

TOWN OF HOLLISTON
ZONING BOARD OF APPEALS
TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

APPLICATION FOR GRANT OF A DIMENSIONAL VARIANCE

Date Filed: 11/2/2020

Applicant's Name: Virginia Roach

Applicant's Address: 105 Arch Street

Applicant's Phone Number: (617)875-7066

Owner's Name: Virginia Roach

Owner's Address: 105 Arch Street

The Owner hereby appoints _____ to act as his/her/its agent for the purposes of submitting and processing this application for a variance.

The Owner's title to the land that is the subject matter of this application is derived under deed from Joseph Ornellas, dated November 29, 1991

And recorded in Middlesex S County Registry of Deeds, Book ~~1000~~, Page ~~100~~

Or Land Court Certificate of Title No. ~~87603~~, registered in

District Book ~~568~~ 1088, Page ~~58~~ 168

The land is shown in the Assessor's records as Lot 42 on Map 8, Block 7

And has an address of or is located at 105 Arch Street

in the Agricultural-Residential District B zoning district.

Nature and subject matter of Variance (Please state the section of by-law from which you are seeking relief, the required standard and your proposal.):

~~SECTION V - OPEN SPACE RESIDENTIAL DEVELOPMENT~~

V-A ~~45~~ Minimum Setbacks: Side 10 ft

Propose a setback of 1.5 ft

Lot and structure are non-conforming.

Zoning Information and Comments (To be completed by Inspector of Buildings):

V-A - Accessory structures have a side yard setback of 10'. This shed would require a dimensional variance IC 3.2.

1/25/21

The Applicant presents the following evidence that supports grant of the dimensional Variance:

a. Literal enforcement of the provisions of this by-law would involve substantial hardship, financial or otherwise, owing to circumstances related to the following unique physical characteristics of the land (1. soil condition, 2. shape or 3. topography of land or structures):

2. Shape: The lot is only 50' wide and the existing mound septic system occupies about 34' of that width. Also, if we are 10' from the property line as required, the shed will be in the flood plain.

3. Topography: The top of the mound septic system is elevation 188.9, about 4.5 feet above existing grade next to where the shed is proposed, constricting the available area for the shed.

b. If this variance is allowed it will create no substantial detriment to the public good because:

There is a tall wooden fence along the property line where the shed is proposed, blocking the neighbor's view of the proposed shed. The shed will not cause any new view obstruction.

c. If this variance is allowed, it will not nullify or substantially derogate from the intent and purpose of the zoning bylaw because:

It will not impact adjacent property due to existing fence.

d. Will the proposed use include the storage or process of any hazardous substance?

Yes _____ (Please attach additional information.) No X

Applicant's Signature: _____

Virginic Pouch

Owner's Signature: _____

Virginic Pouch

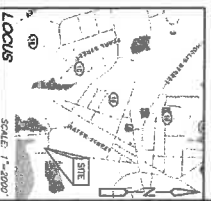
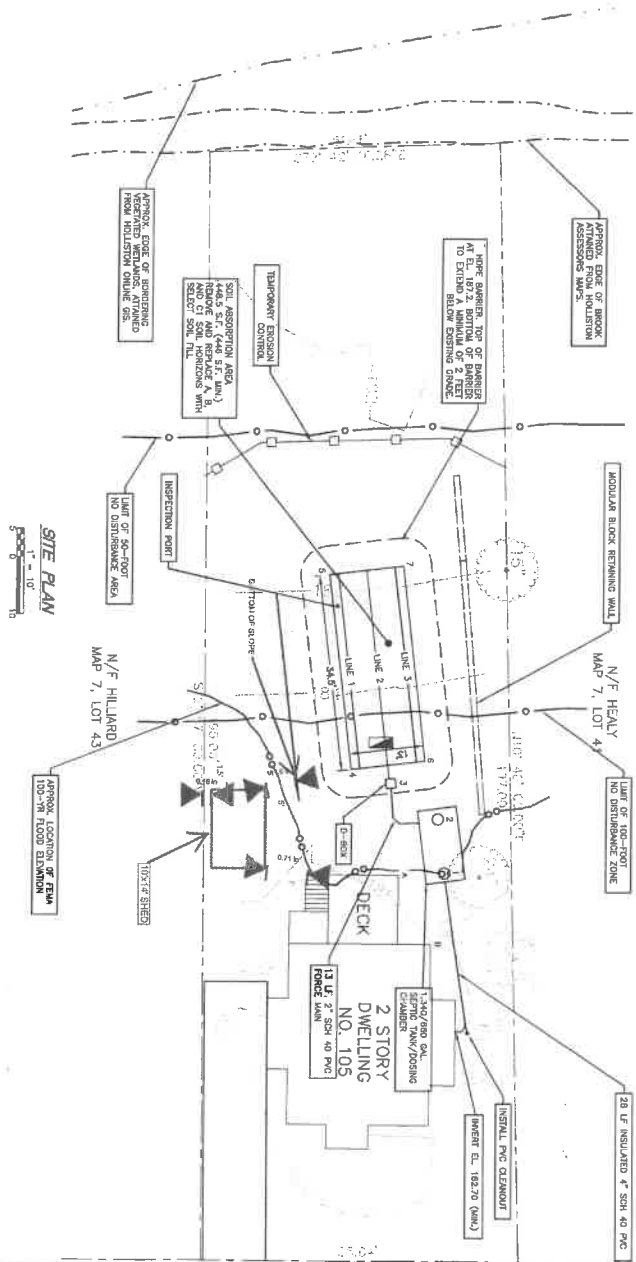
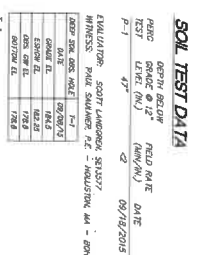
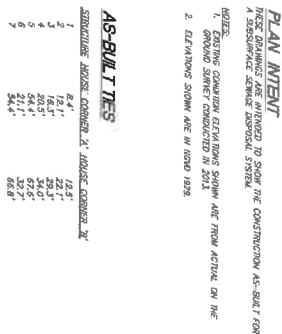
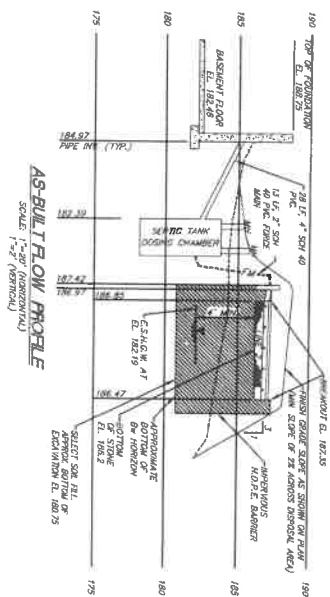
[illegible]

1. All average dead system components are greater than 400 feet away from surface water reservoirs and greater than 400 feet from tributaries to surface water reservoirs.
2. There are no wells within 150 feet of the well and absorption area.
3. There are no control methods within 200 feet of well absorption area.
4. Site does not lie within a nitrogen sensitive area.
5. Erosion control plans, where soil has been disturbed, must be installed before earth disturbances occur within buffer zone, and shall remain in effect until the limit of work.

[illegible]

1. Seed and material for system construction in fill may consist of select on-site soil, or imported soil.
2. Select soil fill materials shall be comprised of clean, granular soil free from organic matter and deleterious substances. Maximum particle size shall be 2 inches.
3. A sieve analysis shall be performed on a representative sample of the fill. Up to 43% by weight of the fill sample may be retained on a #20 sieve. A sieve analysis shall be performed on the fraction of the #20 sample passing the #4 sieve. The following percentages are recommended for the material passing the #4 sieve: max. 10% fines, 90% sand.

State	Particle Size	Percent Passing State
A4	4.75 mm	100
A50	0.30 mm	10 To 100
A100	0.15 mm	0 To 20
A200	0.075 mm	0 To 5



ARCH ST.

I CERTIFY THAT IN MAY 2012, I PASSED THE EXAMINATION APPROVED BY THE REGIMENT OF ENVIRONMENTAL PROTECTION, AND THAT THE SOIL EVALUATION HAS BEEN COMPLETED AND IS BEING SUBMITTED. I HAVE REMOVED IT AS CONSISTENT WITH THE REQUIRED TRAINING, DOCUMENTS AND EXPERIENCE DESCRIBED IN JTO GAIN 15.018 (2).

Scott Landgren B-279-2016

SCOTT LANDGREN, **CERTIFIED** SOIL EVALUATOR DATE

SEWAGE DISPOSAL SYSTEM REPAIR

HOLLISTON, MA 01746

SITE PLAN AS-BUILT

SHEET NO. 24

105 ARCH ST
1054ARCH-SSDS