TOWN OF HOLLISTON
ZONING BOARD OF APPEALS
TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

APPLICATION FOR GRANT OF A USE VARIANCE

Date Filed: 12-14-2020

Applicant's Name: Nextgrid Snowberry, LLC

Applicant's Address: P.O. Box 7775 #73069, San Francisco, CA 94120

Applicant's Phone Number: 559-731-4645

Owner's Name: David J. & Nancy J. Dubin

Owner's Address: 1070 Washington Street Holliston, MA 01746

The Owner hereby appoints Grady Consulting, LLC 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 Maurice W. & Debora V. Law, dated August 10, 2001

And recorded in Middlesex County Registry of Deeds, Book 33432, Page 515

Or Land Court Certificate of Title No. _____, registered in

District Book _____ _____, Page _____

The land is shown in the Assessor's records as Lot 85 on Map 8, Block 7

And has an address of or is located at 1070 Washington Street

in the Ag-Res Dist. B zoning district.

Under the provisions of Section VI-D (3) to vary the terms of Section I-B and the following, the Applicant hereby petitions the Board of Appeals:

Nature and subject matter of Variance:

To allow the construction of two roof mounted solar arrays and one canopy mounted solar array at 1070 Washington Street (Lil Folk Farm). Existing primary use is to be retained but additional use as power generation system requires a use variance.

Section of Zoning Bylaw that permits this use by grant of Variance:
Section VI-D 3

Zoning Information (To be completed by Inspector of Buildings):
NOT an allowed use in AR-2 District in section III F.2. In Holliston Zoning By-Laws. 1/21/21

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

a. If this Variance is allowed it will alleviate a substantial hardship because:

This Variance would alleviate a substantial financial hardship that exists due in part to the COVID-19 pandemic coupled with changing economic trends strain similar agriculture based businesses. The opportunity to add new electrical infrastructure using existing structures and a new horse paddock will alleviate this hardship without altering the primary use of the land. Without this added income the business and landowners livelihood are at risk.

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

This variance would not create any substantial detriment to the public as the addition primarily utilizes existing structures and one new structure that will benefit the horses. Improving the business will ensure it stays a positive force in the community.

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

This use conserves the most appropriate use of the land as primarily an agricultural lot, preserving the agricultural heritage of the community. Allowing the land to be used as a solar power generation system increases the lots ability to conserve natural resources in a non-intrusive way.

d. Will the proposed use include the storage or process of any hazardous substance?
Yes _____ (Please attach additional information.) No __X__

Applicant's Signature: Daniel Serber

Owner's Signature: Nancy Serber