

2023 SEP -8 AM 11:32

UP-DE  
TOWN CLERK  
HOLLISTON, MA

September 8, 2023

Elizabeth Turner Greendale, CMC/CMMC  
Town Clerk  
703 Washington Street, Room 102  
Holliston, MA 01746

**RE: Jasper Hill Realty Trust**  
**52 Jasper Hill Road**  
**Assessor's Map 8, Block 5, Lot 16**

Dear Ms. Greendale:

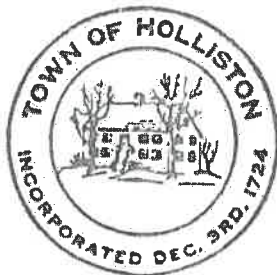
Please be advised that an Application for Approval of Definitive Subdivision Plan for the property located at 52 Jasper Hill Road, Owner: Jasper Hill Realty Trust, 340 Winter Street Framingham, Massachusetts 01701, was filed with the Planning Board on September 7, 2023. A copy of the Application is attached.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

**Peter R. Barbieri, Esq.**  
Fletcher Tilton PC  
161 Worcester Road, Suite 501  
Framingham, MA 01701  
Tel. 508-532-3517  
Email: [pbarbieri@fletchertilton.com](mailto:pbarbieri@fletchertilton.com)

PRB/cam  
Enclosure



TOWN OF HOLLISTON  
PLANNING BOARD  
TOWN HALL  
HOLLISTON, MASSACHUSETTS 01746

FORM C  
APPLICATION FOR APPROVAL OF A  
DEFINITIVE SUBDIVISION PLAN

Date: Sept. 6, 2023

2023 SEP -8 AM 11:32

To the Planning Board of Holliston:

The undersigned herewith submits the accompanying Definitive Plan of property

entitled: Definitive Subdivision Plan Jasper Hill Estates, Holliston, Mass  
for approval as a subdivision under the requirements of the Subdivision Control Law and your  
Rules and Regulations covering the Subdivision of Land.

Applicant Jasper Hill Realty Trust, LLC

Address 340 Winter Street, #104, Framingham, MA 01702

Phone 617-571-7744

Owner

(if not applicant) Jasper Hill Realty Trust, LLC

Address: 340 Winter Street, #104, Framingham, MA 01702

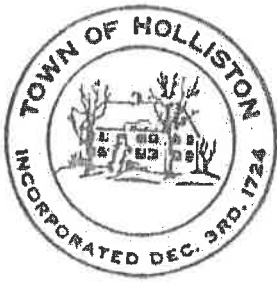
Location and description of property including address, size of parcel, zoning district, proposed  
number of lots: See Attached.

Assessor's Map 8, Block 5, Lot(s) 16

Designated Agents for the Applicant: Peter R. Barbieri, Esquire

Signature of the Applicant: [Signature]

Signature of the Owner  
(if not applicant): [Signature]



TOWN OF HOLLISTON  
PLANNING BOARD

TOWN HALL

HOLLISTON, MASSACHUSETTS 01748

APPLICATION FOR GRANT OF  
A COMMON DRIVEWAY SPECIAL PERMIT

Date Filed: September 6, 2023

Applicant's Name: Jasper Hill Realty Trust, LLC

Applicant's Address: 340 Winter Street, #104, Framingham, MA 01702

Applicant's Phone Number: 617-571-7744

Owner's Name: Jasper Hill Realty Trust, LLC

Owner's Address: 340 Winter Street, #104, Framingham, MA 01702

The Owner hereby appoints Peter R. Barbieri, Esquire 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 Mary Ann Perejda, dated December 4, 2021

And recorded in Middlesex South Registry of Deeds, Book 79357, Page 199

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

District Book \_\_\_\_\_, Page \_\_\_\_\_

The land is shown in the Assessor's records as Lot 16 on Map 8, Block 5

And has an address of or is located at 52 Jasper Hill Road

Nature and subject matter of Special Permit:

Special Permit for Common Drive servicing three (3) lots.

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

IV. A. 13.

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

See Attached.

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

See Attached.

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

See Attached.

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.

Signed: \_\_\_\_\_  
(Registered Professional Engineer or Land Surveyor)

Applicant's Signature: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_

Nature and subject matter of Special Permit:

Special Permit for Common Drive servicing three (3) lots.

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

IV. A. 13.

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

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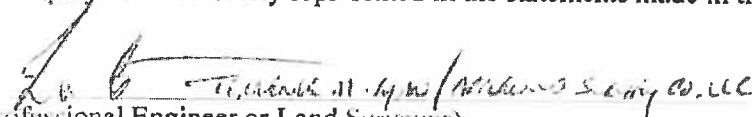
a. The use is in harmony with the general purpose and intent of the bylaw because:

See Attached.

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

See Attached.

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.

Signed:   
(Registered Professional Engineer or Land Surveyor)

Applicant's Signature: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_

## **MEMORANDUM**

### **Project Site:**

The Property, which is the subject matter of these Applications, is known as 52 Jasper Hill Road, Holliston, Massachusetts. The Property is identified on Assessor's Map 8, Block 5, Lot 16. The Property consists of approximately 7.4 acres. The Property is located in an Agricultural/Residential B Zoning District.

### **Project:**

The proposal is to create a four (4) lot Open Space Residential Development on the Property. As the Property is located within an Agricultural/Residential B Zoning District, each of the four (4) lots must contain a minimum of fifteen thousand (15,000) square feet, have fifty (50) feet of frontage with each of the dwellings on the lots being set back thirty (30) feet from the front and ten (10) feet from the side and rear lot lines. As depicted on the Plans, each of the lots has in excess of fifty (50) feet of frontage and each lot is in excess of fifteen thousand (15,000) square feet. Although dwellings have not been identified, the Plans depict the construction of dwellings on the lots to be in conformance with the Setback Requirements of the By-Law.

Additionally, with the development of each lot, each lot will comply with the maximum lot coverage of twenty-five percent (25%) for buildings and structures. As depicted on the Plans, the Open Space Parcel consists of one hundred sixty-seven thousand seventy-three (167,073) square feet (51.6%). The area of the Open Space Parcel represents over 51.6% of the area of the Property and, therefore, complies with the fifty percent (50%) Open Space Requirement for Open Space Residential Developments.

As the proposal only includes four (4) lots, the development will not cause unreasonable traffic congestion or unsafe conditions within the development or on adjoining roads. The layout of the roadway system complies with the Design Requirements of the By-Law and will provide for convenient and safe emergency vehicle access to the homes within the development. As noted, the Open Space Parcel complies with the requirements relating to its perimeter, location and area, and the Subdivision has been designed to enhance the natural features of the Property, only providing for alteration as is required for the roadway, the driveways, the drainage system, the dwellings and the required septic systems. The development has been designed to minimize the impact of soil removal, tree cutting and general disturbance.

In addition to the construction of the roadway improvements on the Property, the Applicant has agreed to make improvements to the municipal parking lot, which provides the only access to the Property. The information submitted with the Application includes a Plan of the proposed improvements to the municipal parking lot. In May of 2021, Town Meeting authorized the Select Board to grant easements for access/utilities and stormwater for the development of the Property. The submitted Plans are consistent with the Plans provided to the Select Board for the easements and parking lot improvements.

The Plan includes the construction of a Common Drive to service Lots 1, 2 and 3. The Common Drive access is located on Lot 3 and then turns to proceed along the layout of Lot 2. The Common Drive splits on Lot 2 turns to the north providing access to Lots 2 and 3 over Lot 2. The driveway also turns to the south to service the proposed dwelling on Lot 1. Accordingly, the Common Drive services three (3) lots as authorized under the Zoning By-Law.

The proposed Common Drive consists of a paved width of eighteen (18) feet and includes a bituminous berm for curbing. The shoulders provided are not less than three (3) feet on each side of the Common Drive. The grade of the Common Drive does not exceed fifteen percent (15%). The Common Drive to the driveway on Lot 2 is approximately three hundred thirty (330) feet. Beyond Lot 2 there is a separate single drive to Lot 1 and the extension to service Lot 3. The Common Drive is located entirely within the boundaries of the lots being served.

The design of the Common Drive results in no impact to abutting properties, as the Common Drive abuts lots within the subdivision or the Open Space portion of the subdivision. The ends of the driveways provide an adequate area for turnarounds, which is sufficient for public safety vehicles.

The design and layout of the Common Drive complies with the requirements of the By-Law, and the use of the Common Drive is compatible with the character of the neighborhood. The facilities are sufficient to provide for convenient and safe vehicular and pedestrian circulation within the site and to the adjacent street. The Common Drive will not create significant emissions, noise, dust, fumes or noxious gases or have any other adverse impact to the environment. Individual lamp posts would be provided at the driveway entrance for each of the lots. In conclusion, the design and layout of the Common Drive complies with the requirements for the Board's issuance of a Special Permit for the Common Drive.

The proposal is to establish a Conservation Restriction over the Open Space dedicated to the Town of Holliston. A Homeowner's Association will own the Open Space Lot and will be responsible for the maintenance of the Open Space Parcel.



### Municipal Parking Lot

The proposed development will have significantly less impact upon the municipal parking lot and adjacent roadway than the development of a Senior Residential Development, which the Town had approved for the use of the Property. Due to the size of the lot, a Senior Development could consist of thirty-five (35) homes. The plan includes municipal parking lot improvements including pedestrian access to the municipal parking lot for patrons. The limited amount of traffic from the development of four (4) homes will have minimal impact upon the parking lot and the adjacent roadway.

As the subdivision is only for four (4) homes, a Traffic Impact Assessment is not required.

As to the construction of the Project, it is anticipated that the construction of the improvements will take approximately six (6) months, weather permitting and with cooperation from the utility companies. Construction of the dwellings will take less than two (2) years with the timeframe dependent upon market conditions.

PETITIONER

JASPER HILL REALTY TRUST, LLC

By: 

Peter R. Barbieri, Esquire  
Fletcher Tilton PC  
161 Worcester Road, Suite 501  
Framingham, MA 01701  
Direct Telephone No. 508-532-3517  
Email: pbarbieri@fletchertilton.com