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Holliston Zoning Board of Appeals
Town Hall
703 Washington Street
Holliston, MA 01746

November 28, 2022

Re: 114 Concord Street- de Almeida Variance Request

Dear Members of the Board:

On behalf of the applicant, Ms. Joana D'Arc de Almeida, we respectfully requests dimensional variances for a new building lot at 114 Concord Street.

This property is shown on Assessor Map 17 as Lot 11G-2-1, containing 2.18 acres of land with 198.17 feet of frontage on Concord Street. It is recorded in the Middlesex South District Registry of Deeds in the Land Court Section in Book 1566, Page 148, and shown on Land Court Plan 2914J.

The property is in the Residential Agricultural B Zone requiring 40,000 sf for a building lot, 180 feet of frontage and a lot depth of 200 feet, with a width of 80% of the frontage equal to 144 feet. A Variance is requested from Section IV. B Schedule of Intensity Regulations for (i) lot frontage and (ii) lot depth as follows.

Lot frontage for new lot 18.27 feet

Lot width for new lot. 165 feet

Lot frontage for Existing House Lot 180 feet

Lot width for Existing House Lot 165 feet

The house and detached garage currently on the lot are pre-existing+non-conforming structures with respect to current side yard requirement of 30 feet. The house is 18.6 feet, and garage is 16.4. Neither one would be affected by this proposal.

This house was constructed, according to the Assessors records, in 1920, and the bylaw was adopted in 1953.

The site supports a two family residential house and outlying barn. It is singly the largest lot in the neighborhood exceeding the general average surrounding lot sizes, being 0.34-0.43 acres, by a factor of about 5X, and has a frontage of more than two times the average of the neighborhood, as constituted from the original subdivisions on each side of the property (copy of plans attached).

The locus is originally created in 1912 shown on Plan 2914 B leaving a parcel containing the existing house and out-building in a larger land holding, which was later altered in 1981 on Plan 2914J which created lots 25, 26 and 27. Lot 25 represents the current lot of de Alemida, lot 26 was used to create the current house lot at 60 Jarrbrook Road by way of a variance by others (copy attached) waiving dimensional criteria. Lot 27 was transferred to the town. (Variance lots were as follows compared to the subsequent Land Court Plan 2914J: -

Lot 1 being LCP 25 (114 Concord St, the locus)

Lot 2 being LCP 26 now 60 Jarr Brook Road

Lot 3 being LCP 27, now land of the Town of Holliston.

Other relevant plans show a subdivision of Taylor Road, sometime in 1995, with lot sizes generally at about 15,000 sf and 140+ feet of frontage (except for the cul-de-sac lots) (Land Court Plan No. 19077C). Plan A, of that series, shows the subject property as land of Ellis with the house and back building in 1944, and the plan for Jar Brook (2914G) in 1954, and some few lots on Concord Street in 1957 (2914 H).

Notwithstanding the land areas of lots at the ends of the streets being larger due to wetlands and flood plain, which are as shown on the GIS mapping, are typically more extensive when analyzed on the ground by a wetland scientists, upland lot areas are usually consistent.

HARDSHIP

This lot is unlike others in the district due to size, shape, and soils.

Hardship accrues to this land due to **Shape** resulting from the subdivision of the land prior to the current zoning. On each side of the property, developments were platted for small lots. In the rear this once larger tract a lot has been created in character with the neighborhood sizes and shapes.

Zoning provisions look to uniformity of the district (C40a/s4); dimensional criteria appropriate to the zone, typically dealing with density. Older subdivision areas of towns are often later overlain with larger lot dimensional criteria, creating a challenge when dealing with vastly oversized lots comporting with the uniformity provisions of the statute.

MGL c.40A, s4-Uniform districts

Section 4. Any zoning ordinance or by-law which divides cities and towns into districts shall be uniform within the district for each class or kind of structures or uses permitted.

Case law gives guidance to the “uniform district” provision. In **SCIT, Inc. v. Planning Board of Braintree, 472 NE 2d 269 - Mass: Appeals Court 1984 at p 107:-**

“Section 4 of c. 40A provides that “[a]ny zoning ordinance or by-law which divides cities and towns into districts shall be uniform within the district for each class or kind of structures or uses permitted.” The basic assumption underlying the division of a municipality into zoning districts is that, in general, each land use will have a predictable character and that the uses of land can be sorted out into compatible groupings. See Leahy v. Inspector of Bldgs. of New Bedford, 308 Mass. 128, 132 (1941). Based upon this assumption, certain uses are permitted as of right within each district, without the need for a landowner or developer first to seek permission which depends upon the discretion of local zoning authorities. The uniformity requirement is based upon principles of equal treatment: all land in similar circumstances should be treated alike, so that “if anyone can go ahead with a certain development [in a district], then so can everybody else.” 1 Williams, American Land Planning Law § 16.06 (1974).”

Here, in the instant case, a lot over 2X the current required area, and 5X the area of abutting lots encounters a hardship by way of updated zoning dimensional criteria. Here the use does not change the neighborhood.

DEROGATION

There can be no derogation from the intent of the Bylaw where, among other things, the land area provides for adequate septic disposal unlike others, there is significantly more ‘yard’ area, further set backs for the new lot. And the development of an additional house does not change the adjacent abutting neighborhoods.

The stated purpose of the bylaw (Section 1 General 1-A Purpose), seeks to “*encourage the most appropriate use of the land, to preserve the cultural, historical and agricultural heritage of the community; to conserve the value of land and buildings, including the conservation of natural resources; to provide for appropriate commercial and industrial uses of land; to protect water quality and supply; to secure safety from fire, flood and other dangers; to regulate land uses that have an impact on the Town’s natural, fiscal and physical capacities; to encourage housing for residents of all income levels; and to provide for other purposes authorized under the Zoning Act. For this purpose, the use, construction, repair, alteration, height, area, and location of buildings and structures, and use of premises in the Town of Holliston, are regulated as hereinafter provided.*”

This proposal purposefully is designed to meet those goals, and in addition any other reuse of the property would have an impact on the existing historic house (being greater than 75 years old).

By placing a house in the rear of the property the open field character is maintained to the greatest extent possible. There can be no question the land is suitable to support the additional house without derogating from the Purpose of the Bylaw.

It is noted the soils in the area are well drained sand/gravel and would support a septic system in full compliance with Title 5, where many adjacent lots have had septic upgrades necessitating a deed restriction.

DETRIMENT

There can be no detriment to the neighborhood where the proposed lot will contain a house utilizing the existing driveway in common with the existing house at 114 Concord Street; where the land area greatly exceeds the average lot areas in the surrounding neighborhoods, where there is a commercial operation across the street, where there are numerous lots having septic system variances and where the actual locus was recently split off to afford a new lot also needing similar variance relief at 60 Jarr Brook Road.

Dimensional criteria analysis:

AREA

Locus 2.18 acres- as two lots each at 44,000 sf (1.01 acres) and (48,711 sf (1.11 acres) meeting present zoning)

Abutting 10 lots at between 0.30 and 0.44 acres, 1 at 1.8 acres, 1 at 1.34 acres.

FRONTAGE

Locus – 198.17 feet – as two lots 1 complying at 180 feet, 1 proposed at 18.17 feet but proposed to have a common driveway.

Abutting Lots generally at 100 feet but some at as much as 140 feet.

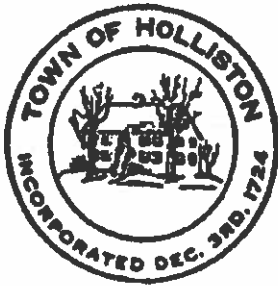
WIDTH - DEPTH

No abutting or nearby lots meet width or depth requirements of the current Zoning Bylaw.

Very truly

George Connors

Encls.



TOWN OF HOLLISTON
ZONING BOARD OF APPEALS

TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

APPLICATION FOR GRANT OF A DIMENSIONAL VARIANCE

Date Filed: 11/28/22
Subject Address: 114 Concord St
Applicant's Name: Joana D'Arc de Almeida
Applicant's Address: 114 Concord St
Applicant's Email: Joanapmreality@gmail.com
Applicant's Phone Number: _____
Owner's Name: Sam
Owner's Address: _____

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

Applicant's Signature: Joana D'Arc de Almeida

Owner's Signature: Joana D'Arc de Almeida

The land is shown in the Assessor's records as Map 17 Block _____ Lot 1126-2-1

Registry of Deeds Recording Information: Book 1566 Page 148 (L.C. Y/N?)

Zoning Information and Comments (To be completed by the Building Commissioner):

Zoning District: Res. Ag. B

Special Requirements

11. Flood Plain District. To submit a petition for Variance or Special Permit from regulations set forth in the Flood Plain District, the petitioner must supplement their application with the following:
 - a. Existing base flood elevation data for review by the Inspector of Buildings prior to filing same with the application.
 - b. Certification by a registered professional engineer that the proposed encroachment will not result in any increase in flood levels during a 100-year flood occurrence and that said encroachment will comply with the flood plain requirements of the State Building Code.
12. Comprehensive Permits. See special requirements as outlined in the ZBA Rules for the issuance of a Comprehensive Permit, GLc.40B. . Reference MGL, c. 40B, Section 20-23.

Fee Schedule

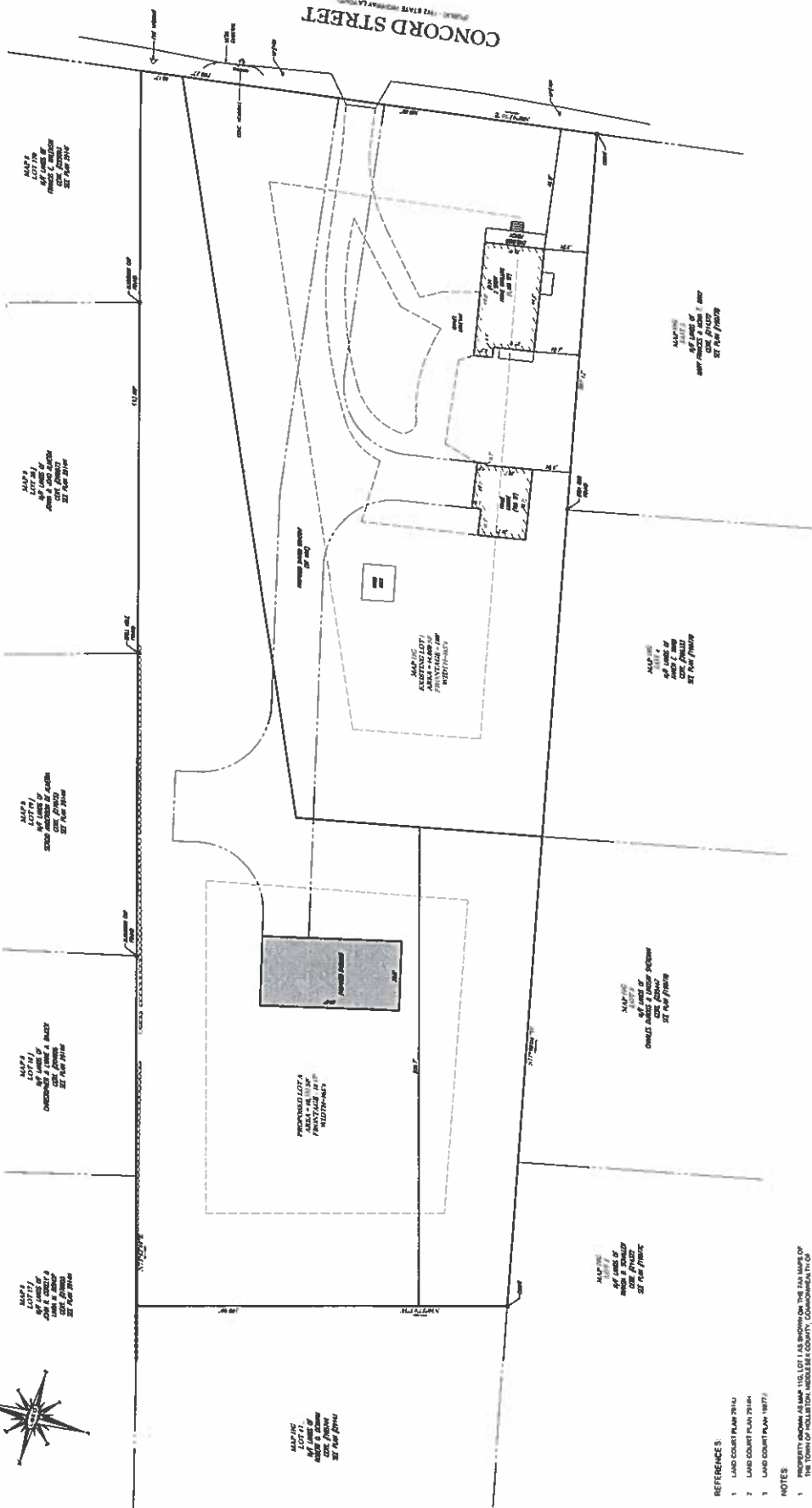
Plan or action	Filing fee*	Advertising fee**
Special Permit	\$250.00	\$100.00
Dimensional Variance	\$250.00	\$100.00
Use Variance	\$500.00	\$100.00
Administrative Appeal	\$250.00	\$100.00
Comprehensive Permit Ch. 40B	\$1000 base fee, plus 100 per unit proposed	\$100.00

*Payable at time of filing.

** The Applicant/Petitioner/Appellant is also required to assume responsibility for the costs for advertising the Notice of Public Meeting in the Metrowest Daily News. The town will collect the appropriate fee before submitting the advertisement. Upon receipt of the final bill, the town will reimburse any unused funds or seek payment for any additional costs.

**Consultant Review Fees**

In addition to the above filing fees and the costs for advertising the Notice of Public Hearing, the Applicant/Petitioner/Appellant may also be subject to additional Consultant Review Fees. If the Board determines that it requires technical advice, it may employ outside consultants. The Board of Appeals shall then notify the Applicant/Petitioner/Appellant regarding the required Consultant Review Fee that is imposed by the Board. An additional fee may be collected if during the review, the above deposit is found insufficient to cover the actual cost of the review. At the completion of the Board's review, any excess in the account, including interest, shall be repaid to the Applicant/Petitioner/Appellant.



1	LAND COVER PLAN 781A
2	LAND COVER PLAN 781B
3	LAND COVER PLAN 781C

- NOTES:**
1. PROPERTY INTEREST AS MAP 115 LOT 1 AS SHOWN ON THE TAX MAP OF THE TOWN OF HOLLAND, HOLLAND COUNTY, CONNECTICUT, OF THE TOWN OF HOLLAND.
 2. THE BEARING BASE OF THIS SURVEY REFERS TO THE MASSACHUSETTS STATE PLAT MAP OF THE TOWN OF HOLLAND, HOLLAND COUNTY, CONNECTICUT, OF THE TOWN OF HOLLAND.
 3. THIS PLAN, BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED BY THE TOWN OF HOLLAND, HOLLAND COUNTY, CONNECTICUT, IS BASED ON THE FIELD BOOK OF THE HOLLAND CHURCH AND OTHER REFERENCE MATERIAL AS LISTED HEREIN.
 4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT OR A TITLE CURATIVE REPORT, AND THEREFORE, COVENANTS, EASEMENTS, OR OTHER MATTERS THAT MAY BE CONTAINED THEREIN ARE NOT SHOWN.
- AREA OF ORIGINAL LOT 1 - 32.71 AC OR 0.8712 AC

revision:		comment
rev	date	
1		
2		
3		



PRELIMINARY SUBDIVISION

OF
MAPPING LOT 3

OWNER: JOAO B.S. MAGALHES DE ALMEIDA &
JOANA D'ARC DE ALMEIDA
IN CONCORD ROAD
TOWN OF MOLLISTON
MIDDLESEX COUNTY
COMMONWEALTH OF MASSACHUSETTS

Abstract

LÉVESQUE GEOMATICS INC

43 GLENDALE ROAD
TITUSBORO, MA 01818
PHONE: (508) 868-0043



151

1

THESE RESULTS WERE NOT SIGNIFICANTLY DIFFERENT FROM THOSE OBTAINED IN THE PREVIOUS STUDY. THE RESULTS OF THE PRESENT STUDY WERE NOT SIGNIFICANTLY DIFFERENT FROM THOSE OBTAINED IN THE PREVIOUS STUDY.

2012

11710757
CSCA

JOSEPH I. LEVINSKY III
MANAGING DIRECTOR, PROFESSIONAL LAND SURVEYING BOARD

[illegible]

JAR BROOK
Henry P. Talbot, et al.
L.C. No. 4183A Cert. 4553

2914J

SUBDIVISION PLAN OF LAND IN HOLLISTON

Schofield Brothers, Inc., Surveyors

November 23, 1981

HOUGHTON'S

Henry P. Talbot, et al.
L.C. No. 4183A Cert. 4553

Paul C. Hanna, Jr.
L.C. No. 19077A Cert. 55900

CONCORD STREET
(45.00 Wide)

POND

SEPTEMBER 20, 1981
Plan 2914G Cert. 86893

Middlesex County Registry District
JUL 6 1984
RECEIVED FOR REGISTRATION
12 O'CLOCK 01 AM
PL 2910.00

Subdivision of Lot B¹ and Part of Lots B⁴ & B⁵
Shown on Plans 2914B and 2914C and 2914E
Filed with Cert. of Title Nos. 3499 and 5545 and
South Registry District of Middlesex County

Separate certificates of title may be issued for land
shown hereon as lots 22 through 27
By the Court.

RE JULY 27, 1982
James M. Maloney
Deputy Recorder

Abutters are shown as
on original decree plan.

Copy of part of plan
filed in
LAND REGISTRATION OFFICE
JULY 27, 1982
Scale of this plan 120 feet to an inch
Louis A. Moore, Engineer for Court

Page datalets/datalet.aspx?mode=agriculture not registered

PARID: 136011G000200010

MUNICIPALITY: HOLLISTON

LUC: 104

ALMEIDA, JOANA & JOAO

114 CONCORD ST

PARCEL YEAR: 2022

Property Information

Property Location: 114 CONCORD ST

Class: R-RESIDENTIAL

Use Code (LUC): 104-TWO-FAMILY

District: MA136 - HOLLISTON

Deeded Acres: 2.1280

Square Feet: 92,696

Sales

Sale Date (D/M/Y)	Book/Page	Sale Price	Grantee:	Grantor:	Cert Doc #
11-12-2020	1566-148	\$245,000	ALMEIDA, JOANA & JOAO	DENHAM, ROBERT O & DORIS	274951/1863775
01-01-1985	00475-0429	\$1	DENHAM, ROBERT O & DORIS		71178

Owner History

1 of 18

Tax Year: 2022

Owner: ALMEIDA, JOANA & JOAO

Co-Owner:

Sale Care Of

State: MA

City: HOLLISTON

Address: 114 CONCORD ST

Zip Code: 01746

Deed Book/Page: 1566/148

Land

Land Line #	Land Type	Land Code	Class	Square Feet	Acres	Suppressed	CH618 %	Infl %	Infl Reason	Infl 2 %	Infl 2 Reason	Base Rate	Chap Market Value	Assessed Value
1	S-SQUARE FOOT	P-PRIMARY	101-SINGLE FAMILY RESIDENCE	40,000	.92	N						6	242,800	
2	A-ACREAGE	R-RESIDUAL	101-SINGLE FAMILY RESIDENCE	52,708	1.21	N						4,275	5,173	
Total:													0	247,973

Printed on Wednesday, July 20, 2022, at 8:12:10 AM EST

PARID: 136011G000200010 MUNICIPALITY: HOLLISTON LUC: 104
ALMEIDA, JOANA & JOAO 114 CONCORD ST PARCEL YEAR: 2022

Residential Card Summary

Card/Building: 1
Stories: 1.5
Condition: 6 - FAIR AVERAGE
Grade: B - GOOD
CDU: V - - BELOW AVERAGE
Exterior Wall: WS - WOOD-SHN-SHK
Style: CO - CONVENTIONAL
Year Built: 1920
Effective Year: 1960
Square Feet of Living Area: 1821
Total Rooms: 11
Bedrooms: 6
Full Baths: 2
Half Baths: 1
Additional Fixtures: 0
Roofing Material: AS - ASPHALT-SHNG
Heating: A - FORCED AIR - AC
Fuel Type: G - GAS
Dwelling Value: \$129,800

Sections

Card #	Addition #	Lower	First	Second	Third	Area	RCNLD
1	0					1,170	0
1	1	B	FM			28	1500
1	2		FM			20	900
1	3		FM			18	800
1	4		E			156	6400
1	5		E			16	1500
1	6		P			60	1500
1	7		P			54	1400

PARID: 136011G000200010

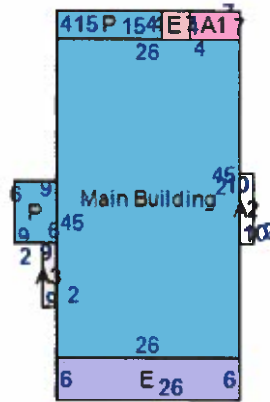
MUNICIPALITY: HOLLISTON

LUC: 104

ALMEIDA, JOANA & JOAO

114 CONCORD ST

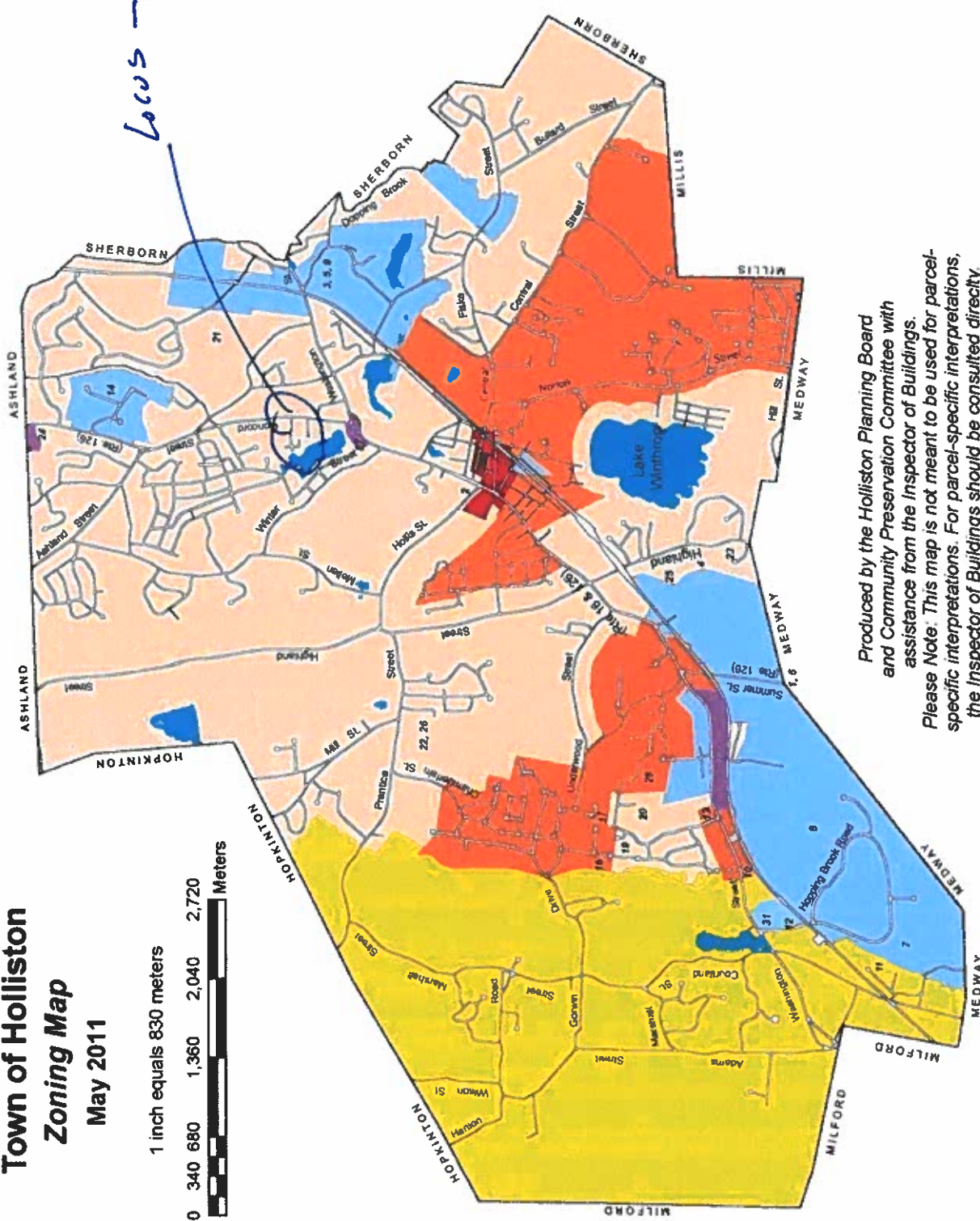
PARCEL YEAR: 2022



Printed on Tuesday, July 19, 2022, at 9:43:33 AM EST

Town of Holliston Zoning Map May 2011

1 inch equals 830 meters



Map Amendments

1	Art. 10	Warrant of 17-Oct-63
2	Art. 31	Warrant of 12-Mar-65
3	Art. 7	Warrant of 27-Oct-66
4	Art. 3	Warrant of 01-Dec-66
5	Art. 28	Warrant of 10-Mar-67
6	Art. 27	Warrant of 10-Mar-67
7	Art. 9	Warrant of 11-Jul-68
8	Art. 10	Warrant of 26-Jun-69
9	Art. 5	Warrant of 17-Sep-70
10	Art. 12	Warrant of 04-Apr-72
11	Art. 7	Warrant of 29-Jun-72
12	Art. 21	Warrant of 20-Mar-74
13	Art. 13	Warrant of 19-May-75
14	Art. 20	Warrant of 19-May-75
15	Art. 12	Warrant of 14-Jun-82
16	Art. 33	Warrant of 06-May-85
17	Art. 13	Warrant of 17-Dec-85
18	Art. 12	Warrant of 05-May-86
19	Art. 7	Warrant of 04-May-87
20	Art. 1	Warrant of 04-Feb-88
21	Art. 2	Warrant of 04-Feb-88
22	Art. 24	Warrant of 10-May-88
23	Art. 12	Warrant of 29-Jun-89
24	Art. 33	Warrant of 06-May-91
25	Art. 37	Warrant of 04-May-92
26	Art. 33	Warrant of 11-May-93
27	Art. 35	Warrant of 05-May-97
28	Art. 28	Warrant of 08-May-00
29	Art. 46	Warrant of 07-May-07
30	Art. 39	Warrant of 06-May-08
31	Art. 33	Warrant of 10-May-11

Produced by the Holliston Planning Board
and Community Preservation Committee with
assistance from the Inspector of Buildings.
Please Note: This map is not meant to be used for parcel-
specific interpretations. For parcel-specific interpretations,
the Inspector of Buildings should be consulted directly.

IV-B SCHEDULE OF INTENSITY REGULATIONS

District	Minimum Lot Dimensions (Continuous)			Minimum Yard Setbacks			Max. Height of Building or Structure		Max. % Coverage: Buildings, Structures & Accessory Buildings	Floor Area Ratio (FAR)
	Area (s.f.)	Frontage (feet)	Lot Depth (feet)	Front (feet)	Side (feet)	Rear (feet)	Stories	Feet		
Ag-Res Dist. A	80,000	225	300	40	40	40	2 1/2	35	20	--
Ag-Res Dist. B	40,000	180	200	40	30	40	2 1/2	35	25	--
Residential Dist.	30,000	120	150	30	20	30	2 1/2	35	30	--
Vil. Res. Dist.	10,000	70	50	15	15	15	3	40	50	--
Vil. Ctr. Comm. Dist.	5,000***	70	50	10**	15**	15**	3	40	50**	1.00
Comm. Dist.	15,000	80	120	10	15	20	3	40	50	0.50
Industrial Dist.	20,000	100	150	30	20	30	3	40	40	0.50
Apt. Dist.	10 ac.	500*	500*	50	50	50	2 1/2	35	20	--

Exceptions:

* - or such modification as the Board of Appeals may allow;

** - except that the Board of Appeals may authorize the reduction of yards to zero and an increase in coverage to 80%, subject to Section V-K5

*** - additional area may be necessary to meet Board of Health requirements for sewage disposal.

-- - no specified ratio.

The above dimensions are subordinate to any Buffer Area requirements. In Apartment districts, the yard dimensions shall apply to building setbacks with reference to: (a) the perimeter bounds of an entire apartment development; (b) each street bounding or within an apartment development; and (c) any private way which, in the opinion of the Planning Board, may later become a street, rather than to each building in such an apartment development. Walls specifically designed as impermeable barriers for the proper installation of sub-surface sewage disposal systems, and those designed and constructed in accordance with plans approved as part of a subdivision approval by the Planning Board shall be exempt from the setback requirements within the Schedule of Intensity Regulations. For all ground-mounted small- and large-scale solar power generation systems, minimum perimeter setbacks shall be 50 feet from any component to any lot line. (Amended May 2012 – ATM, Art. 34. Previously amended May 2008 – ATM, Art. 39, May 1998 – ATM, Art. 45, May 1997 – ATM, Art. 30, May 1986 – ATM, Art. 11, March 1974 – ATM, Art. 10, and April 1970 – ATM, Art. 20.)

I-E DEFINITIONS CONTINUED

Lot Area - Area within a lot, including land over which easements have been granted, but not including any land within the limits of a street upon which such lot abuts, even if fee to such street is in the owner of the lot, except that if a corner lot has its corner bounded by a curved line connecting other street lines which, if extended, would intersect, the area may be computed as if such boundary lines were so extended. No more than 10% of any wetland area, as defined in sub-section V-G shall be included in lot area calculations for an apartment development site.

(Amended March 1974 – ATM, Art. 10)

Lot Depth - A measurement perpendicular to, and from the lot frontage. The depth as required within Section IV-B (Schedule of Intensity Regulations) shall exist continuously along not less than 50% of the required frontage. *(Amended May 1995 – ATM, Article 42)*

Lot Frontage - A continuous lot line abutting a Street, and across which there is legal, and physical access to the lot. *(Added May 1995 – ATM, Article 42)*

Lot Line - The established division line between lots or between a lot and a street.

Lot Width - The distance between the side lines of a lot measured at the required minimum front yard setback line. *(Added May 2001 – ATM, Art. 40)*

Marijuana Establishment: A cultivator, marijuana testing facility, marijuana product manufacturer, marijuana retailer or any other type of licensed marijuana-related business, all as defined by the Massachusetts General Laws, Chapter 94G, said Marijuana establishments shall be deemed independent of any other definitions in this by-law and not a subset or subcategory of any other category. *(Added October 2018 – STM, Art. 24)*

Craft Marijuana Cultivator Cooperative: A marijuana cultivator comprised of residents of the Commonwealth organized as a limited liability partnership under the laws of the Commonwealth, or an appropriate business structure as determined by the Commission, and that is licensed to cultivate, obtain, manufacture, process, package and brand marijuana and marijuana products to deliver marijuana to marijuana establishments but not to consumers, as defined by the Massachusetts General Laws, Chapter 94G.

Marijuana Cultivator: An entity licensed to cultivate, process and package marijuana, to deliver marijuana to marijuana establishments and to transfer marijuana to other marijuana establishments, but not to consumers, as defined by the Massachusetts General Laws, Chapter 94G.

Marijuana Product Manufacturer: An entity licensed to obtain, manufacture, process, and package marijuana and marijuana products, to deliver marijuana and marijuana products to marijuana establishments and to transfer marijuana and marijuana products to marijuana establishments and to consumers, as defined by the Massachusetts General Laws, Chapter 94G.

I-E DEFINITIONS CONTINUED

Structure – Three (3) dimensional permanent improvements to real estate made with building materials which improvements include, but are not limited to swimming pools, tennis courts, basketball courts and accessory buildings. Driveways, patios, badminton and volleyball court nets (without courts), backboards above garage doors, flagpoles etc. are excluded. *(Amended May 1998 – ATM, Article 43)*

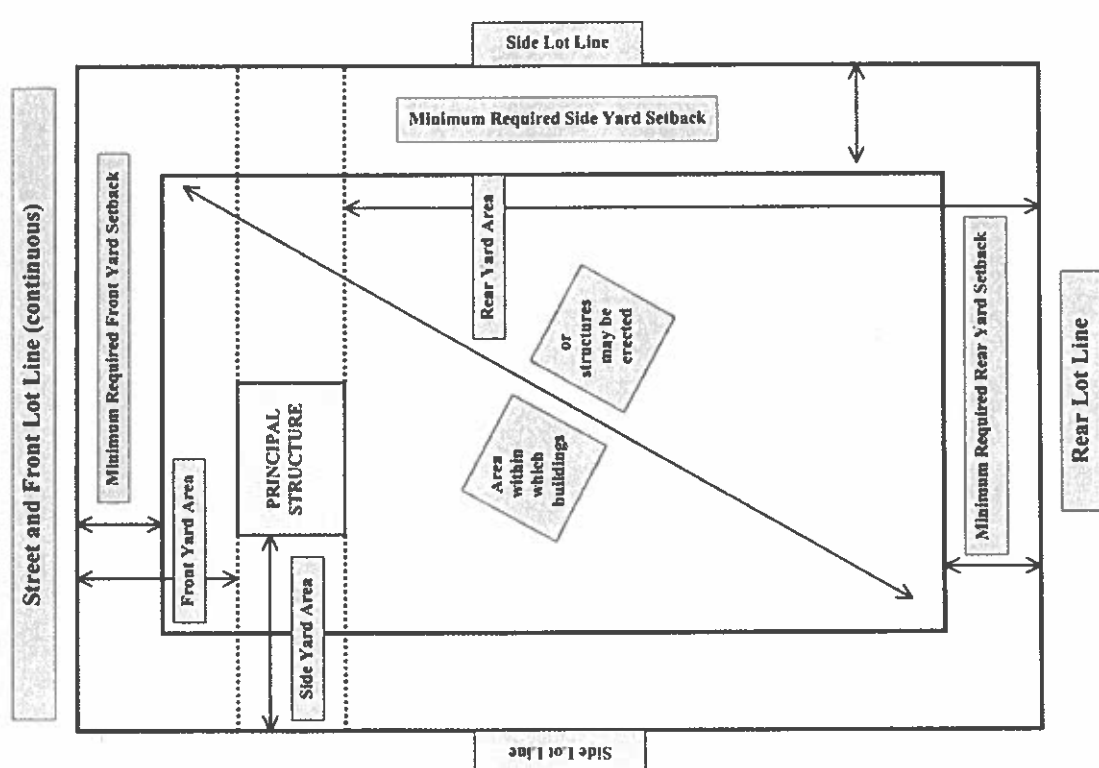
Trailer or Mobile Home - Sometime or regularly transportable unit, by whatever name, which provides temporary or permanent facilities for living, sleeping or business use, whether with or without motor power, whether standing on wheels or other support and whether or not temporarily or permanently resting on its own foundation.

Two-Family Dwelling - A dwelling intended and designed to be occupied by two families living independently in separate dwelling units. *(Amended May 2001 – ATM, Art. 40)*

Warehouse - A building used primarily for the storage of goods and materials, for distribution, but not for sale on the premises. *(Added May 2016 – ATM, Art. 22)*

Wholesale Trade – Establishments primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional or professional users; to other wholesalers; or acting as agents and buying merchandise for, or selling merchandise to, such individuals or companies. *(Added May 2001 – ATM, Art. 40)*

Yard, Front, Side, Rear - An unoccupied space open to the sky on the same lot with a building or structure (Note: The drawing illustrates the positions and the extent of the front, side and rear yard and their required minimum setbacks.). *(Amended May 1998 – ATM, Article 43)*



SECTION IV - INTENSITY REGULATIONS

IV-A GENERAL REQUIREMENTS

1. A dwelling, building, or any structure hereafter constructed or altered in any district shall not be located on a lot having less than the minimum requirements and no more than one dwelling shall be built upon any single lot, except as hereinafter provided.
2. Lot Frontage (as defined in Section I-E Definitions) shall meet the requirements of the zoning district (as set forth in Section IV-B Schedule of Intensity Regulations) and shall be measured in a continuous line from one side lot line to the other side lot line, along the sideline of the street. In the case of a corner lot, the sideline of the street not used for the lot frontage shall be treated as a side lot line for the purposes of frontage measurement. *(Amended ATM, May 1999, Article 38. Previously amended May 1998 – ATM, Art. 42.)*
3. On all corner lots the required front yard dimensions shall apply from both street lines. The required side yard dimensions shall apply from all other lot lines. In all cases one street line shall be accepted as the front street line for the measurement of lot frontage. In any case, the sum of the street line and the rear line of the required front yard shall not be less than 1.8 times the required frontage.
4. On all corner lots, between the sidelines of intersecting streets and a straight line joining points on such sidelines ten (10) feet distant from their point of intersection or, in the case of a rounded corner, a straight line joining the points of intersection of their tangents, no building or structure may be erected and no vegetation may be maintained three (3) feet above the plane through their curb grades. *(Amended May 2019 – ATM, Art. 31)*
5. The minimum front yard dimensions required in the following schedule are to be measured from the street line where a plan for the street is on file with the Registry of Deeds or, in the absence of such a plan, from a line twenty-five feet from and parallel with the apparent centerline of the traveled way or street.
6. Lot width at the required front yard setback shall be measured as a straight line distance between the side lot lines and shall be no less than eighty percent (80%) of the required Lot Frontage. For corner lots, lot width shall be measured parallel of the frontage. *(Amended ATM, May 1999, Article 48. Previously amended May 1997 – ATM, Art. 36.)*
7. Lots which are so distorted in configuration as to be detrimental to public health, safety, welfare or convenience, even though complying with the dimensional requirements established herein, shall not be allowed.
8. The limitation on height of buildings in the following schedule shall not apply in any district to chimneys, ventilators, antennas, spires or other ornamental features of buildings which features are in no way used for living purposes. *(Amended June 1969 – STM, Art. 10)*

Subdivision of Lot B shown on plan filed with Cert. of
Title No. 2732. Middlesex South Dist. Registry of Deeds.

LAND IN HOLLISTON.

Scale 150 feet to an inch.

DEC. 1911.

W. W. Wight & Son, Civil Engineers.

Eliza F. Talbot.

JARR BROOK

HOUGHTON'S

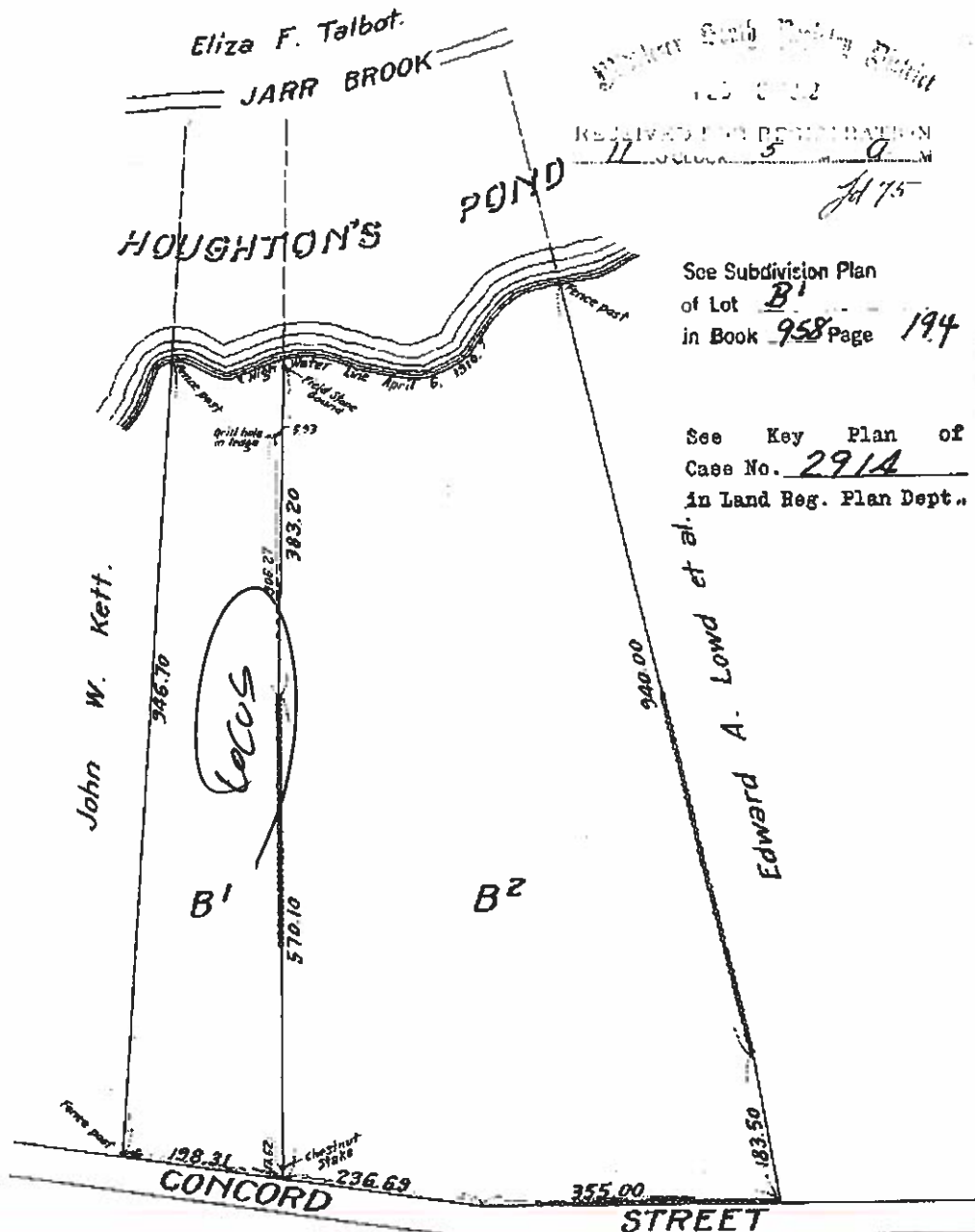
POND

RECEIVED FOR REGISTRATION
JAN 3 1912

See Subdivision Plan
of Lot B¹
in Book 958 Page 194

See Key Plan of
Case No. 2914
in Land Reg. Plan Dept.

See Key Plan of
Case No. 2914
in Land Reg. Plan Dept.

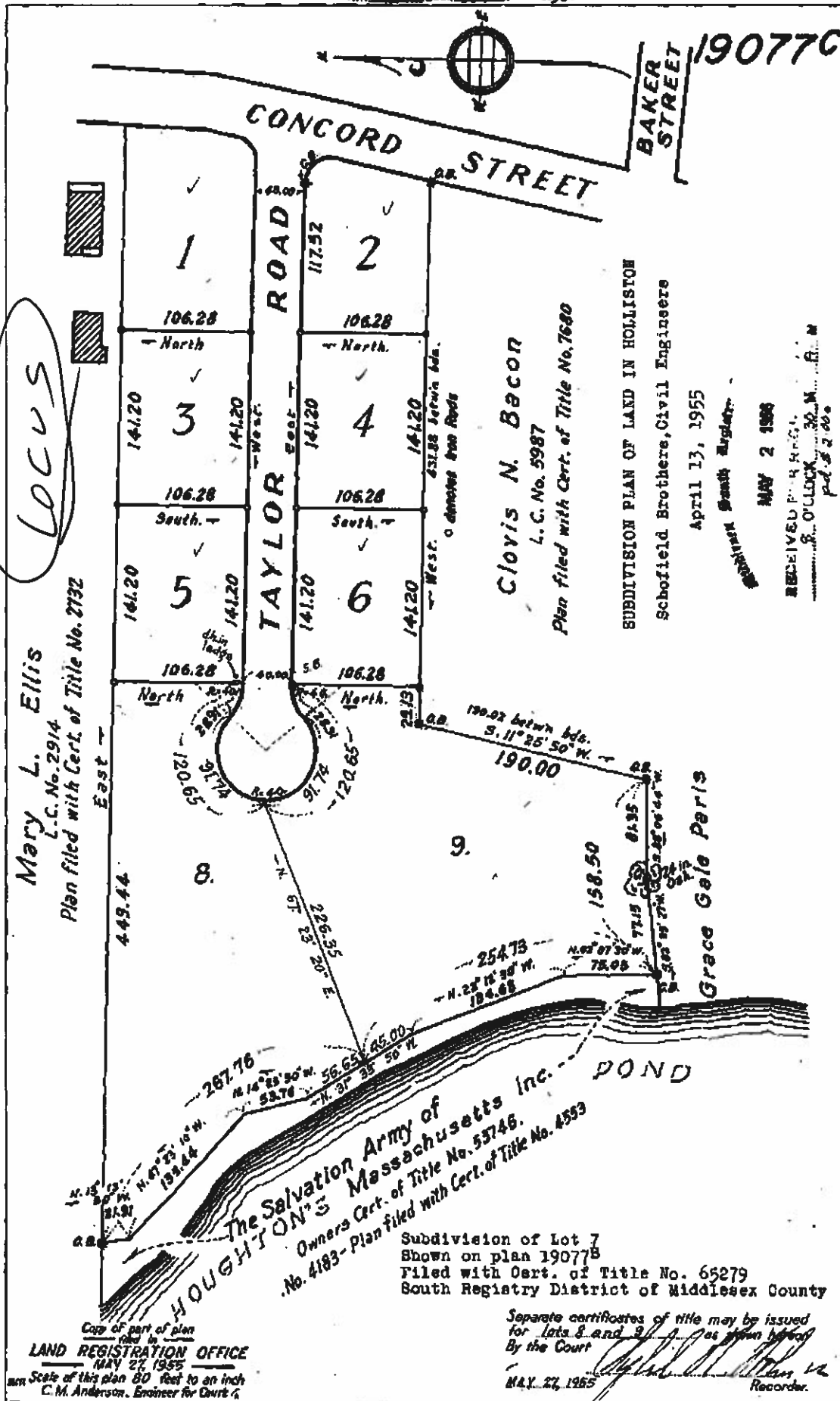


Separate certificates of title may be issued
for Lots B¹ and B² as shown hereon
By the Court

Jan. 3, 1912.

Recorder.

Copy of part of plan
filed in
LAND REGISTRATION OFFICE
JAN. 3, 1912.
Scale of this plan 150 feet to an inch
C. B. Humphrey, Surveyor for Court



2914^H

SUBDIVISION PLAN OF LAND IN HOLLISTON

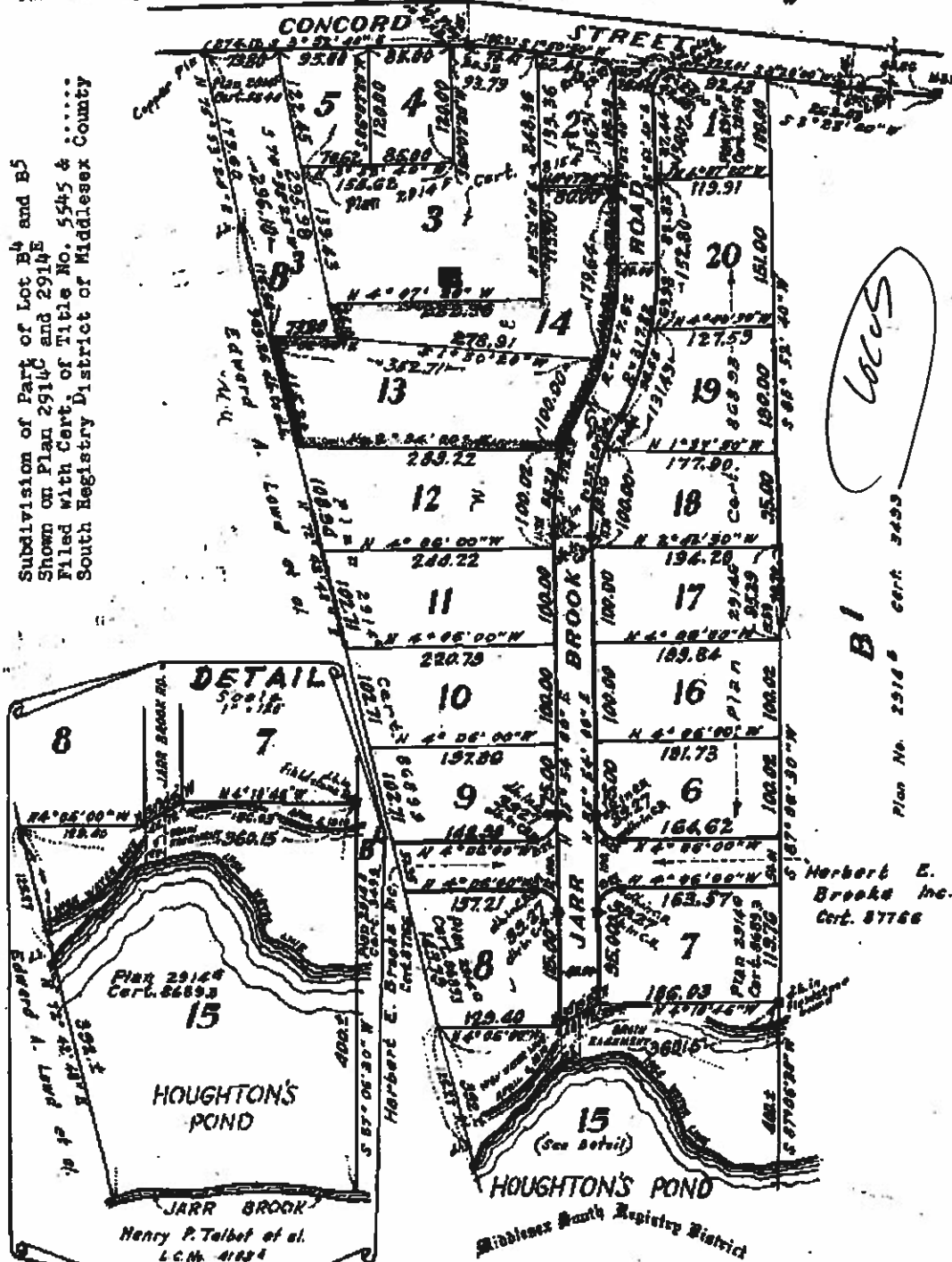
MacCarthy Engineering Service Inc., Surveyors

See Key Plan of
Case No. 2914
in Land Reg. Plan Dept.

May 7, 1957



Subdivision of Part of Lot B4 and B5
Shown on Plan 2914C and 2914E
Filed with Cert. of Title No. 545 &
South Registry District of Middlesex County



Separate certificates of title may be issued for land shown hereon as lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

DEC. 29, 1956

[Signature]
Recorder

LAND REGISTRATION OFFICE
JULY 17, 1957
Scale of this plan 120 feet to an inch
C. M. Anderson, Engineer for Court v.1

JAR BROOK
Henry P. Talbot et al.
L.C. No. 4183A Cert. 4553

2914J

SUBDIVISION PLAN OF LAND IN HOLLISTON
Schofield Brothers, Inc., Surveyors
November 23, 1981

Houghton's
Henry P. Talbot et al.
L.C. No. 4183A Cert. 4553

Paul C. Hanna, Jr.
L.C. No. 19077A Cert. 55800

Middlesex County Registry District
JUL 6 1984
RECEIVED FOR REGISTRATION
CLOCK 0 1 AM
PL 210.00

Edward A. Lowd et al.

CONCORD STREET
(45.00 Wide)

Separate certificates of title may be issued for land shown hereon as lots 22 through 27 By the Court.

W. JULY 27, 1982
Louis A. Moore
Deputy Recorder

Abutters are shown as on original decree plan.
Copy of part of plan filed in
LAND REGISTRATION OFFICE
JULY 27, 1982
Scale of this plan 120 feet to an inch
Louis A. Moore, Engineer for Court



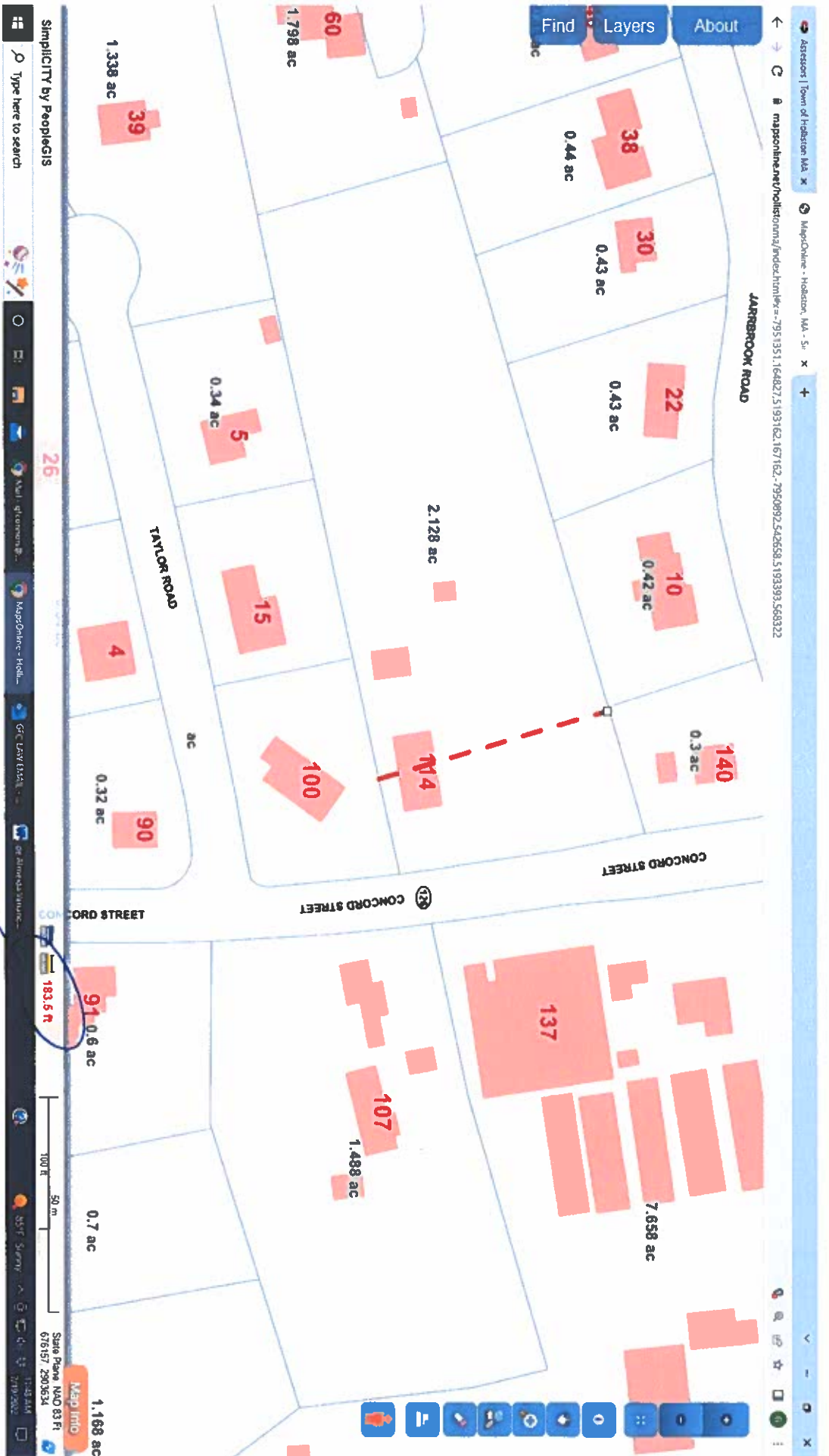
Showing lot sizes
Abutting site



Showing lot sizes
Assessing site



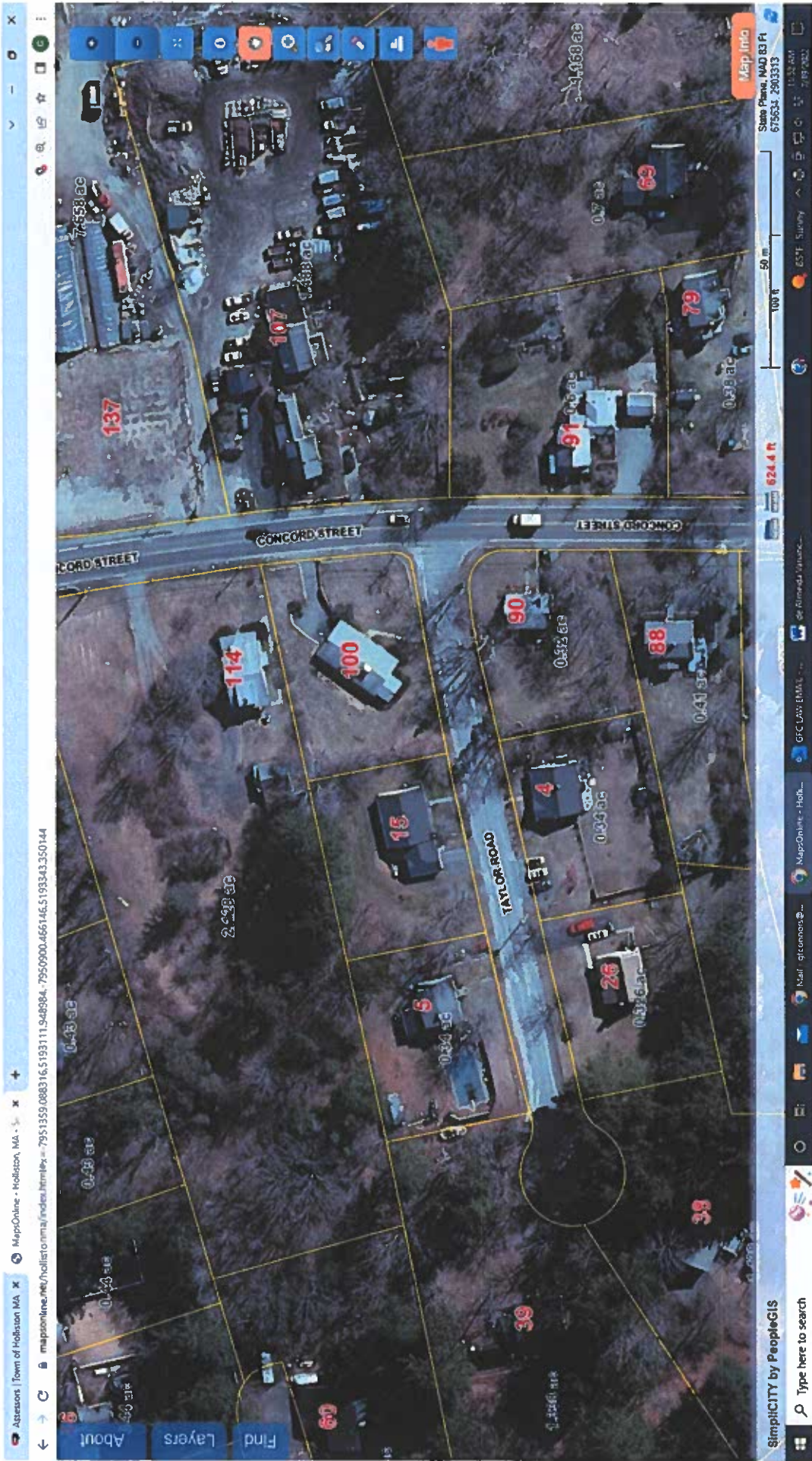
General lot sizes in ALEA



lot width (Ref Zoning width Red)



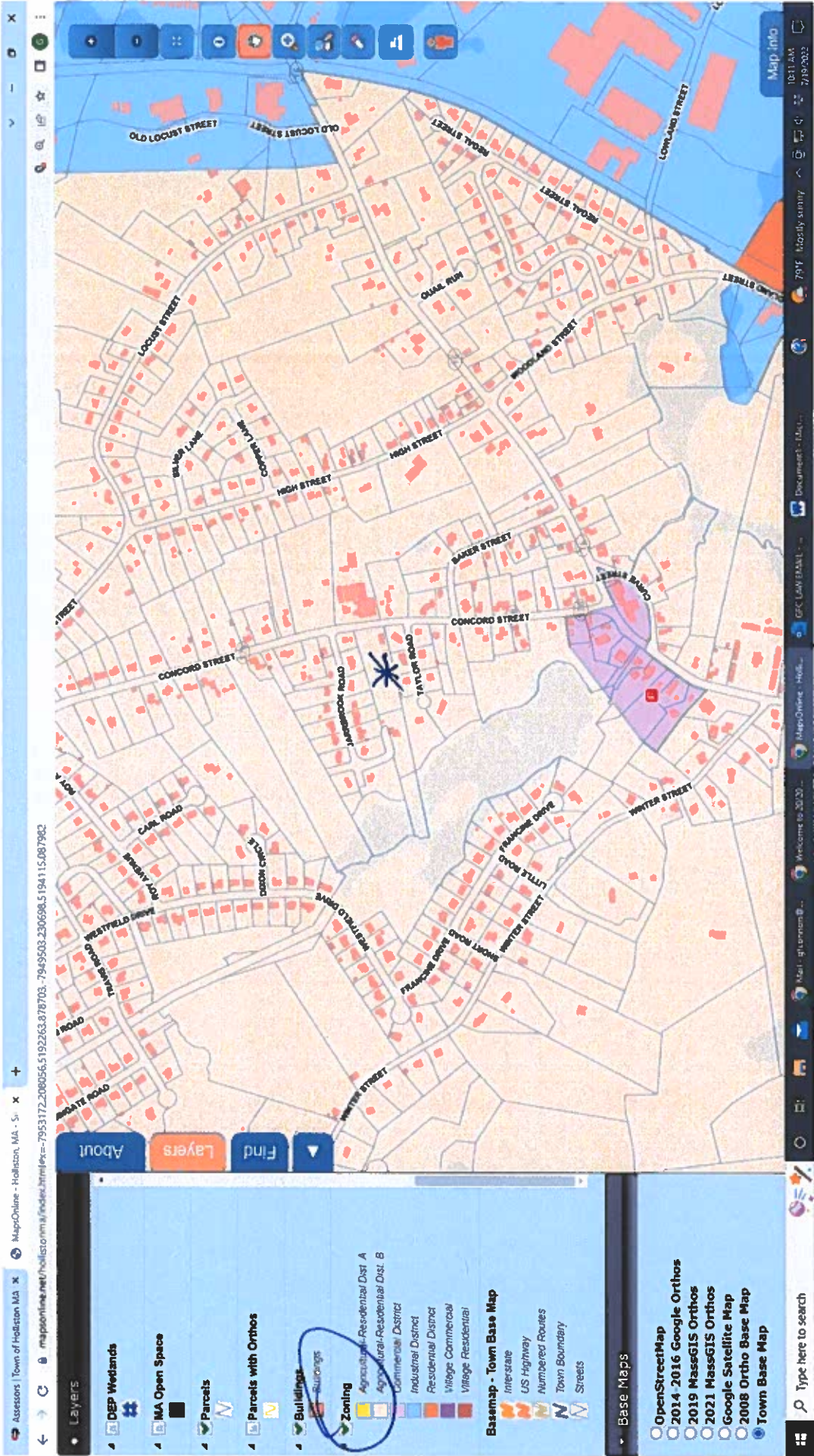
Neighborhood Overview



neighborhood overview

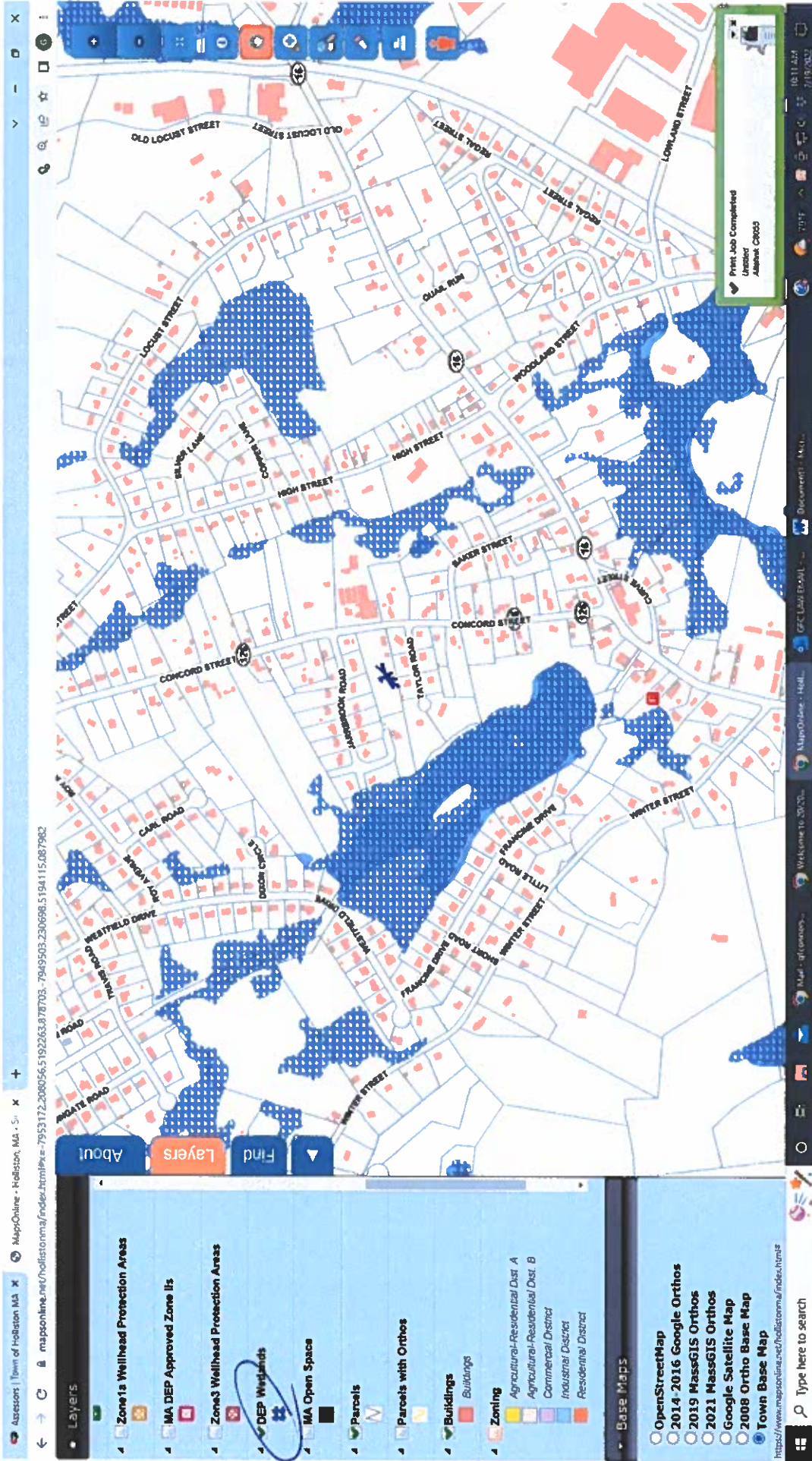


note locus change lot 114 + 60
(1981)



* = locust

Zoning

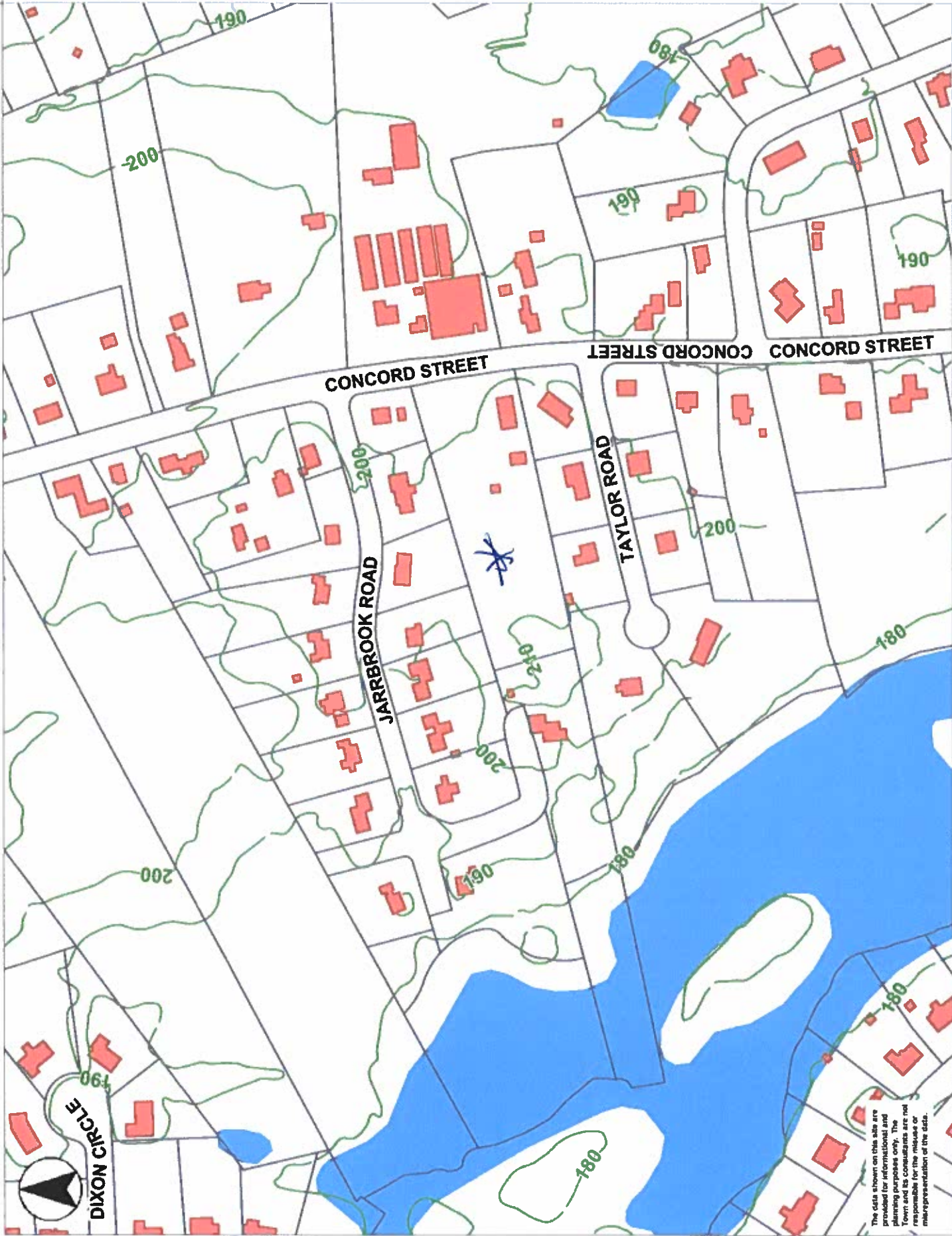


Wetlands

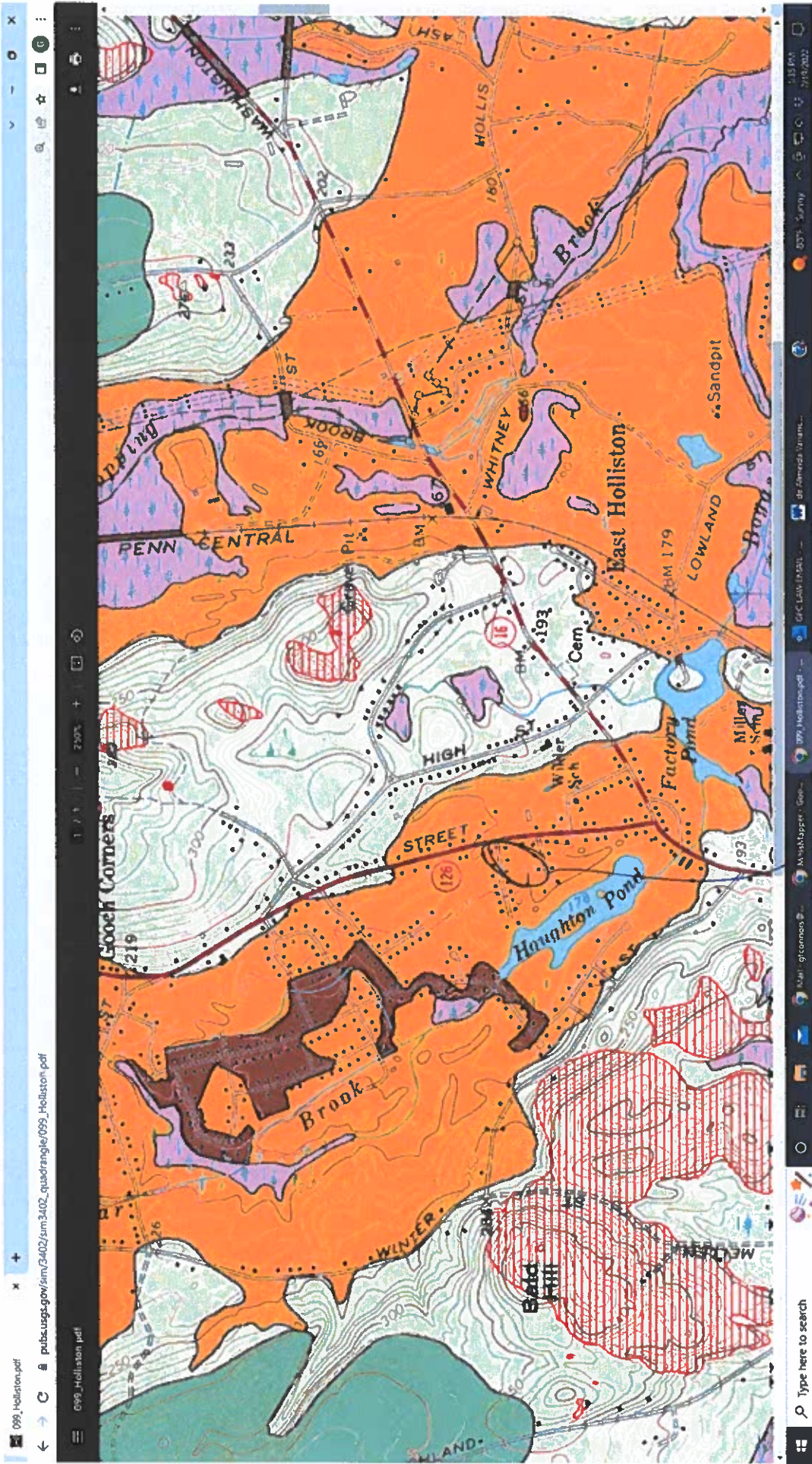
* Locust



- Places
 - Fire Station
 - Police Station
 - Town Hall
 - Public Library
 - School
- 10 Foot Contours
- Zone 1a Wetland Protective
- MA DEP Approved Zone II
- Parcels
- Buildings 2018
- Town Boundary
- MA Highways
 - Interstate
 - US Highway
 - Numbered Routes
- Abutting Town Labels
- Abutting Towns
- Streets



*4 lots
To go*



Locs 114 Concord St.
in Gravel outwash deposit
MASSGIS using USGS topographical bedrock Hill Road.

PARID: 136011G000200010
ALMEIDA, JOANA & JOAO

MUNICIPALITY: HOLLISTON
114 CONCORD ST

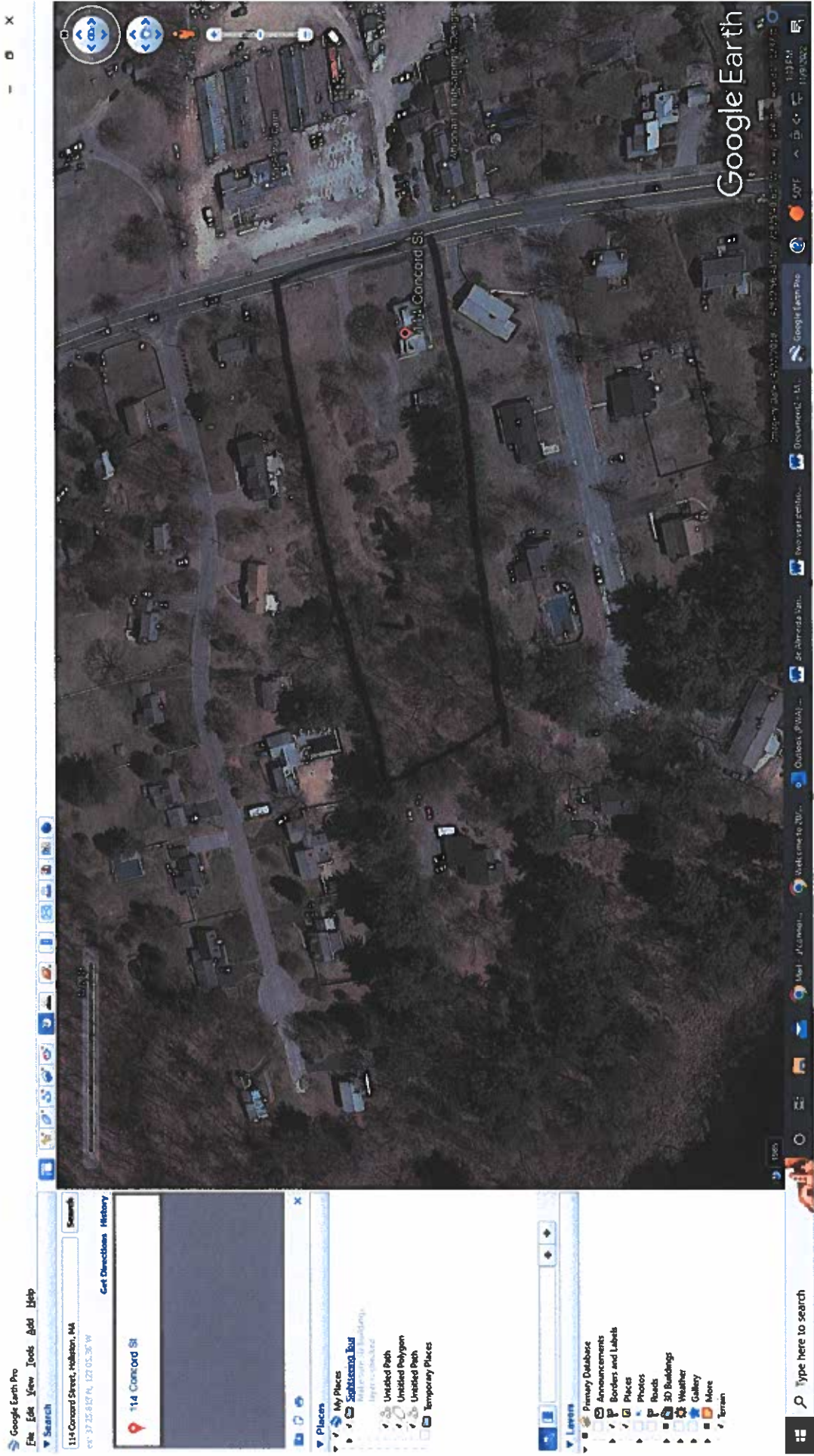
LUC: 104
PARCEL YEAR: 2022

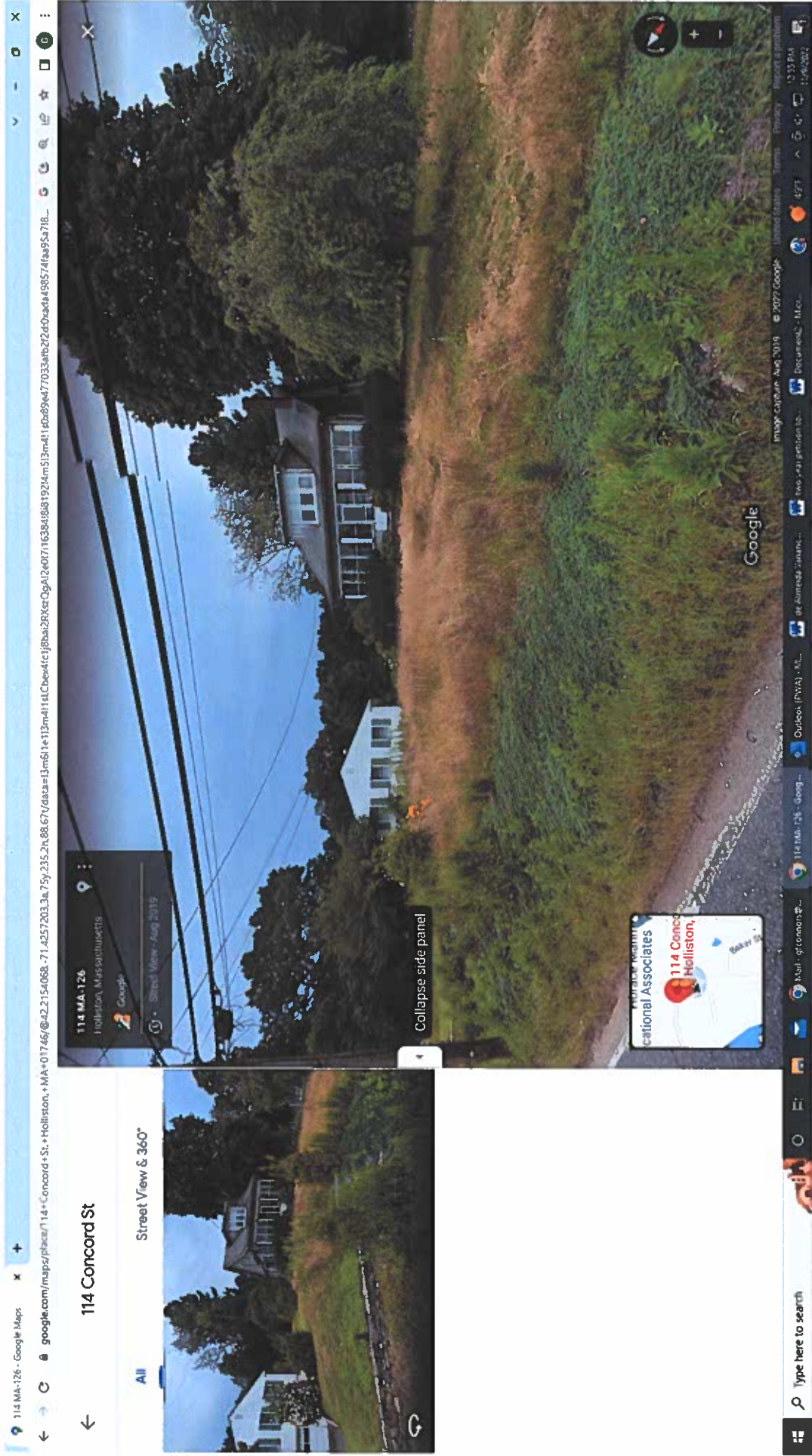


Record Navigation

Disclaimer

Holliston Pictometry





Google Street view Imagery

CANCELLED

501

229

Transfer Certificate of Title.

No. 75099

From Transfer Certificate No. 75093, Originally Registered February 29, 1952, in
Registration Book 501 Page 225 for the South Registry District of Middlesex County.

This is to Certify that

Robert O. Denham and Doris V. Denham

of Holliston in the County of Middlesex and Commonwealth of Massachusetts,
married to each other,

are the owners in fee simple, as tenants of the
entirety,

of that certain parcel of land with the buildings thereon,
situate in

in the County of Middlesex and said Commonwealth, bounded and described as follows: Holliston

Easterly by Concord Street, one hundred ninety-eight and
31/100 feet;

Southerly by land now or formerly of John W. Kett, measur-
ing on the upland, nine hundred forty-six and 70/100 feet;

Westerly by the bed of Jarr Brook in Houghton's Pond and

Northerly by lot B² as shown on plan hereinafter mentioned,
nine hundred fifty-three and 30/100 feet.

Said parcel is shown as lot B¹ on said plan.

All of said boundaries, except the Easterly and Westerly boundaries,
are determined by the Court to be located as shown on a subdivision plan, as
approved by the Court, filed in the Land Registration Office, a copy of
which is filed in the Registry of Deeds for the South Registry District of
Middlesex County in Registration Book 24, Page 365, with Certificate 3499.

The above described land is subject to the right of flowage of said
premises by Eliza E. Talbot, her heirs and assigns, in order to maintain a
certain pond, commonly known as Houghton's Pond, from the line of high water
as shown to exist on April 6, 1910, by the plan drawn by George A. Winsor,
C.E., dated April 8, 1910, and on file in the Land Registration Office, down
to the line of Jarr Brook and between the lines from said high water mark
of April 6, 1910 to said Jarr Brook as shown on said plan.

Address of Owners: 114 Concord Street, Holliston, Mass.

Original filed - 1952
prior to Concord + Co Survey

501
230

certificate 75699 could

And it is further certified that said land is under the operation and provisions of Chapter 185 of the General Laws, and any amendments thereto, and that the title of said

Robert O. Denham and Doris V. Denham

to said land is registered under said Chapter, subject, however, to any of the encumbrances mentioned in Section forty-six of said Chapter, and any amendments thereto, which may be subsisting, and subject also as aforesaid.

Witness, John E. Fenton, Esquire, Judge of the Land Court, at Cambridge, in said County of Middlesex,
the twenty-ninth day of February in the year nineteen hundred
and fifty-two at 1 o'clock and 57 minutes in the after-noon.
Attest, with the Seal of said Court,

(Land Court Case No. 2914)

Frederic B. Williams
Acting Assistant Recorder.

Document Number	Kind	Running in Favor of	Term	Date of Instrument	Date of Registration	Signature of Assignor/Recorder	Discharge
244439	Mortgage	Framingham Co-op. Bank	\$7000. Principal and Interest payable as stated in mortgage.	1950 Oct. 4	1950 Oct. 6 9 30 AM	Arthur A. Wellman	March 24, 1951 DISCHARGED BY DOCUMENT NO. 274951
620923	Copy of Deed	non-indication (see high speeds)	Conveying lot	1981	1982	J. P. J. J. J.	See Certificate Book 1564 Page 1448
727157	Certificate of Sale	non-indication	Conveying lot	1981	1982	J. P. J. J. J.	See Certificate Book 1564 Page 1448
1863774	Affidavit	non-indication	Conveying lot	1981	1982	J. P. J. J. J.	See Certificate Book 1564 Page 1448
1863775	Deed	non-indication	Conveying lot	1981	1982	J. P. J. J. J.	See Certificate Book 1564 Page 1448

231

(SEE OVER)

625857

In witness whereof, the said Framingham Home Owners Realty, Inc.
has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and
delivered in its name and behalf by Harold G. Drugan
as President and Treasurer, hereto duly authorized, this 1st
day of July in the year one thousand nine hundred and eighty-two
signed and sealed in presence of

Notary Public
My authority has Certificate
of State to be recorded here-
with

FRAMINGHAM HOME OWNERS REALTY, INC.

Harold G. Drugan
Harold G. Drugan, President & Treasurer

The Commonwealth of Massachusetts

Middlesex

ss.

July 1st

1982

Then personally appeared the above named Harold G. Drugan
and acknowledged the foregoing instrument to be the free act and deed of the Framingham Home Owners
Realty, Inc. before me

Notary Public
My commission expires

CHAPTER 183B, § 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and
a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a
specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances
assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with
this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the
requirements of this section.

2
W

625857

(THE FOLLOWING IS NOT A PART OF THE DEED, AND IS NOT TO BE RECORDED.)

CHAPTER 183, SECTION 11, GENERAL LAWS

A deed in substance following the form entitled "Quitclaim Deed" shall when duly executed have the force and effect of a deed in fee simple to the grantee, his heirs and assigns, to his and their own use, with covenants on the part of the grantor, for himself, his heirs, executors, administrators and successors, with the grantee, his heirs, successors and assigns, that at the time of the delivery of such deed the premises were free from all encumbrances made by him, and that he will, and his heirs, executors and administrators shall, warrant and defend the same to the grantee and his heirs and assigns forever against the lawful claims and demands of all persons claiming by, through or under the grantor, but against none other.

RECORDED
JUL 27 1962
R.C. Cullen, Jr. 23724
R.C.C.

DOCUMENT NO. 625857
MASSACHUSETTS

State of

Quitclaim Deed

[or continuation]

SO HALL EX LADY COURT
RECEIVED FOR REGISTRATION
AT 10 11 0 M A M
JUL 30 1962
RECORDED NO. 76,062
OFF. NO. 508 PAGE 227
JUL 31 1962
ASSISTANT RECORDER

at other and primary.
Received and entered with

RECEIVED CERTIFICATE OF TITLE ISSUE
AND RETURNED INTO
REGISTRATION EXC 958 PAGE 194
F 105744M
L. 105744M 105744M

FROM THE OFFICE OF

RET. 35.00
JUL 30 1962
35.00
RETURN TO
114 CANAL ST.
MILWAUKEE 31746
NOTES & WARNINGS, INC.
FURNISHES STANDARD LEGAL FORMS
BOSTON, MASS.
Form 795
REVISED CHAPTER 187, 1960

(Please print or type).

Perry & O'Brien, P. C.
95 Elm Street
Holliston, MA 01746



TOWN OF HOLLISTON
ZONING BOARD OF APPEALS
TOWN HALL
HOLLISTON, MASSACHUSETTS 01746

August 26, 1981

Re: Petition of Robert O. Denham et al.
114 Concord Street, Holliston

A public hearing of the petition was held on Wednesday, July 15, 1981, at 8:15 p.m. in the Town Hall. Notice of the hearing was sent to all persons deemed by the Board to be affected by the subject matter of the petition. Notice of the hearing was also published in the Milford Daily News on July 1 & 8, 1981, as required by law.

At 8:15 p.m. Robert Denham seeking a Variance as to frontage and depth to divide the lot located at 114 Concord Street into two lots. The Zoning District is R1.

ATTACHMENTS:

- 1) "Sketch" plan of land dated 6/19/81
- 2) Subdivision plan dated 5/7/81
- 3) Copy of deed dated 5/27/81

All are on file with the original decision in the office of the Town Clerk.

PRESENTATION:

Attorney Brendan Perry, representing Robert Denham, appeared before the Board requesting a variance for both frontage and depth requirements on the lot shown as Lot 2 on the attached plan. Mr. Denham had recently purchased from Framingham Home Owners Realty Inc., a parcel of land with frontage on Jarr Brook Road. Adding this to the parcel he already owned at 114 Concord Street, he presented a plan showing Lot 1 as being retained with the residence at 114 Concord Street, Lot 2 needing a variance and Lot 3 to be deeded to the Holliston Conservation Commission. His son, Harold Denham, would like to build a solar house on Lot 2. The required frontage on this lot, because of the configuration, would be 216' and a reduction to 66' would be needed. They are also 8' short in depth on Lot 2. Attorney Perry stated Mr. Denham has been plagued by debris, wood putting litter and fires on this property. Paul Saulnier of the Conservation Commission stated the Conservation Commission is very interested in having Lot 3.

Several abutters and neighbors spoke against this petition, stating lack of privacy, objection to tree-cutting and decrease in value of their property.

TOWN OF HOLLISTON
RECEIVED

AUG 26 1981

BY [Signature]
TIME 10:15 a.m.

Cost # 75099 Bk 501, Page 229

620923

114 Concord
LCP 25

LCP 26

LCP 27

15

Robert O. Denham et ux
Decision
Page 2

DECISION:

The Board, namely, Thomas W. Stuart, Jr., Jean R. Heavner, and John Clancy, voted to grant a variance on the lot shown on the attached plan as Lot #2. This variance will allow frontage on Jarr Brook Road to be 66' instead of the required 216' as arrived at by using the formula outlined in Section IV-A-2 of the Holliston Zoning By-Law. A reduction from the required 150' depth to 142' is also granted. The Board felt that it would not be derogating from the intent of the Holliston Zoning By-Law in granting this variance as the land on Jarr Brook Road had been left undeveloped so as to allow for a road to develop this property. Since that time, lot sizes have increased and building a road would not be economically feasible, and at this time, this seems the most appropriate use of the land. There doesn't appear to be any substantial detriment to the public good as originally there would have been a road there, and this way there would only be a driveway with the normal amount of traffic for one residence, not several.

Thus, the Board feeling that substantial hardship existed for the owner in not being able to use the back portion of this narrow lot with 4.7 acres with access on Jarr Brook Road, granted the variance, as outlined above, subject to the following conditions:

1. Lot #3 is to be deeded to the Town of Holliston Conservation Commission.
2. Lot #2 is to be developed by either Robert Denham or his son, Harold Denham, and the property is not to be sold to anyone else until construction of the house is complete.
3. This variance shall be subject to any limitations of time and use which may, from time to time, be found to serve the best interests of the Town of Holliston.

TOWN OF HOLLISTON
RECEIVED

AUG 28 1981

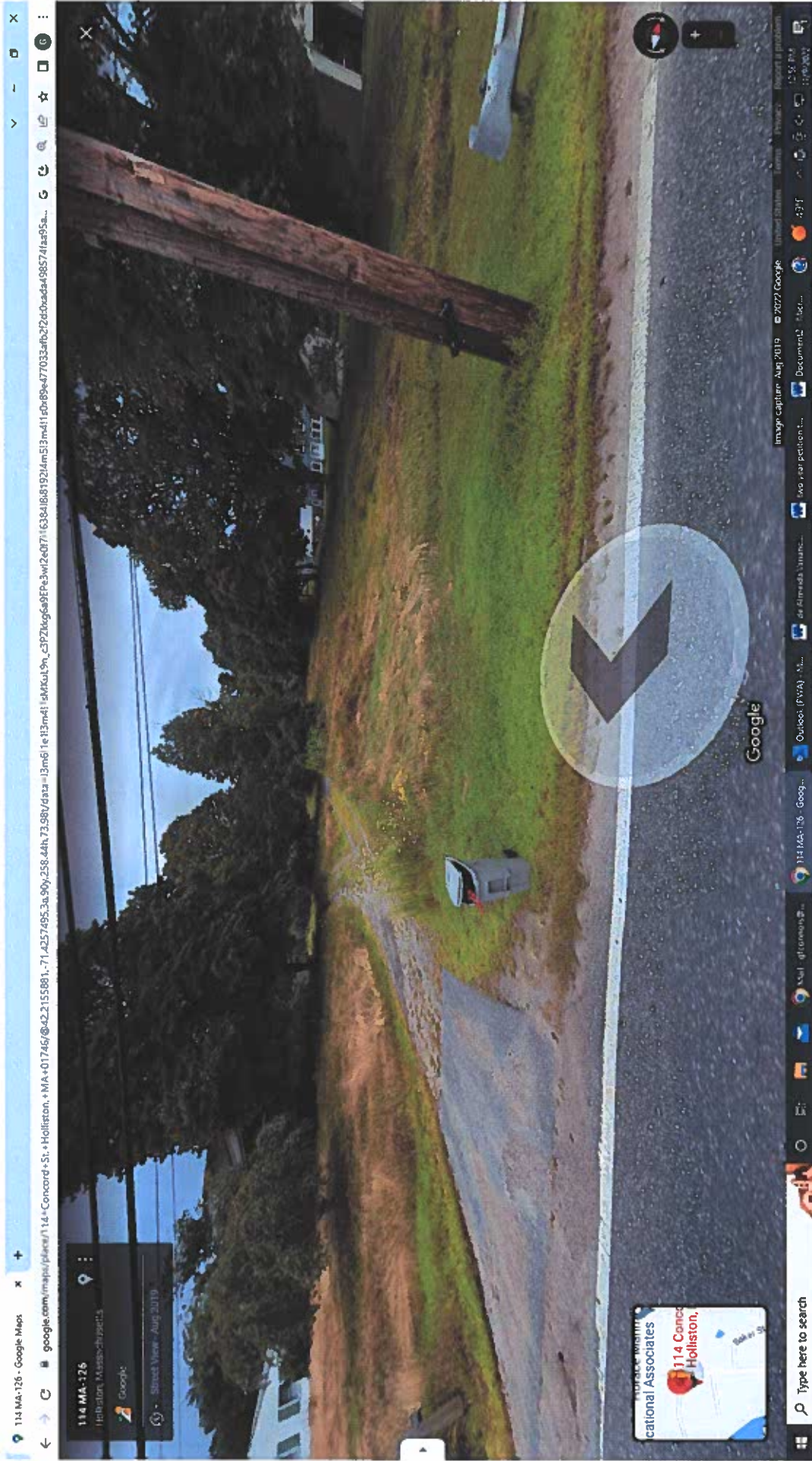
BY W. J. HARRIS
TIME 2:04 PM

Thomas W. Stuart, Jr.
Thomas W. Stuart, Jr., Chairman

Case # 75099 Blk 501, Page 229

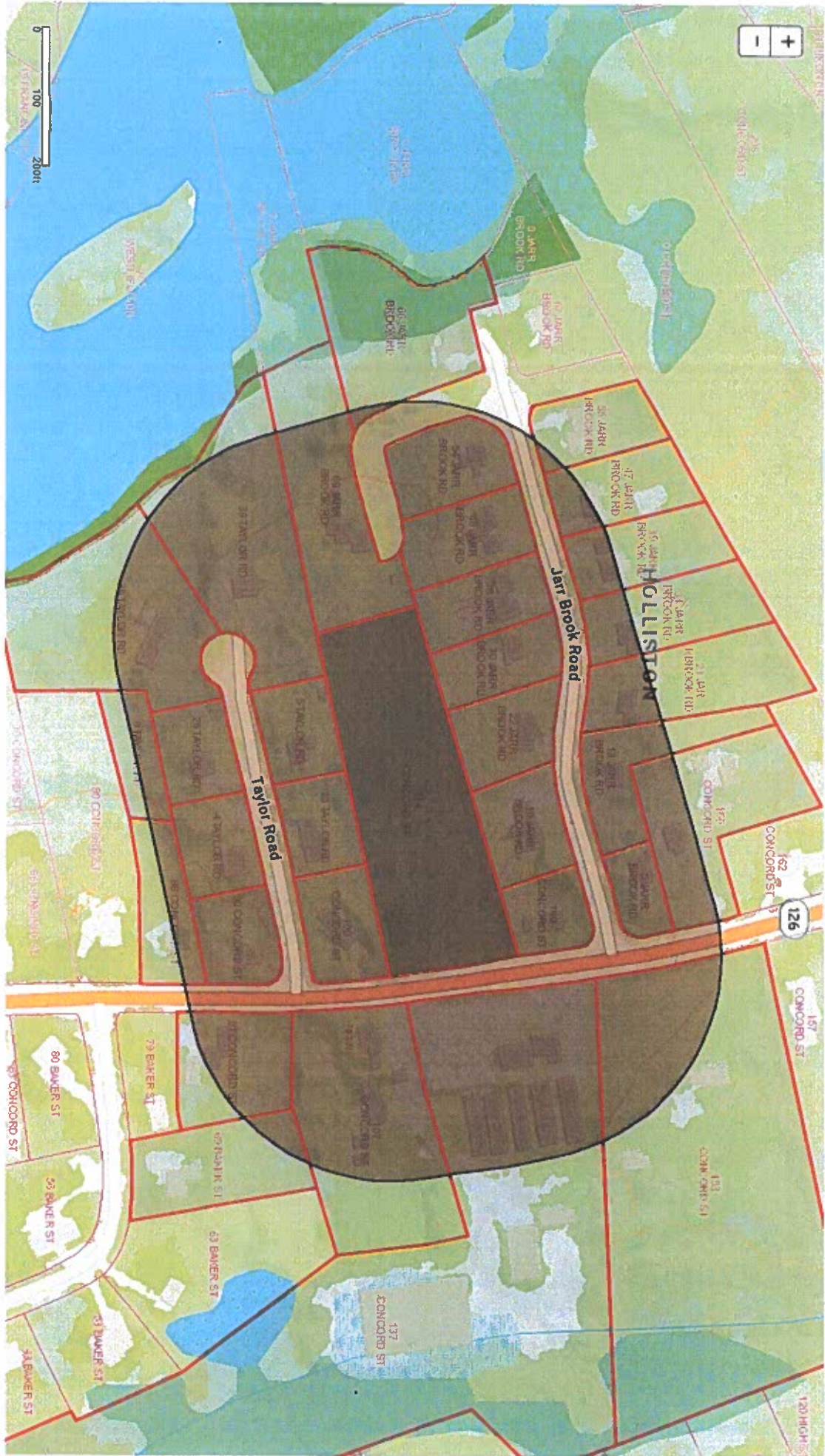
620923

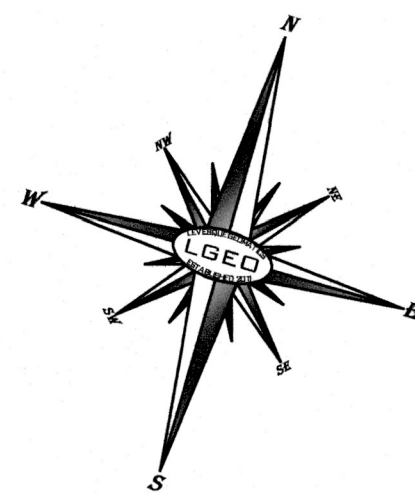
25



Google view of Diversity Location

enter a parcel id -





MAP 8
LOT 17J
N/F LANDS OF
JOHN R. COKELY &
LINDA M. BISHOP
CERT. #278855
SEE PLAN 2914H

MAP 8
LOT 18J
N/F LANDS OF
CHRISTOPHER & LYNN A. BAIDEK
CERT. #204005
SEE PLAN 2914H

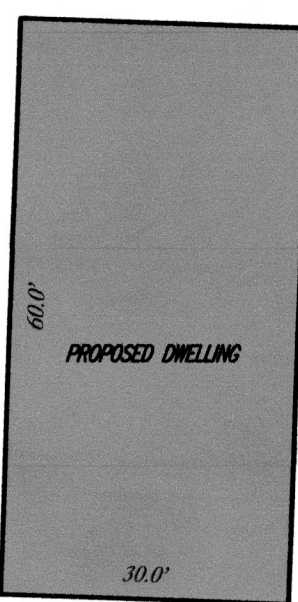
MAP 8
LOT 19J
N/F LANDS OF
SERGIO ANDERSON DE ALMEIDA
CERT. #270733
SEE PLAN 2914H

MAP 8
LOT 20J
N/F LANDS OF
JOANA & JOAO ALMEIDA
CERT. #260873
SEE PLAN 2914H

MAP 8
LOT 370
N/F LANDS OF
FRANCIS E. WALCENSKI
CERT. #225083
SEE PLAN 2914F

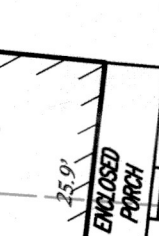
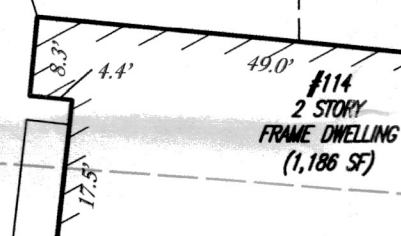
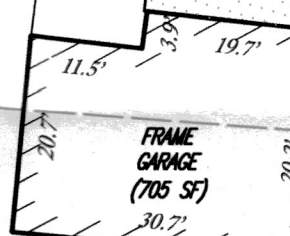
MAP 11G
LOT 43
N/F LANDS OF
ROBERT O. DEWHAM
CERT. #165744
SEE PLAN #2914J

PROPOSED LOT A
AREA = 48,711 SF
FRONTAGE = 18.17'
WIDTH = 165'±



PROPOSED SHARED DRIVEWAY
(20' WIDE)

MAP 11G
EXISTING LOT 1
AREA = 44,000 SF
FRONTAGE = 180'
WIDTH = 165'±



MAP 11G
LOT 2
N/F LANDS OF
TARASIA D. SCHALLER
CERT. #214372
SEE PLAN #19077C

MAP 11G
LOT 3
N/F LANDS OF
CHARLES DUROSS & LINDSAY SHERIDAN
CERT. #225447
SEE PLAN #19077B

MAP 11G
LOT 4
N/F LANDS OF
KAREN E. WARD
CERT. #266333
SEE PLAN #19077B

MAP 11G
LOT 5
N/F LANDS OF
MARY FRANCES & MONA T. GRAY
CERT. #214372
SEE PLAN #19077B

CONCORD STREET
(PUBLIC - 1912 STATE HIGHWAY LAYOUT)

REFERENCES:

1. LAND COURT PLAN 2914J
2. LAND COURT PLAN 2914H
3. LAND COURT PLAN 19077J

NOTES:

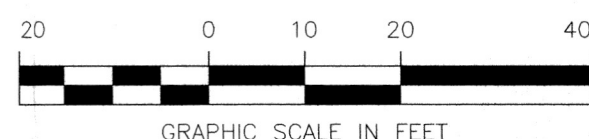
1. PROPERTY KNOWN AS MAP 11G, LOT 1 AS SHOWN ON THE TAX MAPS OF THE TOWN OF HOLLISTON, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS.
2. THE BEARING BASIS OF THIS SURVEY REFERS TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD '83) MAINLAND SYSTEM, BASED ON REAL TIME GPS OBSERVATIONS ON THE MACORS REAL-TIME NETWORK.
3. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY LEVESQUE GEOMATICS INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
5. AREA OF ORIGINAL LOT 1 = 92,771 SF OR 2.128 AC.

ZONING INFORMATION
AGRICULTURAL - RESIDENTIAL DISTRICT B
SOURCE: TOWN OF HOLLISTON ZONING MAP - MAY 2011

ITEMS	REQUIRED
MIN LOT AREA	40,000 SF
MIN FRONTAGE	180'
MIN FRONT YARD	40'
MIN SIDE YARD	30'
MIN REAR YARD	40'
MAX COVERAGE	25%
MIN. DEPTH	200'

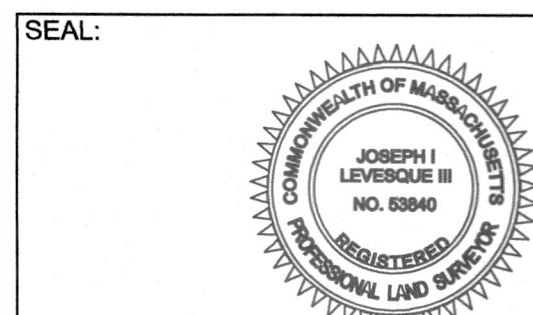
Digitally signed by JOSEPH I
LEVESQUE III
DN: C=US,
E=JOE@L-GEO.NET,
O=LEVESQUE GEOMATICS
INC., CN=JOSEPH I
LEVESQUE III
Date: 2022.11.21
13:21:14-05'00'

REVISIONS:		
REV	DATE	COMMENT
1		
2		
3		



PRELIMINARY SUBDIVISION
OF
MAP 11G, LOT 1
OWNER: JOAO B.S. MAGALHES DE ALMEIDA &
JOANA D'ARC DE ALMEIDA
114 CONCORD ROAD
TOWN OF HOLLISTON
MIDDLESEX COUNTY
COMMONWEALTH OF MASSACHUSETTS

PREPARED BY:
LEVESQUE GEOMATICS INC
43 GLENDALE ROAD
STURBRIDGE, MA 01518
PHONE: (508) 868-0041



THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

Joseph I. Levesque III
JOSEPH I. LEVESQUE III
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #53840
11/21/2022

SCALE: 1" = 20'
PROJECT # JA03-001
DATE APRIL 6, 2022