

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

2023 APR 26 AM 10:04

## APPLICATION FOR GRANT OF A DIMENSIONAL VARIANCE

Date Filed: 4/24/2023

Applicant's Name: Diana Harrington

Applicant's Address: 120 Goulding Street, Holliston, MA 01746

Applicant's Phone Number: 508-429-3059

Owner's Name: Diana Harrington

Owner's Address: 120 Goulding Street, Holliston, MA 01746

The Owner hereby appoints GLM Engineering Consultants, Inc. 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 Iverson Construction Co., dated 6/14/1994

And recorded in Middlesex South Registry of Deeds, Book 24626, Page 47

Or Land Court Certificate of Title No. \_\_\_\_\_, registered in

District Book \_\_\_\_\_, Page \_\_\_\_\_.

The land is shown in the Assessor's records as Lot 17A on Map 6, Block 2

And has an address of or is located at #120 and #120A Goulding Street, Holliston, MA

in the Residential 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.) :**

The applicant is seeking to divide the lot containing the two existing houses at #120 & 120A Goulding Street. To accomplish this the applicant is requesting a dimensional variance with respect to front and side set back.

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

*Var. Unlawful Approved But Expired before Recording. Applying again for Front + Side Dimensional Variance. 2nd time MK 4/25/23*

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):

The lot shape and structure locations are not sufficient to allow the required front and side setbacks.

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

There are already two existing dwelling units on the lot. The division of the property will not increase the housing density.

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

There are currently two dwelling units on the same property, both constructed prior to zoning.

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

Yes \_\_\_\_\_ (Please attach additional information.) No X \_\_\_\_\_

Applicant's Signature: JC Hastings for Diana Harrington

Owner's Signature: \_\_\_\_\_

April 24, 2023

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

**Re: Application for a Grant of a Dimensional Variance  
Diana Harrington  
#120 & 120A Goulding Street, Holliston**

Dear Board Members,

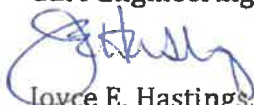
In August 2020, the Zoning Board of Appeals granted a dimensional variance to allow a property with two single-family dwellings at 120 and 120A Goulding Street to be divided to create a separate lot for each dwelling. Unfortunately, due to unforeseen circumstances, the Variance was not recorded and has since expired. As a result, the applicant is resubmitting the request for a dimensional variance to proceed with the division of the property.

As per the 2020 Variance application, there are two single family dwellings located on the same property at 120 and 120A Goulding Street. The applicant is proposing to divide the property to create a separate lot for each dwelling. However, this is not a case for MGL Ch. 41, § 81L; dividing an existing lot with two dwelling units constructed prior to zoning and the Subdivision Control Law because the lot was modified by an Approval Not Required Plan in 1994.

To create the required frontage and lot for each dwelling, it is necessary to prepare and submit a Definitive Subdivision Plan with the Holliston Planning Board. The new lot created for #120 Goulding Street (Lot 1) meets all the zoning requirements. On the other hand, the new lot created for house #120A Goulding Street (Lot 2) meets the area, frontage, lot width and lot depth requirements for the Residential Zoning District, but due to the shape of the existing parcel, it cannot provide the front and side yard setback distances required in a Residential zoning district, which are a 30 feet for the front yard and 20 feet for the side yard. Therefore, the applicant is filing an Application for Grant of a Dimensional Variance for #120A Goulding Street (Lot 2) to allow a front setback of 17.6 feet and a side setback of 17.6 feet.

We believe that the proposed layout provides the most feasible land use for the property. Thank you for your attention to this matter.

Sincerely,  
GLM Engineering Consultants, Inc.

  
Joyce E. Hastings, P.L.S.

cc: Diana Harrington

GateHouse Media<sup>®</sup>  
New England

**GATEHOUSE MEDIA NEW ENGLAND**  
**COMMUNITY NEWSPAPER COMPANY**  
PATRIOT LEDGER/THE ENTERPRISE  
HERALD NEWS FALL RIVER/TAUNTON GAZETTE  
WALPOLE TIMES/PROVINCETOWN BANNER  
NANTUCKET INDEPENDENT/WICKED LOCAL.COM  
254 Second Ave., Needham, MA 02494-2811  
Remittance Address: P.O. Box 9113, Needham, MA 02492-9113

Date: 4 / 24 / 2023

I hereby acknowledge that the application I am submitting to the:

TOWN OF HOLLISTON, MASSACHUSETTS

☒ Zoning Board Of Appeals

☒ Planning Board

☐ Conservation Commission

☐ Historic Districts Commission

☐ Other: \_\_\_\_\_

☐ Board Of Selectmen

requires a legal notice of public hearing. Said hearing is to be held on:  
\_\_\_\_/\_\_\_\_/20\_\_\_\_. Legal notices are currently submitted to the METRO WEST  
DAILY NEWS for publication on the following date(s): \_\_\_\_/\_\_\_\_/20\_\_\_\_:  
\_\_\_\_/\_\_\_\_/20\_\_\_\_.

I hereby **AUTHORIZE** that the required legal notice **be billed directly to me** by,  
GateHouse Media New England, d/b/a, Community Newspaper Company Inc.

Printed Name: Diana Harrington GLM ENGINEERING CONS INC.

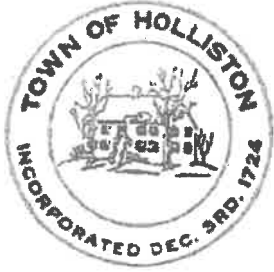
Signature: [Signature]

Address: 120 Goulding Street 19 EXCHANGE ST, HOLLISTON

City: Holliston, State: MA, Zip: 01746

Phone: ( 508 ) 429 - 3059 1100

Original copy to Town, copy to customer and copy to Legal Publication Dept of CNC  
with ad copy.



2020 SEP 15 AM 10:40

**TOWN OF HOLLISTON  
ZONING BOARD OF APPEALS**  
Town Hall – 703 Washington Street  
Holliston, MA 01746  
(508)429-0635

**DIMENSIONAL VARIANCE CERTIFICATE OF ACTION  
120 & 120A Goulding Street**

**Date of Decision:** August 26, 2020

**Owner(s)/Applicant(s):** Diana Harrington

**Applicant's Address:** 120 Goulding Street

**Subject Property:** 120 & 120A Goulding Street

**Assessor's Identification:** Map 6 Block 2 Lot 17A

**Zoning District:** Residential (R-1)

**ADMINISTRATIVE RECORD**

Hearing notice under the requirements of MGL, c. 40A and the Holliston Zoning By-Laws included the following:

1. Publication of the hearing notice in the Metrowest Daily News on August 11, 2020 and August 18, 2020,
2. Posting of the hearing notice in the Town Clerk's Office on July 28, 2020,
3. Notification to parties of interest (including the Petitioners) by mail on July 28, 2020.

The Petitioner filed an application with the Town Clerk on July 28, 2020. The public hearing was opened and closed on August 26, 2020. The Board deliberated the matter on August 26, 2020.

**Project Description**

The Petitioner is seeking a Dimensional Variance from the provisions of Section IV-B Schedule of Intensity Regulations, to allow the property with two single family dwellings to create a separate lot for each dwelling. The locus is 120 & 120A Goulding Street in the R-1 zoning district.

**Findings of Fact**

The Board reviewed the application materials and testimony provided. In accordance with the provisions of Sections IV-B, Schedule of Intensity Regulations and VI-D(3) Variances of the Town of Holliston Zoning By-Laws and MGL c. 40A, the Board finds the following: Literal enforcement of the By-Law would result in substantial hardship to the applicant owing to circumstances related to the shape of the lot and placement of the existing dwellings. Desirable relief may be granted without substantial detriment to the public good, and without nullifying or substantially derogating from the intent or purpose of the By-Law. Further permitting through the Planning Board under the Subdivision Control Law Definitive Subdivision process will be required to finalize the lot configurations.

**Zoning Board Vote**

The Board's vote to approve the Petitioner's Dimensional Variance application for relief under Section IV-B for property described and located at 120 and 120A Goulding Street was as follows on a motion by Mr. Peabody, seconded by Mr. Bush:

Mr. Love	Aye
Mr. Peabody	Aye
Mr. Bush	Aye
Ms. Dembitzer	Aye

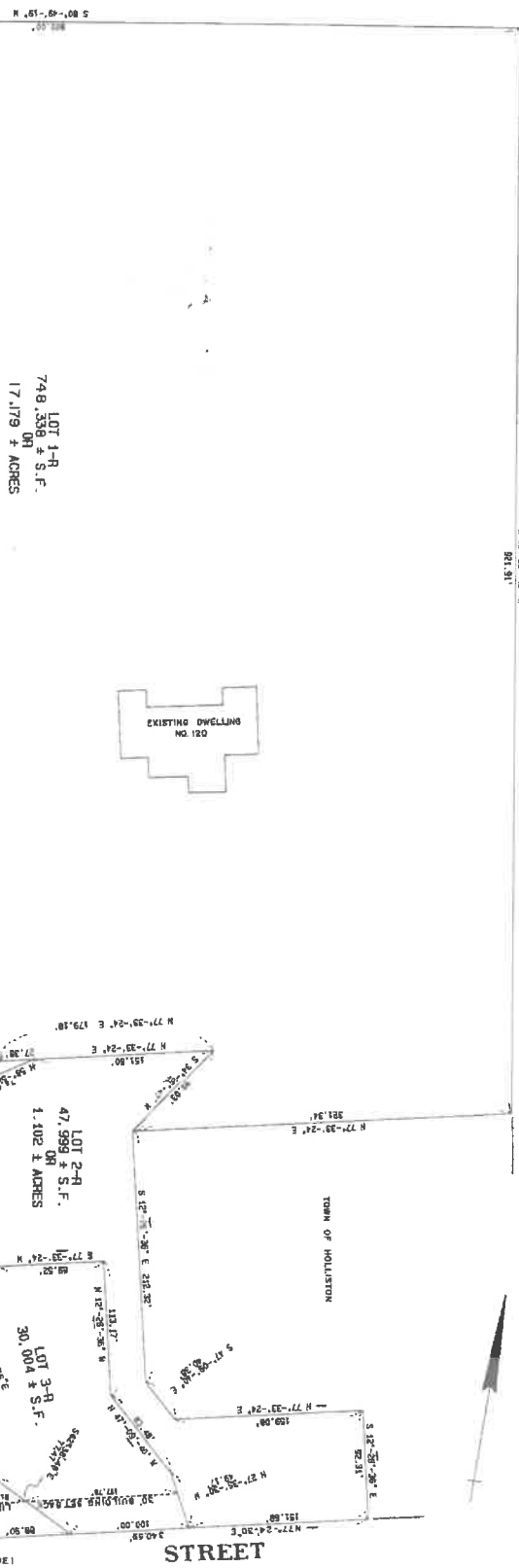
**Conditions of Approval**

1. This Dimensional Variance is not valid until recorded and indexed at the Registry of Deeds in accordance with the provisions of MGL, c. 40A, s.11 and shall lapse in one (1) year unless exercised per MGL, c. 40A, s. 10 and Section VI-D of the Holliston Zoning By-Laws. The copy of the decision to be filed must contain a certification the Town Clerk that twenty (20) days have elapsed since after the decision was filed and that no appeal has been filed or if such an appeal has been filed, that it has been dismissed or denied.
2. Approval shall be in compliance with the plan of record (GLM Engineering Consultants, Inc., dated May 27, 2020) with regard to the front and side yard setbacks. Relief is quantified as 12.4' for the front yard setback and 5.2' for the side yard setback to the existing dwelling on #120A.
3. No further subdivision of the parcel is allowed and uses shall be limited to single-family detached dwellings and their allowed accessory uses.
4. This division is subject to further approval by the Planning Board and it is understood that the lot area may vary from the record plan to accommodate either access via a newly created roadway or septic system replacement. The area of Lot 2 as shown on the record plan (30,669 s.f.) is the minimum area acceptable to the Board.

HOLLISTON ZONING BOARD OF APPEALS

  
John Love  
Chairman

N/P GLEN ALLEN TRUST  
N 87°-13'-40" E  
821.31'



Middlesex Registry of Deeds,  
Southern District  
Cambridge, Massachusetts  
Plan No. 486-19-94  
Rec'd 5-26-19-94  
at 10:55am Doc No. 249  
Rec'd. Bk. 2456, Page 171  
Attest  
By [Signature]  
Notary Public

N/P JOHN M. KUHLMAN

N/P WILLIAM A. B. SHERMAN  
N/P ALAN J. B. COLUMBISTO  
N/P FRANCIS M. B. DESALVO  
N/P STEVEN B. B. WEBBIT  
N/P CHRISTOPHER S. B. SMITH  
N/P LEONARD E. B. SANDRA NIPEN  
N/P JOHN L. B. LARKIN M. NOZOL  
N/P BRUCE L. B. STERNBERG  
N/P JOHN M. OGDEN  
N/P MARTIN CERNI, TRUSTEE

APPROVAL UNDER THE REGISTRATION  
CONTROL ACT AND REGISTRATION  
HOLLISTON PLANNING BOARD  
[Signature]  
Notary Public

1 INCH = 50 FEET  
0 50 100 150 200

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND  
REGULATIONS OF THE REGISTER OF DEEDS  
PROFESSIONAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND  
SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

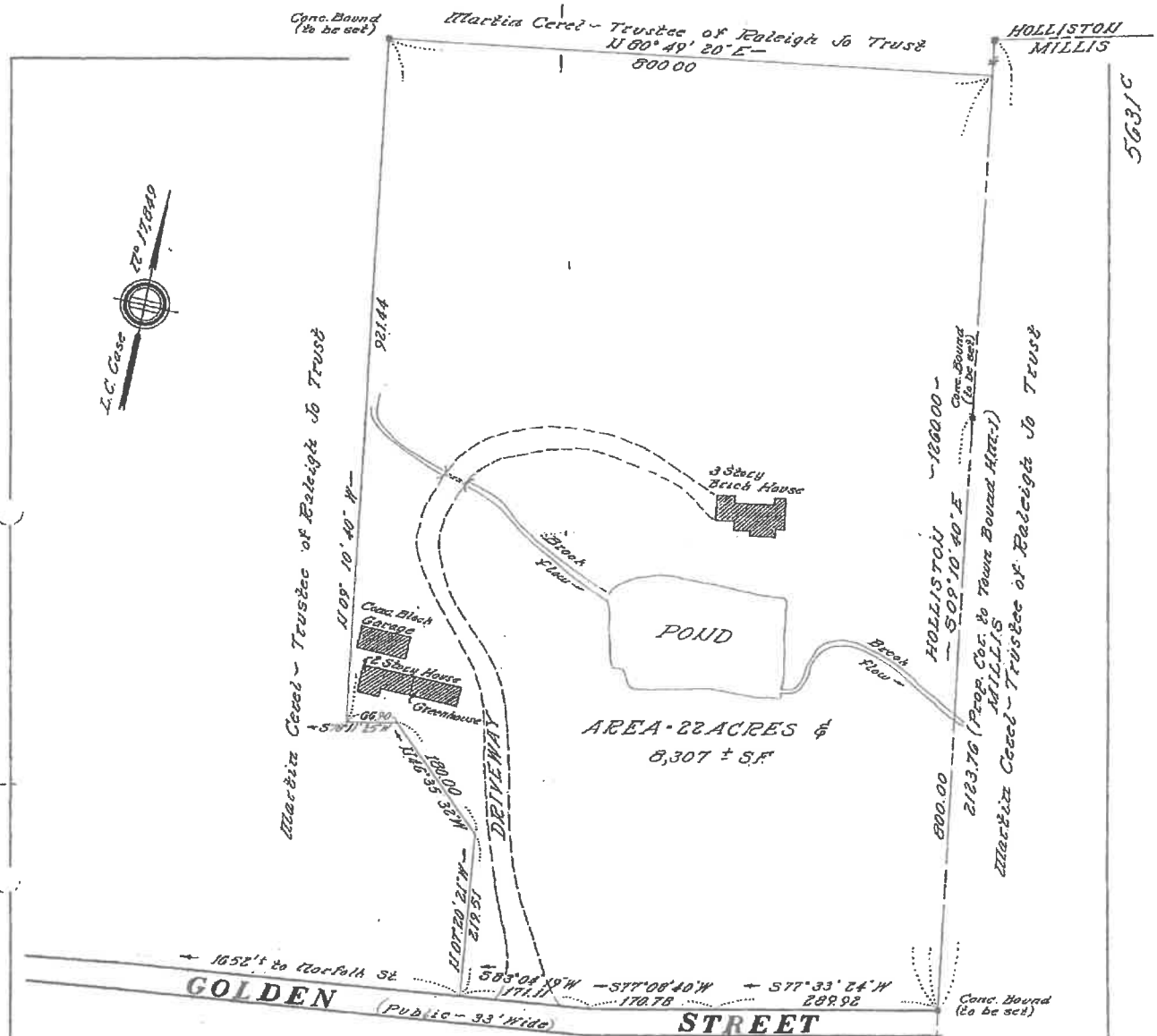
Philip D. Lukacs, R.L.S.  
DATE

NOTE: PARCELS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

PLAN OF LAND  
HOLLISTON, MASS.  
SCALE: 1"=50'  
Prepared for:  
IVERRON BREADY DEVELOPMENT, CORP.  
Prepared by:  
GLM Engineering Consultants,  
1750 Washington St. Holliston  
(508) 429-1100

ASSESSORS MAP 6, BLOCK 2, LOTS 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, 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Middlesex Registry of Deeds, So. Dist.  
CAMBRIDGE, MASS.  
Plan Number 1642 of 1961  
Rec'd Nov 13, 1961 at 4:49 P.M.  
With Deed Doc. No. 316  
Martin Cereel Trustee  
Marshall Institute, Inc.  
Recorded, Book 9231 Page 385  
Attest: *[Signature]* REGISTER

FEE \$ 00  
BY J.F.



Approval under the Subdivision  
Control Law not required.  
Holliston Planning Board.

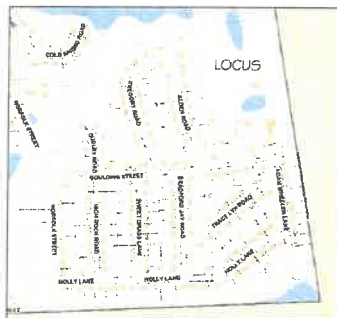
*[Signature]*  
Date: June 12, 1961

Plan of Land in  
**HOLLISTON, MASS.**  
Property of  
Martin Cereel - Trustee of Raleigh Jo Trust  
To be conveyed to  
Scale: 1" = 100' June 12, 1961.  
Schofield Brothers, Reg. Land Surveyors  
48 Park Street, Framingham, Mass.

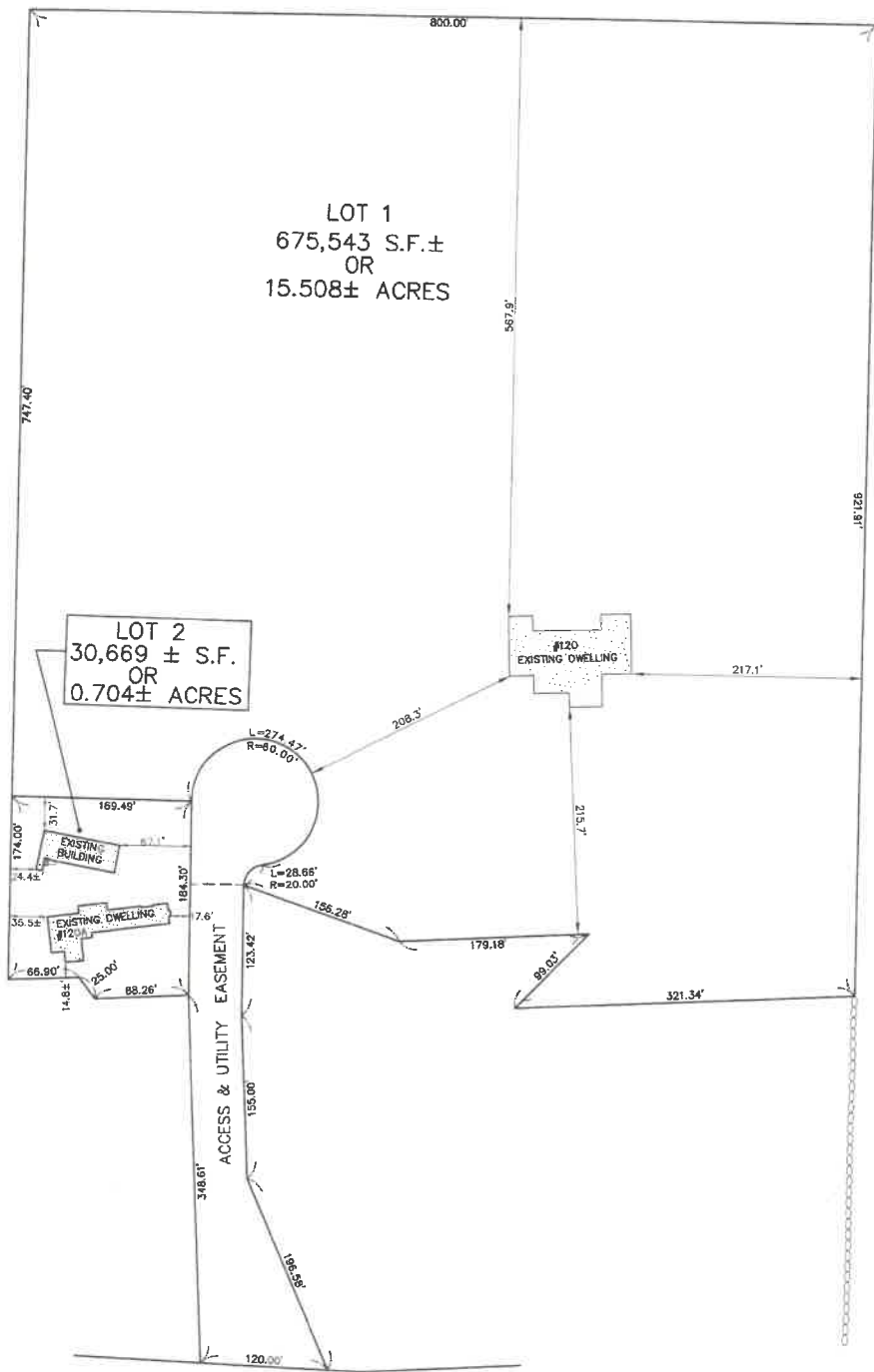
1649

5631C

67-160  
D



LOCUS MAP



GOULDING STREET

**ASSESSOR'S REFERENCE:**  
006.0-0002-0017.A

**OWNER OF RECORD:**  
WILLIAM C. & DIANA R. HARRINGTON  
120 GOULDING STREET  
HOLLISTON, MA 01746

**DEED REFERENCE:**  
MIDDLESEX COUNTY REGISTRY OF DEEDS  
Bk.24626, Pg. 147

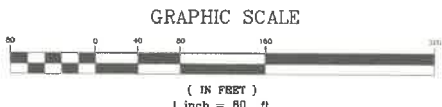
**PLAN REFERENCE:**  
MIDDLESEX COUNTY REGISTRY OF DEEDS  
PLAN No. 486 OF 1994

**ZONING CLASSIFICATION:**  
RESIDENTIAL DISTRICT

	MIN. REQUIRED	LOT 1 PROVIDED	LOT 2 PROVIDED
MIN. LOT SIZE	30,000 S.F.	675,543 S.F.	30,669 S.F.
MIN. FRONTAGE	120'	303.13'	184.30'
LOT DEPTH	150'	505'	169.4'
FRONT SET BACKS	30'	208.3'	17.6' *
SIDE SETBACKS	20'	215.7'	14.8' *
REAR SETBACKS	30'	217.1'	35.5'

<b>ACCESSORY BUILDINGS:</b>			
SIDE SETBACKS	10'		31.7'
REAR SETBACKS	5'		24.4'

\* REQUEST FOR DIMENSIONAL VARIANCE



*Proposed* 6/27/2020

ZONING BOARD OF APPEALS PLAN

**GLM** Engineering Consultants, Inc.  
19 EXCHANGE STREET  
HOLLISTON, MA 01746  
P: 508-429-1100  
www.GLMengineering.com

**PROPOSED LOT SKETCH**  
120 GOULDING STREET  
HOLLISTON, MA  
SCALE: 1"=80' 5/27/2020  
JOB # 15,698\_2020