



TOWN OF HOLLISTON  
PLANNING BOARD

TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

**APPLICATION FOR SITE PLAN REVIEW**

1. Applicant's name Jasper Hill Realty Trust, LLC
2. Applicant's address 340 Winter Street Framingham Ma. 01702
3. Applicant's phone # 617-571-7744
4. Owner's name Jasper Hill Realty Trust, LLC
5. Owner's address: 340 Winter Street Framingham Mass. 01702
6. Location of proposed project 52 Jasper Hill Road
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 8, Block 5 and Lot 16

See attached

8. Designer's Certificate

I hereby certify that the plan entitled Jasper Hill Estates Definitive Subdivision Plan  
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 Dec. 4, 2021 and recorded at the Registry of Deeds  
in Book 79357 Page 199 ;
- b. Other plans, as follows: \_\_\_\_\_  
\_\_\_\_\_
- c. Detail and topography has been established by \_\_\_\_\_ aerial survey,  
X on-ground survey, other \_\_\_\_\_,
- d. Other sources, including: \_\_\_\_\_

Signed: \_\_\_\_\_

(Registered Professional Engineer or Land Surveyor)

Address: APPLEWOOD SURVEY 438 WASHINGTON ST HOLL.

9. Signatures

Dennis Mazer  
Signature of Owner

1-8-24  
date

Dennis Mazer  
Signature of Applicant

1-8-24  
date

**HOLLISTON PLANNING BOARD  
SITE PLAN REVIEW  
DEVELOPMENT IMPACT STATEMENT (DIS)**

Please type or print information in blanks below.

1. Name of Proposed Development JASPER HILL ESTATES
2. Location 52 JASPER HILL ROAD
3. Name of Applicant(s) JASPER HILL RENTAL TRUST LLC
4. Brief Description of the Proposed Project 4 LOT OSRD SUBDIVISION +  
3.84 ACRE OPEN SPACE PARCEL
5. Name of Individual Preparing this DIS TIMOTHY M. RYAN / APPROVED SURVEY CO. LLC  
Address 838 WASHINGTON STREET HOLLISTON, MA 01746  
Business Phone 508 429-7233

**A. Site Description**

7. Present permitted and actual land uses by percentage of the site.

<i>Uses</i>	<i>Percentage</i>
Industrial	<u>0</u>
Commercial	<u>0</u>
Residential	<u>7.4 %</u>
Forest	<u>92.6 %</u>
Agricultural	<u>0</u>
Other (specify)	<u>0</u>

8. Total acreage on the site: 7.43 acres.

<b>Approximate Acreage</b>	<b>At Present</b>	<b>After Completion</b>
Meadow or Brushland (non agriculture)	<u>0</u>	<u>0</u>
Forested	<u>6.78 AC</u>	<u>4.50 AC.</u>
Agricultural (includes orchards, cropland, pasture)	<u>0</u>	<u>0</u>
Wetland	<u>0.04 AC</u>	<u>0.04 AC</u>
Water Surface Area	<u>0</u>	<u>0</u>
Flood Plain	<u>0</u>	<u>0</u>
Unvegetated (rock, earth, or fill)	<u>0</u>	<u>0</u>
Roads, buildings and other impervious surfaces	<u>0.34 AC.</u>	<u>0.79 AC.</u>
Other (indicate type) <u>LAWN / LANDSCAPE</u>	<u>0.27 AC.</u>	<u>2.10 AC.</u>

## 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.*

District	Percentage
AL-B	100%

10. Predominant soil type(s) on the site: 106C + 106D <sup>NANTUCKET</sup> ~~HOLLIS ROCK OUTCROP~~  
 Soil drainage (Use the US Soil Conservation Service's definition)

Soil Type	% of the Site
Well drained	0
Moderately well drained	100%
Poorly drained	0

11. Are there bedrock outcroppings on the site? X yes      no  
 12. Approximate percentage of proposed site with slopes between:

Slope	% of the Site
0 - 10%	31%
10 - 15%	28%
greater than 15%	41%

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

100 % ZONE 3 WELLHEAD PROTECTION AREA

How close is the site to a public well? 6,300 ± feet

To a surface water body? 850 ± feet

Proximity to a public well: 6,300 ± feet

Proximity to a surface water body: 850 ± 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? ~~X~~yes \_\_\_\_no

If yes, specify: TOWN OWNED PROPERTY AT THE TOP OF FAIRLANE WAY

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: B.V. W. ON AND ADJACENT TO THE SITE

If yes, have the required permits been granted or applied for? Please list permits and status. PENDING NOTICE OF INTENT

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		40
Average peak hour volumes	morning	8
Average peak hour volumes	evening	8

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

Name of ways CHURCH STREET CHURCH PARK  
JASPERS MILL ROAD FAIRVIEW WAY  
ELM STREET LINDEN STREET

27. Location of existing sidewalks within 1000 feet of the proposed site?  
WASHINGTON STREET, JASPERS MILL ROAD, FAIRVIEW WAY

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 TOWN owns UNDEVELOPED LAND

**Development Impact Statement (Continued)**

**C. Utilities**

**29. Storm Drainage**

a. Describe nature, location and surface water body receiving current surface water of the site: UNINFILTRATED RUNOFF WILL ULTIMATELY END UP IN WINTHROP CANAL

b. Describe the proposed storm drainage system and how it will be altered by the proposed development: ON-SITE INFILTRATION - NO PROPOSED CHANGES TO THE EXISTING OFF-SITE DRAINAGE

c. Will a NPDS Permit be required?     yes Xno

**30. Sewage Disposal - Describe nature of sewage disposal service proposed for the site.**  
INDIVIDUAL SEPTIC SYSTEMS

If a tertiary treatment facility is proposed, will it have any excess capacity? N/A  
    yes     no