

TOWN OF HOLLISTON
PLANNING BOARD
TOWN HALL
HOLLISTON, MASSACHUSETTS 01746

FORM C
APPLICATION FOR APPROVAL OF A
DEFINITIVE SUBDIVISION PLAN

Date: 10-13-22

To the Planning Board of Holliston:

The undersigned herewith submits the accompanying Definitive Plan of property

entitled: The Trails at Jennings Hill

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

Applicant Starr Construction Incorporated

Address 815 Edmands Road, Framingham, MA 01701

Phone 508-380-7880

Owner :
(if not applicant) _____

Address: _____

Location and description of property including address, size of parcel, zoning district, proposed number of lots: Residence - B Zoning; 9.04 Acre Parcel

Development of four (4) Open Space Residential Development lots.

Assessor's Map 11, Block 4, Lot(s) 2

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

Signature of the Applicant: Stenur Starr

Signature of the Owner
(if not applicant): _____

MEMORANDUM

Project Site:

The Property, which is the subject matter of these Applications, is known as 103 Jennings Road. The Property is identified on Assessor's Map 11, Block 4, Lot 2. The Property consists of approximately 7.88 acres and has over two hundred forty-one (241) feet of frontage on Jennings Road (the "Property"). The Property is located in an Agricultural/Residential B Zoning District.

In 2011, the Planning Board endorsed an Approval Not Required Plan creating the Property. In 2021, a Preliminary Subdivision Plan was filed with the Planning Board and a Decision was issued on February 10, 2022 (copy attached).

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 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 where the dwellings will 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, which consists of one hundred ninety-seven thousand nine hundred sixty-

nine (197,969) square feet, provides a buffer around the perimeter of the Property. The area of the Open Space Parcel 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 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.

The existing cart path within the Open Space Area shall be maintained and is to be accessible for public use. The proposal is to establish a Conservation Restriction over the Open Space with its dedication either to the Town of Holliston or to a Homeowner's Association which will be responsible for the maintenance of the Open Space Parcel.

Scenic Road

The proposed development will have minimal impact upon the scenic road characteristics of Jennings Road, due to the need to only remove one (1) twenty-four (24) inch oak tree for the construction of the roadway. The roadway entry has been located to avoid conflict with other driveways on Jennings Road. In accordance with the requirements of the By-Law, the proposal is

to replace the tree being removed with trees totaling the diameter of the tree to be removed, in locations to be determined by the tree warden.

There are no stone walls affected by the proposed development.

Definitive Subdivision Approval

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

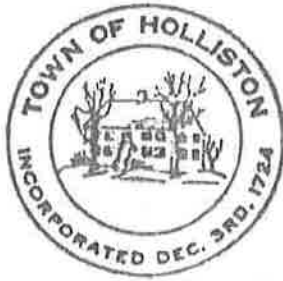
As to the construction, it is anticipated that the construction of the road will take approximately six (6) months, weather permitting and with cooperating with utility companies. Construction of the dwellings will take less than two (2) years with the timeframe dependent upon market conditions.

PETITIONER

STARR CONSTRUCTION INCORPORATED

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



**TOWN OF HOLLISTON
PLANNING BOARD**

TOWN HALL

HOLLISTON, MASSACHUSETTS 01748

OFFICE OF THE
TOWN CLERK
HOLLISTON, MASS.

2022 FEB 15 AM 9:24

**CERTIFICATE OF ACTION
PRELIMINARY OPEN SPACE RESIDENTIAL
DEVELOPMENT SUBDIVISION
"THE TRAILS AT JENNINGS HILL"**

Decision Date: February 10, 2022

Applicant: Starr Construction, Inc.

Address: 815 Edmands Road
Framingham, MA 01701

Owner: Paul Babineau and Michael Orentlich

Site Location: 103 Jennings Road

Assessors' Reference: Map 11, Block 4, Lot(s) 2

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 January 10, 2022.
2. Plan sets entitled "Preliminary Subdivision Plan, The Trails at Jennings Hill, Holliston, Mass", prepared by Applewood Survey Co., LLC (dated January 7, 2022) and "Conventional Subdivision, 103 Jennings Road, Holliston, Mass" (dated January 7, 2022 with revisions dated February 7, 2022) prepared by Applewood Survey Co., LLC.

The Planning Board also received correspondence from the following Town agencies:

- Peer Review correspondence received from David Faist, PE of CMG Engineering Services (dated February 1, 2022).

The aforementioned are contained in the Planning Board files and are incorporated into this Decision by reference.

Certificate of Action
The Trails at Jennings Hill

PROJECT NARRATIVE

Starr Construction, Inc. is proposing construction of a four (4) lot Open Space Residential Development located at 103 Jennings Road called "The Trails at Jennings Hill". The proposed 200' roadway provides a conventional cul-de-sac turnaround, although lengthy individual driveways accessing the buildable portions of the lots may result. The site directly abuts Open Space Parcel I within the Highlands at Holliston Subdivision, providing direct access to the Upper Charles Trail. The site is bounded to the south by extensive stone walls and has dramatic topographical changes, from a high of 306' to a low of 250'.

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. The Open Space disposition shall be specified under the provisions of Section V-H(8)(A)(3) of the Holliston Zoning By-Laws.
2. 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.
3. Road name approval shall be confirmed through Building Inspector.
4. An assessment of Scenic Road impacts should be made as should consideration of concurrent permitting under the Town By-Law provisions.

VOTE

The Board's vote in favor in granting approval for the Preliminary Open Space Residential Development known as "The Trails at Jennings Hill" is as follows:

Karen Apuzzo-Langton	Yes
David Thorn	Yes
Jason Santos	Yes
Scott Ferkler	Yes
Barbara Peatie	Yes

BY:


Karen Apuzzo-Langton, Chairwoman