓ 46 Hill Street Parcel 4-8 ✓
- ✓ 48 Hill Street Parcel 4-9 ✓
- ✓ 50 Hill Street Parcel 4-10 ✓
- ✓ 195 Holliston Street Parcel 4-11 ✓
- ✓ 4 Curtis Lane Parcel 4-13 ✓
- ✓ 192 Holliston Street Parcel 4-28

Please let me know if you have any questions.

Thank you,  
Drew

Matthew & Margaret Smith  
44 Hill St  
Medway, MA 02052

Alicia & Jack Bailey  
48 Hill St  
Medway, MA 02053

Jared Lafleur  
Audra Henley  
46 Hill St  
Medway, MA 02053

Michael & Dorothy Verdy  
50 Hill St  
Medway, MA 02053

Colin & Kate MacDonald  
195 Holliston St  
Medway, MA 02053

Jeffrey & Barbara Cramer  
4 Curtis Lane  
Medway, MA 02053

Joseph & Alexis Spallone  
192 Holliston St  
Medway, MA 02053



THIS IS A CERTIFIED ABUTTERS LIST FROM THE TOWN OF MEDWAY.  
WE CERTIFY THAT AT TIME OF LAST ASSESSMENT, THE NAMES AND  
ADDRESSES OF ALL PROPERTY OWNERS, ARE ACCURATE.

*Chris D'Amico*  
Office of the Board of Assessors Date

*As presented to me  
by the requester*

Matthew & Margaret Smith  
44 Hill St  
Medway, MA 02052

Alicia & Jack Bailey  
48 Hill St  
Medway, MA 02053

Jared Lafleur  
Audra Henley  
46 Hill St  
Medway, MA 02053

Michael & Dorothy Verdy  
50 Hill St  
Medway, MA 02053

Colin & Kate MacDonald  
195 Holliston St  
Medway, MA 02053

Jeffrey & Barbara Cramer  
4 Curtis Lane  
Medway, MA 02053

Joseph & Alexis Spallone  
192 Holliston St  
Medway, MA 02053





[dan@legacy-ce.com](mailto:dan@legacy-ce.com)

508-376-8883(o)

508-868-8353(c)

730 Main Street

Suite 2C

Millis, MA 02054

March 24, 2022

Elizabeth Turner Greendale

Town Clerk

Town Hall

703 Washington Street

Holliston, MA 01746

Ref: Hidden Cove Definitive Subdivision  
Hill Street

Dear Elizabeth:

On behalf of the applicant, SNZS LLC, we are writing to give notice of a Definitive Subdivision submission on January 24, 2022 titled "Hidden Cove Holliston Definitive Subdivision". The site is located behind 29 Hill Street and consists of a new private road and two new single-family lots. The owner of the land is SNZS LLC, 1 Old Connecticut Path Ashland, MA 01721. Attached is a copy of the fully executed Form C Subdivision Application.

Do not hesitate to contact me should you have any questions or comments.

Yours Truly,

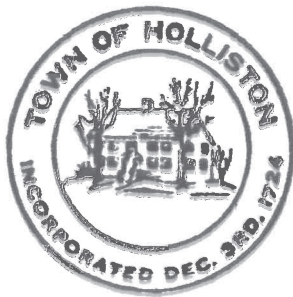
LEGACY ENGINEERING LLC

Digitally signed by Daniel J.  
Merrikin, P.E.

Date: 2022.03.24 14:10:54 -04'00'

Daniel J. Merrikin, P.E.  
President

cc: File



TOWN OF HOLLISTON  
PLANNING BOARD  
TOWN HALL  
HOLLISTON, MASSACHUSETTS 01746

FORM C  
APPLICATION FOR APPROVAL OF A  
DEFINITIVE SUBDIVISION PLAN

Date: 3/3/2022

To the Planning Board of Holliston:

The undersigned herewith submits the accompanying Definitive Plan of property

entitled: Hidden Cove Definitive Subdivision Plan of Land in Holliston, MA  
for approval as a subdivision under the requirements of the Subdivision Control Law and your  
Rules and Regulations covering the Subdivision of Land.

Applicant SNZS LLC

Address 1 Old Connecticut Path, Ashland MA 01721

Phone 617-449-8490

Owner

(if not applicant) Same as Applicant

Address: \_\_\_\_\_

Location and description of property including address, size of parcel, zoning district, proposed  
number of lots: 0 Hill Street, 9.81 Acres, zoned AR-B

2 proposed lots

Assessor's Map 6.0, Block 01, Lot(s) 6.C

Designated Agents for the Applicant: Daniel Merrikin / Legacy Engineering

Signature of the Applicant: \_\_\_\_\_

Signature of the Owner  
(if not applicant): \_\_\_\_\_

GateHouse Media  
New England

**GATEHOUSE MEDIA NEW ENGLAND**  
**COMMUNITY NEWSPAPER COMPANY**  
PATRIOT LEDGER/THE ENTERPRISE  
HERALD NEWS FALL RIVER/TAUNTON GAZETTE  
WALPOLE TIMES/PROVINCETOWN BANNER  
NANTUCKET INDEPENDENT/WICKED LOCAL.COM  
254 Second Ave., Needham, MA 02494-2811  
Remittance Address: P.O. Box 9113, Needham, MA 02492-9113

Date: 3/3/2022

I hereby acknowledge that the application I am submitting to the:

TOWN OF HOLLISTON, MASSACHUSETTS

☐ Zoning Board Of Appeals

☒ Planning Board

☐ Conservation Commission

☐ Historic Districts Commission

☐ Other: \_\_\_\_\_

☐ Board Of Selectmen

requires a legal notice of public hearing. Said hearing is to be held on: \_\_\_\_/\_\_\_\_/20\_\_\_\_. Legal notices are currently submitted to the METRO WEST DAILY NEWS for publication on the following date(s): \_\_\_\_/\_\_\_\_/20\_\_\_\_; \_\_\_\_/\_\_\_\_/20\_\_\_\_.

I hereby AUTHORIZE that the required legal notice be billed directly to me by, GateHouse Media New England, d/b/a, Community Newspaper Company Inc.

Printed Name: SNZS LLC - Sonny Ali

Signature: 

Address: 1 Old Connecticut Path

City: Ashland, State: MA, Zip: 01721

Phone: ( 617 ) 449 - 8490

Original copy to Town, copy to customer and copy to Legal Publication Dept of CNC with ad copy.

# Request for Taxpayer Identification Number and Certification

Give Form to the  
requester. Do not  
send to the IRS.

Print or type  
See Specific Instructions on page 2.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

SNZS LLC

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification; check only **one** of the following seven boxes:

- ☒ Individual/sole proprietor or single-member LLC  
☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶  
**Note.** For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner.  
☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) \_\_\_\_\_  
Exemption from FATCA reporting code (if any) \_\_\_\_\_  
(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.)

1 OLD CONNECTICUT PATH

Requester's name and address (optional)

6 City, state, and ZIP code

ASHLAND, MA 01721

7 List account number(s) here (optional)

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

**Note.** If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

Social security number

\_\_\_\_ - \_\_\_\_ - \_\_\_\_

or

Employer identification number

46 - 4057705

## Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign  
Here

Signature of  
U.S. person ▶

*[Signature]*

Date ▶

3/3/22

## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at [www.irs.gov/fw9](http://www.irs.gov/fw9).

## Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)

- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding?* on page 2.

By signing the filled-out form, you:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
- Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.